




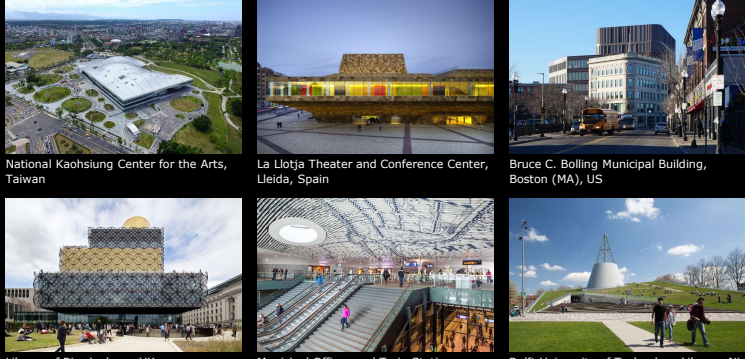
architecture must appeal to all the senses and what is never a purely intellectual, conceptual arrangement of form and emotion in the end is the arrangement of form and emotion. Francine Houben

"Architecture that appeals to all the senses..."

- Francine Houben, Founding Partner/Creative Director



Public buildings all over the world



National Kaohsiung Center for the Arts, Taiwan

La Llotja Theater and Conference Center, Lleida, Spain

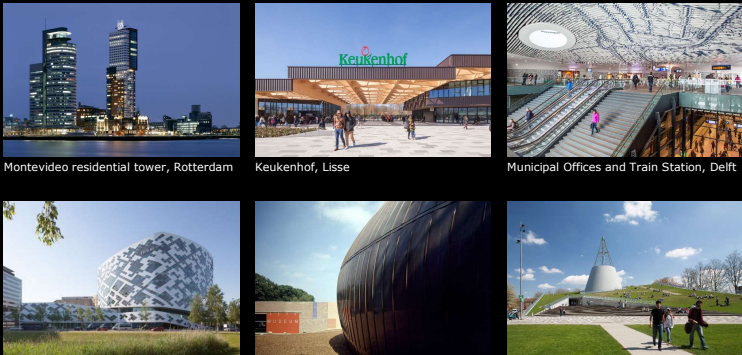
Bruce C. Bolling Municipal Building, Boston (MA), US

Library of Birmingham, UK

Municipal Offices and Train Station, Delft, NL

Delft University of Technology Library, NL

Selected projects in the Netherlands



Montevideo residential tower, Rotterdam

Keukenhof, Lisse

Municipal Offices and Train Station, Delft

Hilton Amsterdam Airport Schiphol

Netherlands Open Air Museum, Arnhem

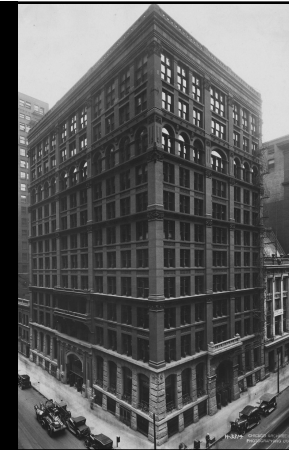
Delft University of Technology Library

Montevideo Rotterdam 152 meter hoog, 2005 opgeleverd

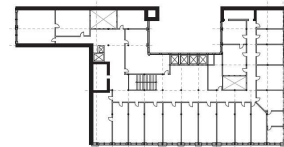


functionality vs flexibility

first skyscraper 1884
the home insurance building in chicago



first skyscraper 1884
monofunctional



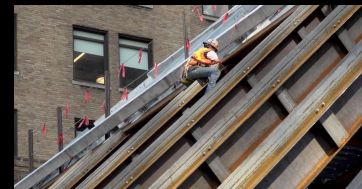
3.5 Home Insurance Building, plan. (Drawing by the author)

of construction from those in general use," and it was his method that made the Home Insurance so influential. Jenney laid out a standard frame of iron columns and girders for the building's interior, respoofed by terra-cotta covering. All the lot lines, however, he was obliged to use solid masonry to satisfy City inspection. These walls were load-bearing brick, but for the two street fronts he proposed a new integration of brick and metal. To reduce width and bulk, each masonry pier contained within it an iron column that took at least some of the floor loading. In this it was not new; an iron column wrapped in masonry had been used by

George Pull of the Pullay brothers in New York (1854, suggested by Walter D. Owsen and expanded by Jenny Jenney) on a model scale of two structures in Indianapolis. For the greater height of the Morse Insurance, however, Jenny knew (on warm days) how long expansion more than brick. The columns would then absorb the entire load of the structure and leave the iron girders away from the brick. The columns would be spaced as they have detailed; the masonry also at each level was carried on iron brails that formed into columns, leaving the brick to support only its own weight. The column expanded it would fit not

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Mid Manhattan Library, 100 jaar oud warenhuis



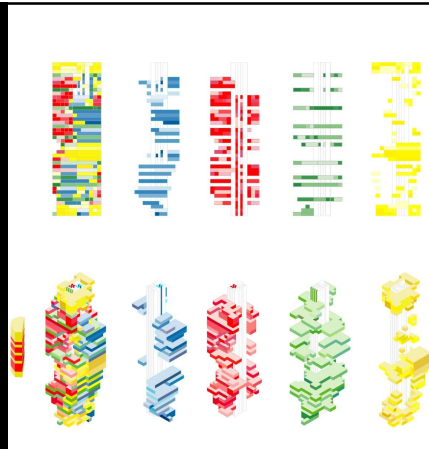
marina city Chicago 1967
tallest earliest mixed-used skyscraper



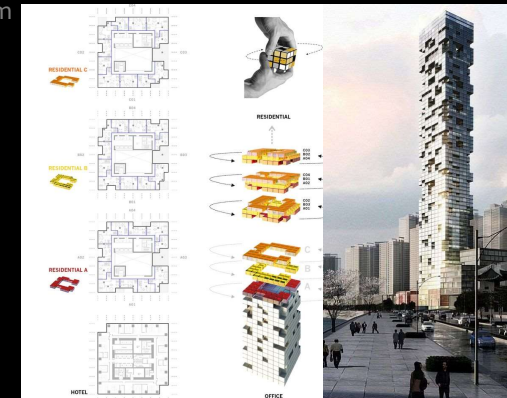
typical early skyscrapers
monofunctional plan



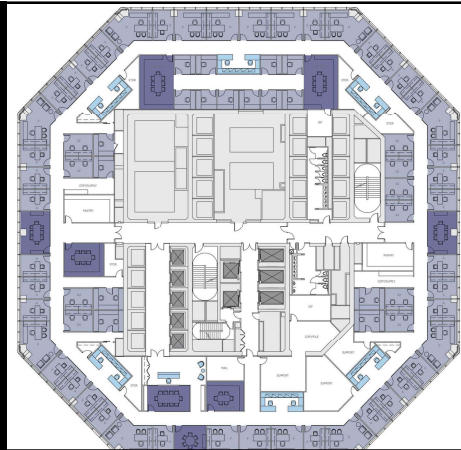
contemporary skyscrapers
multifunctional program



contemporary skyscrapers
multifunctional program



one world trade centre
lease plan



Different construction for different function
(the example of The Rotterdam by OMA)



we want flexible buildings,
but the core systems are
not flexible:

building systems
program
structure
regulations
ownership

eigenaars

Taipei, Taiwan 1e, 2e, 3e, 4e generatie



De Kijker Leiden, opgeleverd 2001



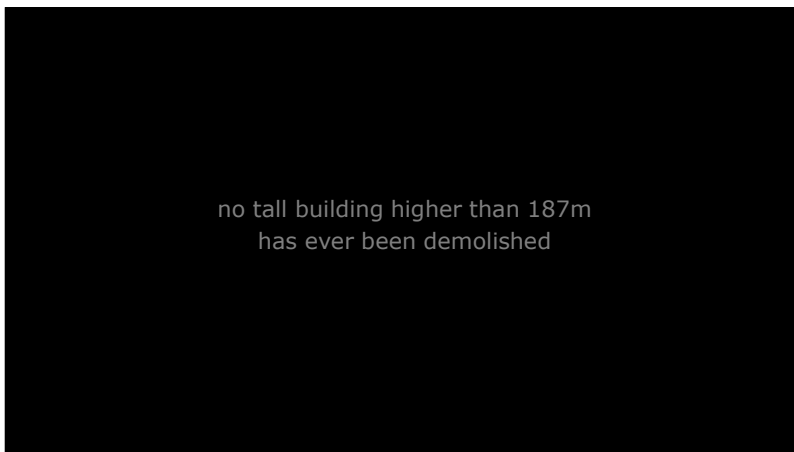
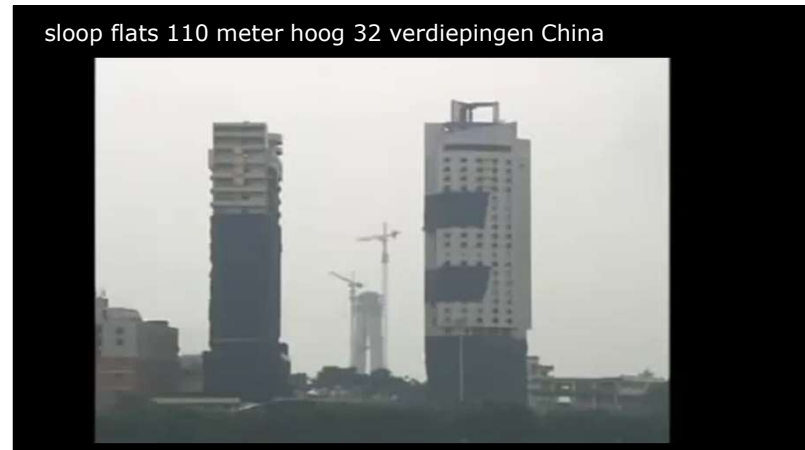
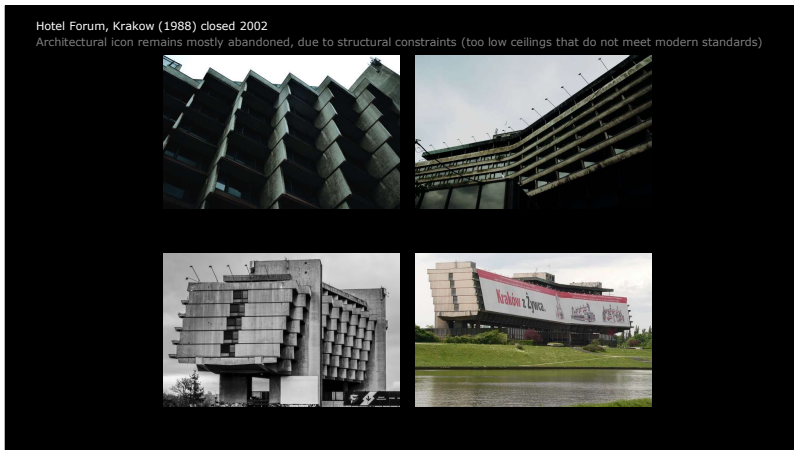
afterlife

renovation
17-Story Addition, 441 Ninth Avenue, Hudson Yards



transformation of 530 dwellings, Bordeaux

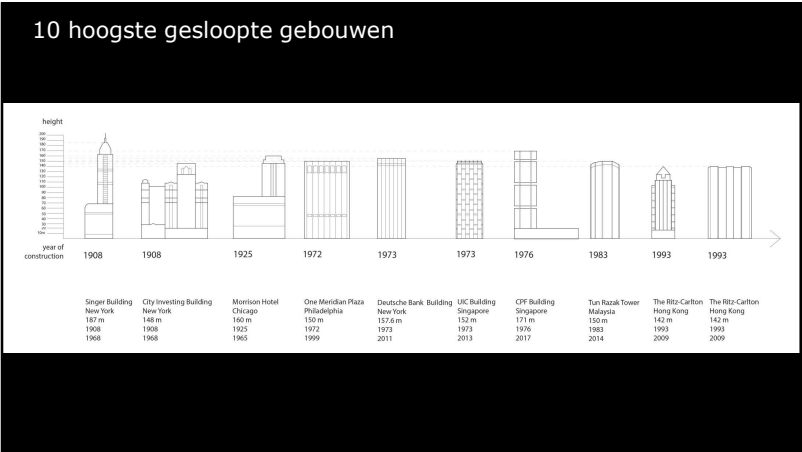




Grand Prince Hotel Akasaka, Tokyo, opgeleverd 1982, 140m
sloop: twee verdiepingen, of 6.4 meter per 10 dagen (herfst 2012 - zomer 2013)



deutsche bank building 157.6m
steel structure
sloop duurde 5 jaar 2007-2011



4 torens gesloopt die na 2000 waren opgeleverd!

4 after the year 2000 completed high rises were demolished

Rank	Building name	City	Country	Height	Floors	Year completed	Year demolished	Method	Reason
19	The Harmon Hotel	Paradise	United States	403 ft (123 m)	47	2009	2015	manual demolition	Found to be structurally deficient and demolished. Never opened.
2	Crane Tower	South Padre Island	United States	410 ft (125 m)	50	2006	2006	implosion	Demolished after cracks were found in the building's supporting columns during construction.
117	Vietnam Wood Community	Hefei	China	150 ft (45 m)	16	2005	2005	implosion	
18	McClure Apartments	Seattle	United States	242 ft (74 m)	25	2001	2011	manual demolition	Structural instability.
40	Janitor Building	Wuhan	China	307 ft (93 m)	24	1999	2016	implosion	(?)

The reason of most of the high-rises being demolished is 'to make way' for a new building

Rank	Building name	City	Country	Height	Floors	Year completed	Year demolished	Method	Reason
1	Seign Building	New York	United States	612 ft (187 m)	47	1929	1958	manual demolition	Demolished to make way for One Liberty Place .
2	CIT Building	Singapore	Singapore	400 ft (121 m)	46	1970	2017	deconstruction	Demolished to make way for 70-storey office tower .
3	Marriott Hotel	Chicago	United States	526 ft (160 m)	45	1925	1965	manual demolition	Demolished to make way for Bank One Plaza .
4	Deutsche Bank Building	New York	United States	517 ft (157 m)	39	1973	2011	deconstruction	Heavily damaged from the September 11 attacks.
5	UIC Building	Singapore	Singapore	406 ft (124 m)	40	1973	2013	deconstruction	Demolished to make way for 55-storey .
6	One Vendue Place	Philadelphia	United States	402 ft (122 m)	38	1972	1999	manual demolition	Heavily damaged from a fire on February 25, 1981.
7	Tan Kah Kee Tower	Kuala Lumpur	Malaysia	402 ft (122 m)	50	1983	2014	deconstruction	
8	City Investing Building	New York	United States	407 ft (124 m)	39	1990	1998	manual demolition	Demolished to make way for One Liberty Place .
9	Ocean Tower	South Padre Island	United States	470 ft (143 m)	50	2006	2009	implosion	Demolished after cracks were found in the building's supporting columns during construction. Never opened.
48	Hui Xue Center in Hong Kong	Hong Kong	China	400 ft (121 m)	41	1997	2007	manual demolition	Demolished to make way for 49-storey Government House .
11	Grand Prince Hotel Akasaka	Tokyo	Japan	403 ft (121 m)	39	1982	2013	deconstruction	Demolished to make way for Tokyo Garden Terrace .
12	Hamway Centre	Hong Kong	China	406 ft (124 m)	41	1983	2008	manual demolition	Demolished to make way for 70-storey .
13	The Harmon Hotel	Paradise	United States	403 ft (123 m)	47	2009	2015	manual demolition	Found to be structurally deficient and demolished. Never opened.
14	J.L. Hudson's Department Store and Addition	Detroit	United States	439 ft (134 m)	29	1927	1966	implosion	Was neglected for 12 years, and considered beyond repair. The decision was controversial.
15	Barco Plaza Hotel	New York	United States	423 ft (128 m)	50	1927	1960	manual demolition	Demolished to make way for General Motors Building .
16	State Office Block	Sydney	Australia	420 ft (128 m)	52	1960	1997	manual demolition	Demolished to make way for 60-storey .
17	CASA YAUAT	Sydney	Australia	410 ft (125 m)	50	1977	1992	manual demolition	Demolished to make way for Governor Phillip Tower .
18	Flower House	Luxembourg	Germany	400 ft (122 m)	52	1983	2012	manual demolition	
19	First National Bank Building	Philadelphia	United States	397 ft (120 m)	26	1912	1975	manual demolition	
20	Janitor Building	Wuhan	China	307 ft (93 m)	24	1999	2016	implosion	Demolished to make way for One FNC Plaza .

Notes: [from wikipedia.org/wiki/List_of_tallest_scarcely_demolished_buildings](#)

The average lifespan of the tallest demolished buildings is only 41 years

"We should perhaps thus be thinking of tall buildings as perpetual entities with lifecycles potentially exceeding 100 or 200 years, while designing them in such a way that they can be creatively adapted for potential future uses."

(Council on Tall Buildings and Urban Habitat (CTBUH), Executive Director Anthony Wood)
<https://www.ctbuh.org/what-happens-when-a-skyscraper-reaches-the-useful-life/>

15 cities in the world with the most high-rises (considering a high-rise as a building at least 35 meters or 12 stories tall)

