

RENOVATING DISTINCTIVE HOMES: 1½ STOREY POST-WAR HOMES

Introduction

Canada entered the post-war period with a huge pent-up need for new housing. One answer to this pressing demand was the 1½ storey house. This type of house was simple, easy to build, comfortable and within the financial reach of most Canadians. Between 1945 and 1960, more than 300,000 1½ storey houses were built in Canadian communities.

The basic design

In its simplest form, the 1½ storey post war house is an expanded cottage with a kitchen, a living room and a bedroom on the ground floor and two small bedrooms tucked under the eaves on the second floor. It has approximately 11 m² (1,200 sq. ft.) of living area with a full basement. In many examples, the only bathroom was on the ground floor. The third bedroom, in some plans, could be used as a dining room.

Description of the Publication

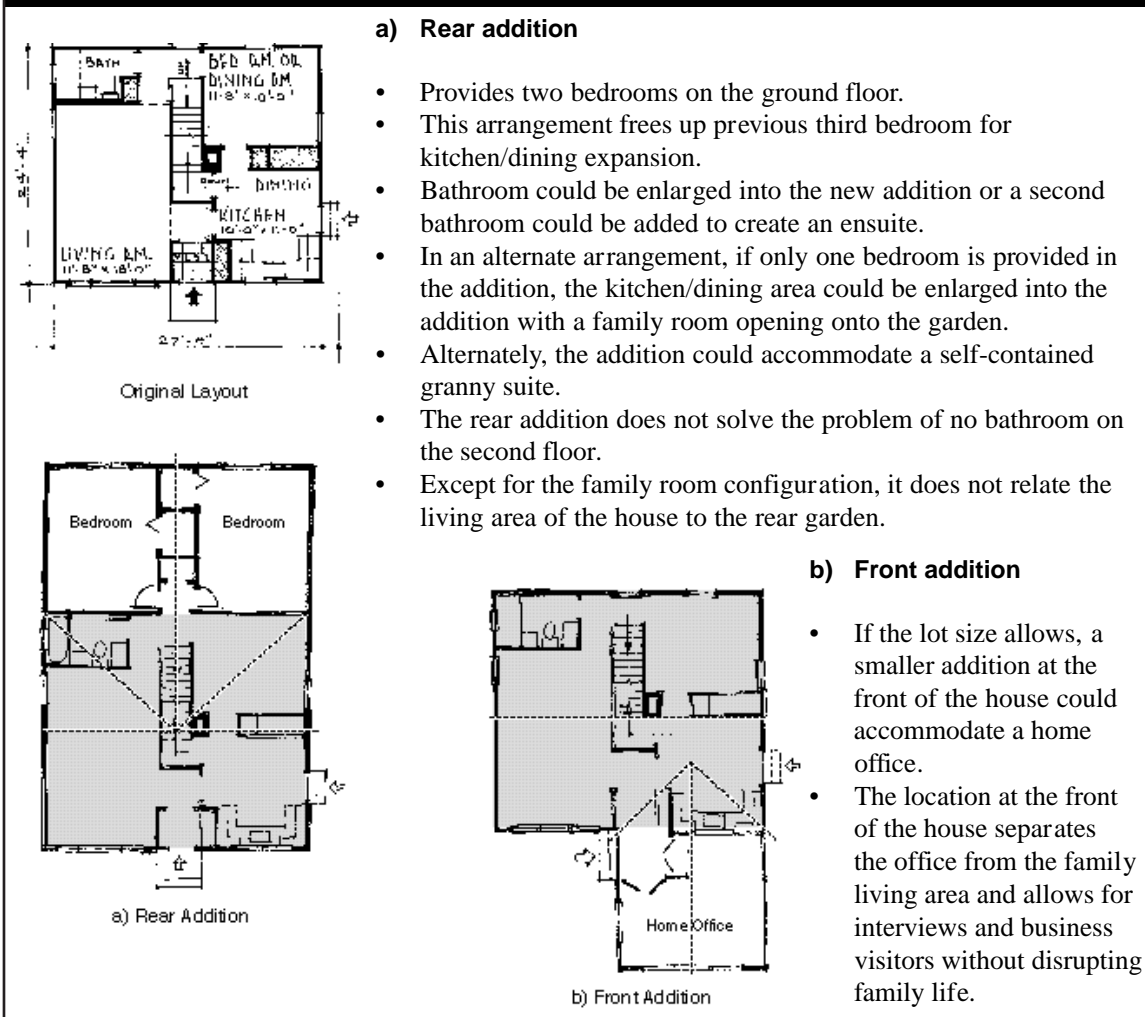
The book gives you the information you need to plan and successfully renovate your 1½ storey house. While the book describes post war construction practices, much of the information also applies to older 1½ storey houses. The publication includes technical information about methods used to build your house, descriptions of how to best renovate a 1½ storey house, and a guide to new trends, such as Healthy Housing and FlexHousing that you can include in your renovation plans to make your house healthier for the people who live in it and adaptable to their future needs.

The book is broken down into easy to read sections. The HOUSE DESIGN section tells you about the construction of your 1½ storey home. The 50 YEARS OLD section is about typical problems in older homes - problems that need attention. The RENOVATION PROCESS and TOOLS sections provide an overview of renovation and will help you plan your renovation project. The sections entitled CHANGING THE SPACE and UPGRADING describe popular renovations for this style of house and how to do them well. Finally, the last section, RESOURCES, tells you where you can find more information about every aspect of renovation.

On the next page is an example of the detail available in the book. The figure shows alternate floor plans for a one storey addition.



**Figure 13:
Typical Layout**



Project Manager: Don Fugler
Research Report: *Renovating Distinctive Homes: 1 1/2 Storey Post-war Homes*
Research Consultants: REIC
 A full report on this project is available from the Canadian Housing Information Centre at the address below.

Housing Research at CMHC

Under Part IX of the *National Housing Act*, the Government of Canada provides funds to CMHC to conduct research into the social, economic and technical aspects of housing and related fields, and to undertake the publishing and distribution of the results of this research.

This fact sheet is one of a series intended to inform you of the nature and scope of CMHC's research.

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