

THE NEW TRIPLE DECKER

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The New Triple Decker

This project represents an attempt to re-introduce the old dwelling form of the Triple Decker that served America as affordable housing for many years. Unfortunately, it was abandoned for many reasons that were described in several publications, but in view of the current crisis of affordable housing it should be re-established for the use in many urban and suburban areas of Massachusetts that allow multi-family zoning.

The New Triple Decker has the following advantages:

- It accommodates 3 residential units under 1 roof thus reducing a carbon footprint per unit;
- It has a small physical footprint thus reducing lot coverage and increasing open space per lot;
- It provides handicapped access in its first floor unit;
- It allows multiple use of the same construction documents with minimal changes that may be required by the terrain and aesthetics;
- It reduces the cost and time of construction thus reducing the cost of housing;
- It can be built in factories with either modular or completely pre-fabricated elements.

These conceptual drawings show a compact three-story building for three families with independent entries and rear porches for each dwelling unit and a common basement with utilities. The total gross floor area of the building is 3,894 s.f., average height - 30 ft. The First Floor Unit # 1 is 1,272 s.f., the Second and Third Floor Units # 2 & #3 are 1,120 s.f. each.

The intended building materials are:
Structural metal studs for walls, engineered wood for floor and roof structures, galvanized steel for rear porches. Finish materials - prefabricated cement boards, such as Hardy Planks, for exterior walls, standing seam metal roof. The entire structure can be manufactured at building factories,

brought to each construction site in modules and assembled on prepared foundations.

This New Triple Decker project is based on the socio-political concept of “Social Housing” that is successfully practiced in Austria, Finland, Sweden, Denmark and some cities in Canada. This project calls for the United States federal government to distribute funds for affordable housing to the states, the states in turn distribute these funds to participating municipalities, and the municipalities invite builders to build the housing.

Further, I propose that the municipalities organize architectural competitions, select winning projects and issue requests for proposals to builders who must build the winning projects according to the projects’ specifications. This way the municipalities have a greater control over the financial, environmental and aesthetic qualities of the urban habitat.

Based on my long professional experience, I am prepared to provide Boston Society of Architects and/or interested party with greater detail.

Anatol Zukerman, Architect