

Lessons in New Deal Housing:
Historic Rural Prototypes

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Gregory Galford, PhD / Lisa Tucker, PhD
Virginia Tech

Structure of Presentation

- I. Purpose *Analyze past to inform future housing*
- II. Significance *Housing needs are changing now*
- III. Context *History and culture frame issue*
- IV. Methods *Mixed methods with focus on qualitative / historical*
- V. Findings: *New family demographics demand new types*
- VI. Implications *Land use, Construction methods, Design, Finance*

Goal:

- Examine examples of historic West Virginia planned housing as a type
- Analyze documents and data for patterns and insights
- Situate within Appalachian history
- Situate within company town and housing history

Differences with Company Towns

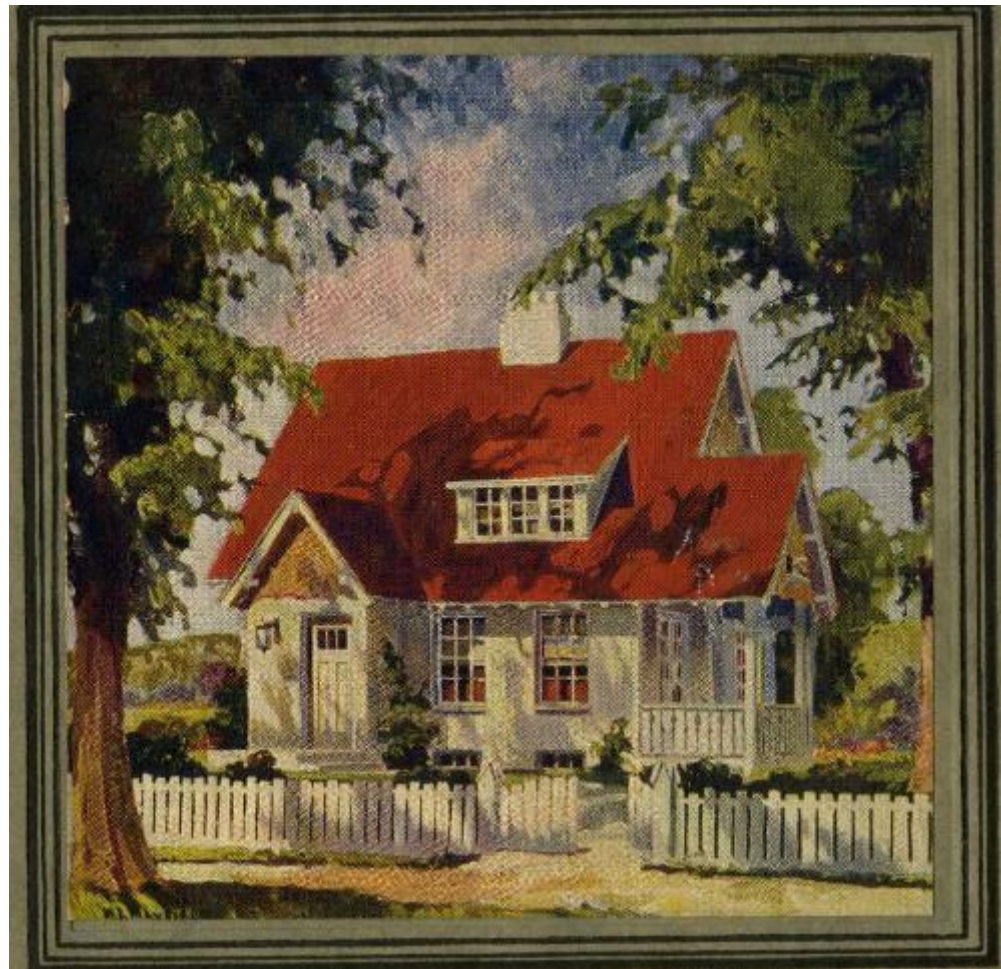


Planned Housing



Wagner Style House,
Arthurdale, WV

Context: Historic US home design:



Eleanor Roosevelt and Scott's Run:



Scott's Run, WV

Arthurdale



Arthurdale houses:



Hodgson Style House,
Arthurdale, WV

Current Arthurdale:



Wagner Style House,
Arthurdale, WV

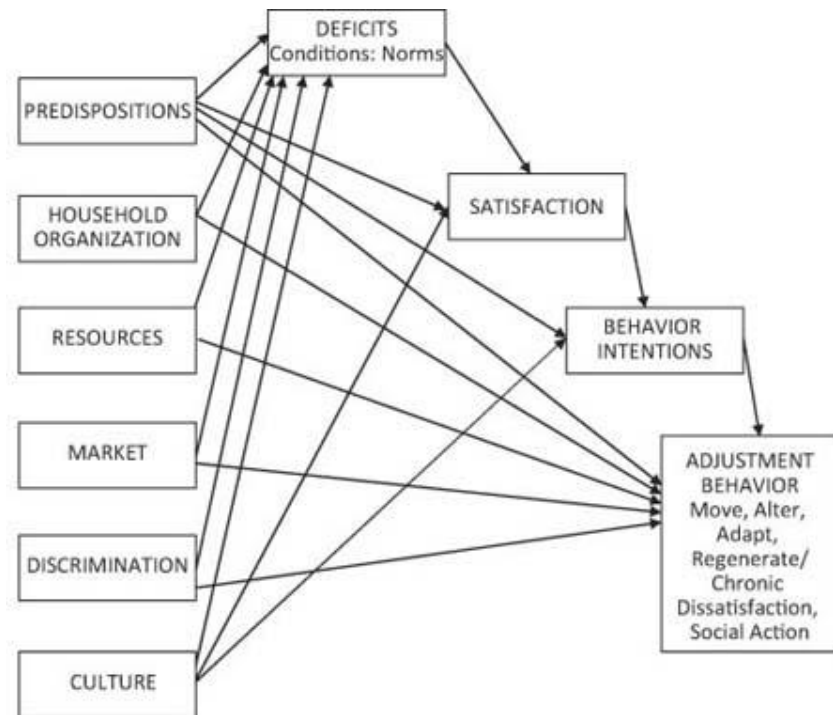
Arthurdale houses:



Significance / Theoretical Framework

“A Theory of Family Housing Adjustment” - Morris and Winter, 1975

- Residential mobility
- Residential adaptation
- Family adaptation



Source: Based on Morris and Winter, 1978.

Significance / Theoretical

Framework

- New Urbanism
- 1980s
- Reaction to post war
suburbia
- Design led
- Focus on traditional and
walkable neighborhoods



New Urbanist Neighborhood
Austin, TX

Methods

- Mixed Methods
 - Quantitative – Surveys
 - Qualitative – Interviews – Grounded Theory



Renovated original house at Arthurdale

Survey Questions

- ***4 demographic***
- ***3 about links to Arthurdale***
- ***9 overall house***
- ***8 about sustenance living***
- ***5 overall about house***
- ***1 overall about community***

Response Rate

- *Surveys sent 375*
- *Surveys returned undeliverable 11*
- *Sample size 364*
- *Surveys returned 81*
- *Percentage of participation 22.20%*

*20 never lived there and 13 are new houses but they still
"responded"*

Survey Findings

- *High level of agreement that the house is durable, meets needs, is comfortable, is affordable and is easy to maintain*
- *Many retain outbuildings—particularly barns and root cellars (although a few have collapsed)*
- *Most grow some sort of food*
- *Historically many had animals, only a few still do*

Survey Findings

- *Median age for respondents was in their 70s*
- *Unexpected finding: high level of community engagement and appreciation for the community*
- *Fond memories*

Focus Group Findings

- *Fierce loyalty to town*
- *Unique educational model*
- *Most homes have been adapted in some way*
- *Original houses are valued if adapted.*
- *Character of original homes important in renovation*
- *Garden and root cellars are used still by many residents*
- *Sense of unique character felt by all*

Implications

- *Adaptation of existing neighborhood development models*
- *Historic towns – Re-energized with infill housing that meets family type needs*
- *Innovation in funding models*

Implications

- *Build on artistic, historic, and cultural*
- *Housing that is planned but incremental*
- *Adaptations of co-housing when appropriate*
- *Rethink of historic model for rural areas.*

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