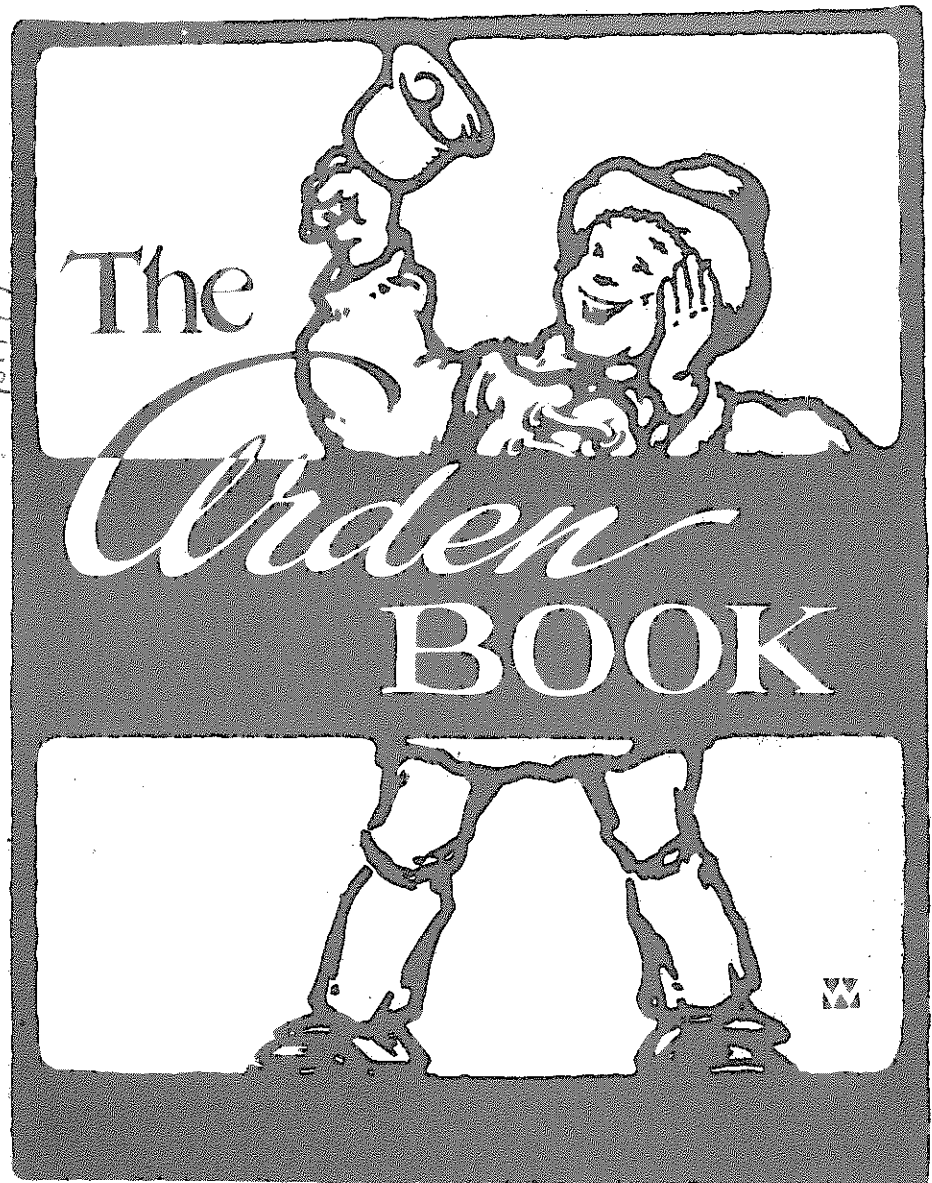


B1197



75th ANNIVERSARY
1900-1975



NOTE ON THE SECOND EDITION

The Arden Book was produced and published in 1974 by the Arden Community Planning Committee at the request of the Arden Town Assembly, which financed the printing. A copy was delivered free to each household in Arden; and the book was offered for sale in selected stores at \$2.00 and by mail at the same price plus postage.

The book was republished in this second edition with a new cover as part of the celebration of Arden's 75th birthday. No changes have been made in the text.

The cover is based on a poster contributed many years ago to the Arden Fair by Hamilton D. (Buzz) Ware and used several times since to publicize the fair. The hand lettering was adapted for use on the Arden Book by Houston Roberts.

* * *

the arden BOOK



The Community Planning Committee

ARDEN, DELAWARE

1974

CONTENTS

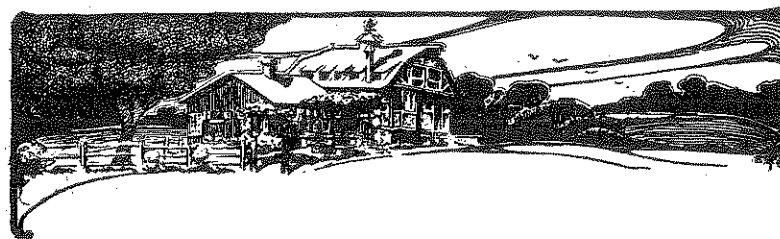
Ye are Welcome Hither	1
Arden - How it came to be	2
About Arden's Government	6
The Town Assembly	7
The Board of Assessors	11
The Hare System of Proportional Representation	12
Arden Today	13
Arts and Crafts in Arden	14
Arden School - "Buzz" Ware Village Center	16
Deed of Trust	17
Arden Ordinances	18
Parking in Arden	18
Community Notes	20
The Arden Holly	20
Arden Grounds Rules	21
The Arden Club	22
The Arden Library	23
The Arden Fair	23
Arden Community Recreation Ass'n.	24
Arden on the National Register	25
Arden Days	25
Arden Memorial Garden - Old Burying Ground	26
Merry-Go-Rounders	27
Frank Stephens Memorial Theatre	27
Ardentown - Ardencroft	28
The Arden Building & Loan Ass'n	29
The Arden Song	30
Map of Arden	Inside Back Cover

Illustrations: COVER - taken from 1924 Arden Leaves Year Book; No. 6 - Inside Front Cover - THE STILE, the original stile at Harvey road and Lower Lane, Edith Ware; Title Page, THE TOWN PUMP; 1 - THE CRAFT SHOP, Erwin Roberts. 5 - SPRING HOUSE, Edith Ware. 6 - Illustration by Hamilton D. "Buzz" Ware. 10 - THE HOMESTEAD, THE BLUE BIRD and THE LODGE. 12 - THE CODLER and THE BENBOW both taken by fire. 13 - THE INN and THE WOOLREY STORE. 16 - CHERRY LANE. 19 - QUIET MOMENT ON THE GREEN, Ruth Estes. 24 - THE ROSARIE, Arden's original house. Pictures on pages 10, 12, 13, 24, and inside cover are sketches from cards printed by The Roberts Studio.

Credits: The Arden Book was authorized by the Town Assembly of Arden and prepared by The Community Planning Committee. 1974 members of the committee are: Frank Akutowicz, chairman; Ted Davis, Ethel Monfort, Cy Liberman and Paul Thompson. Former members who helped plan the book are Edith Ware and Aaron Hamburger.

Contributors to the book are: Carolyn Liberman, principal author; Robert Wynn, Frank Akutowicz, researchers; David Adkins, calligraphic writing; Edith Ware, illustrations; Ted Davis, Arden map; Hugh Roberts, production.

Printed by Opportunity Center, Inc.
Delaware's leading workshop for the Handicapped
copyright 1974, Village of Arden, 2110 Wind Lane
Arden, Delaware 19810



"YE ARE WELCOME HITHER"

That is what is carved on a stile at one of the entrances to Arden, and this book, a project of the Community Planning Committee, is intended to broaden the welcome to Arden's newcomers and long-stayers by letting you know something more about the village in which you live.

The heart of Arden has always been the participation of its residents, and we hope the following pages will help you to find ways you can contribute to, and receive from, Arden's creative dimensions in living.

You will often hear, "*Arden isn't what it used to be*", and that is surely true. Nothing remains the same, except stagnation. Anything living must change, and Arden is very much alive. No longer rurally remote, nor self-contained as it was when transportation was more primitive, when cities had not spilled into Megalopolis, Arden is still a verdant island in the surrounding sea of suburban sprawl.

And we think in many ways, Arden keeps being re-born, as newcomers make their homes here, and share their talents and energies with earlier residents, and as children who were raised here marry and return to raise their children in the community of their choice. Perhaps that is an essence of Arden—that it is a choice—not of a convenient location—but of a way of life.

To help you know more about Arden, we include a section on the history of the village. As you live here, as you talk with old-timers, you will hear many more chapters and different versions of Arden's history. As you become part of village life, you may help to write some new chapters.

What part Arden plays in your life, or how much of you goes into the making of Arden life, are decisions you will make. We hope we give you here some of the spirit, the flavor, the history, the possibilities of our village.

ARDEN—HOW IT CAME TO BE

In 1895, disciples of philosopher-economist Henry George (1839-1897) agreed on a strategy for instituting throughout the United States. George's idea of land taxation, popularly known as the Single Tax. They believed that if they could get one state to adopt the Single Tax, the result would be a demonstration of the virtues of George's ideas so compelling that the other states and the federal government would follow. They selected Delaware for their concentrated effort.

In 1895-96, Georgists from Philadelphia and elsewhere "invaded" Delaware (as they described their crusade) and tried to elect a governor and a legislature pledged to apply the Single Tax as the method of raising the state's revenue. The legislature was to enact a law requiring that all land be assessed at its "just and true rental value in money", and making willful under-assessment of the rental value a misdemeanor.

The campaigners met tremendous resistance and many were jailed. The Georgists managed to garner only a little over three per cent of the vote in the 1896 election. One result of their campaign was a section inserted in the 1897 Delaware constitution to prevent the legislature from adopting "a system of taxation the object of which is the confiscation of land."

"Confiscation of the land" is, of course, a deliberate perversion of the theory of the father of the Single Tax. The essence of George's theory, as expounded in his greatest book, "Progress and Poverty", is the abolition of all taxes except a single tax, levied on the value of the land, irrespective of the value of improvements on it.

If the "full rental value" were to be collected, George maintained, speculative profits would be eliminated. The creation of value caused by rising prices of land would be taxed away as it occurred and used by the community who created the value, rather than enriching the purses of speculators. As George states in "Progress and Poverty":

The tax upon land values is the most just and equal of all taxes. It falls only upon those who receive from society a peculiar and valuable benefit, and upon them in proportion to the benefit they receive. It is the taking by the community for the use of the community of that value which is the creation of the community. It is the application of the common property to common uses. When all rent is taken by taxation for the needs of the community, then will the equality ordained by nature be attained.

Georgists believe that the over-all effect of operating the entire economy under the Single Tax system would be to distribute income and wealth more justly, on the basis of the output of a person's labor rather than ability to monopolize land and other natural resources.

Among those hardy, idealistic campaigners of 1896 were Frank Stephens, sculptor, and Will Price, architect, both of Philadelphia. When the idea of setting up a statewide demonstration of the Single Tax failed, they set out to show that a town could be operated under the Georgist system of land taxation. They were aided financially by Joseph Fels, wealthy Philadelphia soap manufacturer and active Georgist. In 1900, Arden was born. Stephens later described (in an address at Oxford University in 1923) how Arden came to be:

In the practice of the art for which I was trained, sculpture, I met a gifted and famous architect, Will Price, one of the wisest and finest of men, and had the good fortune to convert him to the religion of Henry George. We were both successful, speaking after the manner of men, in the practice of our arts, and both bitterly disappointed that the more success made that practice possible, the further we were from it, being merely employers of more and more people to do what we wanted to do ourselves. We had learned Morris's truth that nothing can be done for Art until we have bridged the terrible gulf between the rich and the poor. We were so disgusted with civilization that we determined then and there to go out into the open and make a better one in which the land theory of Henry George should make the social basis for the industrial theory of Kropotkin and the art theory of William Morris. So my wife and I searched out in northern Delaware an abandoned farm containing about 162 acres of rolling hill country, like that of Warwickshire, beautiful woodlands and the ugliest house in the United States. There the village was founded, and there my son and I sat for seven or eight years trying to coax the farm labourers of the countryside to take the land (in) perpetual leases, for which was to be paid the full economic rent, reassessed yearly, from which land value tax, we, as trustees holding the land as the communal property of all who should live there, would pay all taxes levied on the people by the state, county and hundred, turning the balance of the land rent over to the Town Meeting to be spent for community improvements and upkeep.

If Stephens was not successful in arousing the interest of Arden's farm-neighbors in joining the new-town-in-the-making, he drew many future Ardenites from Philadelphia and some from Wilmington. It was natural that nearby believers in the land value theory of Henry George would be attracted here (as well as some who had lived in other Single Tax colonies). More unexpectedly, many of the early Arden settlers were not only not Georgists; they were often vociferous opponents of Stephens and his ideas. Some were Socialists.

Searching for the common background of those who came to Arden in the first 15 or 20 years of its being leads to the Philadelphia Ethical Culture Society. There, Utopians of all sorts, with ideas like and differ-

ent from Stephens' on the ways to reform society met and explored theories, exchanged thoughts, and debated. What they all shared was a fascination with ideas and a concern for making a better world. To them, being in on the development of an experimental colony was an inviting challenge.

Artists, musicians, craftsmen and women, builders and dreamers were enchanted with the new rural village. And it was rural—suburbia was hardly a dream, and Arden was ringed not only by its own woodlands, but by the fields and woods of the farms that surrounded it. Weekending and commuting by Philadelphia-based workers was easy: a station of the B & O railroad was "*just down the road apiece*", and village life was what the people who came here made it, with little intrusion from the "*outside*" civilization.

And most of all, there was land—land for building one's house, available for payment of annual land rent, and that brought families eager to find a place in the country to live and raise their children. Many built their own houses; among the colonists were carpenters and masons who built their own and others' houses. Most of them had fireplaces, every home was different from the others. With no stultifying restrictions, houses were placed randomly on their lots to give them privacy and room for gardens.

Even so, Arden's colonization was delayed because of the extreme, arbitrary powers that the original Deed of Trust gave to the three trustees, and by the lack of any provision in either the deed or the leases, for the rights of leaseholders and residents.

To remedy this, new leases were drawn, providing that the land should be assessed annually by assessors elected by the people, and in 1908, the Deed of Trust was changed, limiting the powers of the trustees, and recognizing the rights of the residents of the village.

The founders of Arden were thoughtful activists of their time: the uplift era at the turn of the century. Social reforms of all kinds were challenging. As the Single Tax movement was in the forefront of ideas to rectify injustice and abuse in the economic order, the most advanced thinking on city planning was propounded by Ebenezer Howard. He urged the creation of garden cities with the land held in community ownership through trustees who would collect the land rent, to be used for the community. It was Howard's idea to preserve the maximum possible open space for farming, woodland and parks, and to build varied residences together with industry and commerce in a convenient and beautiful arrangement.

Although it was many decades before these concepts were used elsewhere in America, they were incorporated, on a small scale, in the layout of Arden, in 1900, and the original plan has not been changed

over the years.

The design for the conversion of a bare farm into a lovely village, with its curving roads, following the contour of the land rather than the customary flattened, straight-line gridiron pattern, is a tribute to the vision and far-sightedness of Will Price and Frank Stephens.

The founders designed a series of footpaths, to separate vehicular from pedestrian traffic. And they set aside almost half of Arden's acreage for the use of all the residents, in greens, forests, roads. Besides giving us lovely parkland, the woodland perimeter of our village partially insulates us from the intrusion of adjoining suburbia.

The excellence of their physical planning is matched by the founders' triumph in social planning. Arden is one of the few Utopian colonies to survive with its original ideas still alive and functioning. The residential land is still owned by the trustees and the rest of the land is communally owned through the incorporated village. Rent is still collected on the residential land, and used for the benefit of the residents. More important, the founders created a living community. Unlike the founders of almost all other experimental communities, Stephens and Price did not believe in selecting the people who would live here. If Arden was to have any significance for world-wide application, they were convinced that there should be no attempt to determine who were the "*sheep*" and who the "*goats*". So, no applicant for land has ever been questioned as to his beliefs, who his forebears were, or what his politics, his religion, or his race. Based on ideas, and on respect for difference and individuality, Arden has kept alive its tradition of free-thinking, creative, outspoken people, and continues to demonstrate self-renewing vitality as a village.





ABOUT ARDEN'S GOVERNMENT

There are three basic documents governing the life of Arden: the Deed of Trust, the Arden Lease, and the charter of the Incorporated Village of Arden.

The Deed of Trust is the legal document that set up the charitable trust under which the trustees own the land. (Until 1973, they owned all Arden Land.) The Deed of Trust, as amended in 1908, is the one in force.

The Lease is the document each homeowner signs when buying an Arden house; it is a contract for a 99-year lease on the lot his house occupies. It establishes the relationship of the individual leaseholder to the trustees.

The Trustees of Arden have the responsibility of collecting the land rent, paying the county and school taxes and sewer bond charges, paying the cost of administering the trust, and seeing that the money remaining is spent in accordance with the budget approved by a majority of Arden residents (in the November referendum).

A far-reaching change in Arden's government was made in 1965, when the trustees decided to seek incorporation. The reasons for that decision were mainly two financial considerations. Incorporated municipalities receive state funds in the form of "municipal street aid", and the county government was preparing to reorganize and adopt a new property tax system in which incorporated places providing some of their own municipal services are charged tax rates lower than the rate for unincorporated places.

A hastily drawn charter, (specifying three town commissioners), was enacted by a willing General Assembly, but met dissatisfaction in the village. The result was the creation of a committee—Town Assembly appointed and directed—to draw up a new charter. The new version, which gives the Town Assembly and its committees legal standing as the village government, was approved by residents in a referendum and was enacted by the Delaware legislature in 1967.

In practice, the Town Assembly's committees and elected officials work closely with the trustees. The suspicion and bitter polarization into pro- and anti-trustee factions that jarred the harmony of Arden for many years gradually melted away after incorporation, as residents learned they could make their own decisions through the Town Assembly. Under the 1967 charter, Arden has a true town meeting form of government.

THE TOWN ASSEMBLY OF THE INCORPORATED VILLAGE OF ARDEN

Arden has had a town meeting since its earliest days, when, according to Arden folklore, even babes in arms were considered voters. Oratory flourished, tempers exploded sometimes to fisticuffs, and land value was argued endlessly. But, the early Arden town meetings had no legal standing, no real power. Years of exasperating, growing bitterness, two devastating court fights, and eventually, incorporation, produced the present TOWN ASSEMBLY. Still a town meeting (the only one in Delaware), it differs from its grandparent in a way that Ardenites of long ago would marvel at: it is the legally constituted legislature of the Village of Arden; its committees are the executive branch of the government.

Every resident of Arden who is at least 18 years old and has lived in the village for six consecutive months immediately preceding the meeting he attends, is a voting member of the Town Assembly.

Meetings are held quarterly, on the fourth Monday evening of January, March, June and September, and special meetings may be called. Thirty-five residents constitute a quorum; notification of each meeting is mailed to every resident family five days in advance, specifying the business to be conducted at the meeting.

At the January meeting, candidates are nominated to serve on the town's seven standing committees: Audit, Budget, Civic, Community Planning, Registration, Safety and Village Center. Elections to these committees are held at the March meeting.

The AUDITING COMMITTEE consists of three residents. It is their job to examine the accounts of the Trustees of Arden, and the accounts of other funds of the village, and to report at or before the June Town Assembly.

The BUDGET COMMITTEE, of five members, consults with other standing committees on anticipated needs, and prepares an annual budget, proposing how the proceeds from the land rent, (after payment of sewer bond charges and county and school taxes) and any revenue from state and federal governments shall be used. The recommended budget is presented to the September Town Assembly meeting, which may amend it. The budget is then submitted to referendum. To be adopted, it must receive the approval of a majority of all the residents of Arden. The budget will cover expenditures for the next fiscal year, starting March 25.

There are two principles followed in Arden in the establishment of the annual budget. First, a majority of all residents, rather than of those

voting, is required to make the budget operable. It is extremely important that all residents vote. Failure to participate in the referendum is equivalent to voting "No". Second, there is no procedure, in Arden, for deciding how much money is needed for town services, and then setting the land rent to meet a pre-determined budget; whatever remains from the land rent collection, based on the rate established by the Board of Assessors, (after payment of sewer bond charges and property taxes) is what may be budgeted.

The CIVIC COMMITTEE, descendant of the early Arden Board of Townsmen, serves as the village Department of Public Works. This five-member group plans and supervises the building and maintenance of Arden's roads, which are owned and repaired by the village, not by the state. It plans and oversees construction and maintenance of on-street and off-street drainage facilities and arranges for snow removal. This committee has responsibility for the mowing of the greens, upkeep of the woodlands and supervision of the use of all other common land included in the 51 acres deeded to the Village of Arden in 1973 by the Trustees of Arden.

The COMMUNITY PLANNING COMMITTEE, of five members, was formed during the war, in 1943, *"to plan the physical and cultural future of the community."* Historically, the committee has been concerned with landscape art, with living plants and trees. It still advises on street plantings and administers the Memorial Garden. But, as urbanization of the county crowds Arden on all sides, the committee's conservationist role has become dominant. It keeps a sharp eye on planning and development projects outside the village that might threaten the preservation of our legacy in the landscape, and alerts the Town Assembly to threats of encroachment. It acts, therefore, in the modern sense of planning, by trying to influence large-scale regional and comprehensive planning decisions at the state and county levels. As for planning our cultural future, this is a mixture of spontaneity and tradition—highly resistant to planning. We behold it with astonishment.

The committee prepared the application which resulted in Arden's being placed on the National Register of Historic Places. It produced the Arden Book.

The REGISTRATION COMMITTEE has three members, elected annually, plus the chairman of the trustees, the Town Assembly secretary and the clerk to the trustees. This committee conducts Arden's elections and the annual referendum on the budget. Its most interesting assignment is counting the ballots for the election of the BOARD OF ASSESSORS, using the Hare system of proportional representation. (See pg.12) The continual responsibility of this committee is keeping track of who is and who is not a resident of Arden. Once you're 12, and have lived

here for six months, the Registration Committee, with the help of various village grapevines, adds you to the list of voters, and annually nags you to take advantage of your right to vote.

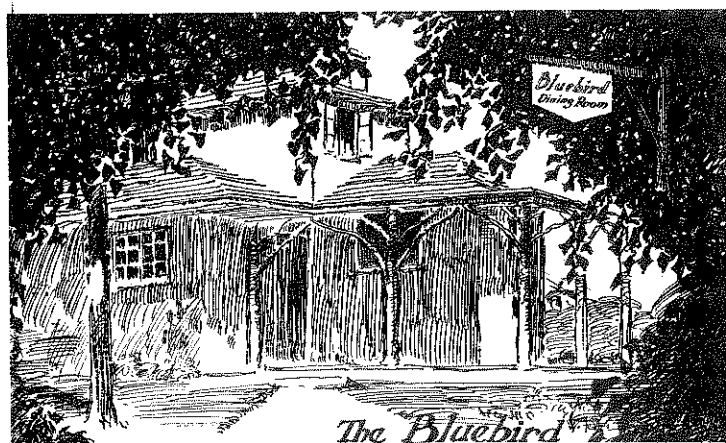
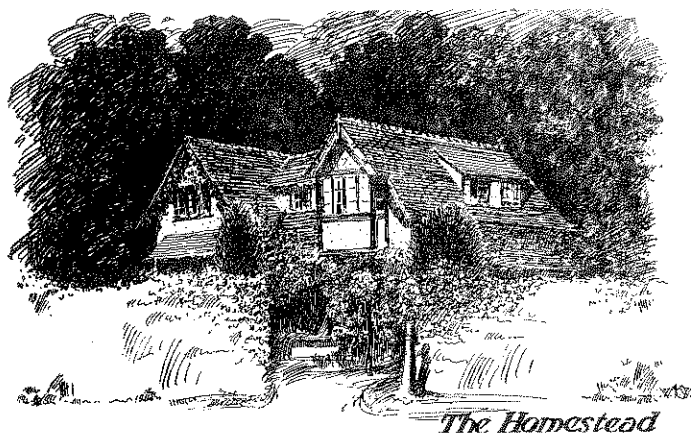
The five-member SAFETY COMMITTEE is delegated, by the Town Assembly, the responsibility for enforcement of the Arden Safety Code, as adopted by the Town Assembly in 1967. This is the committee that maintains relations with the county police force that patrols Arden, and it reports regularly to the Town Assembly. The Safety Committee is responsible for preparing additional safety regulations, as they deem them necessary, and it is invested with authority to take emergency action to guard the public safety, without specific action having been taken by the Town Assembly. In 1973, members of the committee were named constables, to enable them to enforce Arden rules, particularly concerning parking and use of commons. Members serve two-year terms.

THE VILLAGE CENTER COMMITTEE came into existence early in 1973, as an advisory group to the Trustees of Arden, when the Arden School was returned to the trustees. It was originally a special committee, appointed by the chairman of the Town Assembly. After the trustees deeded the Village Center to the Village of Arden, the Town Assembly voted to make the Village Center committee its seventh standing committee, and specified its duties: general supervision of the Buzz Ware Village Center building (maintenance, construction, housekeeping, security); establishment and enforcement of rules to govern use of the center by individuals and groups, and co-ordination of such use; negotiation and administration of leases and other contracts, approved by the Town Assembly, for use of the center.

Beyond its business and maintenance aspects, this five-member committee is expected to *"encourage and initiate cultural, recreational and civic activities in the Buzz Ware Village Center."* Committee members serve a two-year term.

Officers of the Town Assembly include CHAIRMAN of the Town Assembly, the closest office Arden has to mayor: TOWN ASSEMBLY SECRETARY, who also serves as secretary to the civic committee and the advisory committee, and as a member of the Registration Committee, and the VILLAGE TREASURER. These three officers are elected at the March meeting. The secretary and the treasurer are the only paid officers of the village. They serve part time.

The ADVISORY COMMITTEE consists of a chairman, who is elected at the March Town Assembly, the chairman of the Assembly, the secretary, the chairman of the Arden Trustees, and the chairpersons of all standing committees. This co-ordinating group meets sometime before each meeting of the Town Assembly, to make sure every committee is completing tasks assigned, and to go over reports to be submitted to the



Assembly. It is the task of the Advisory Committee to present nominations to the January Town Assembly for each of the standing committees (except assessors), providing at least two nominees for each vacancy to be filled, and ascertaining that each candidate is willing to serve, if elected. Additional nominations may be made from the floor at both January and March meetings.

THE BOARD OF ASSESSORS

Arden leases and the Deed of Trust require that leaseholders pay "the full rental value of the land." This is the "Single Tax", and it is the sworn duty of the seven-member BOARD OF ASSESSORS to determine each year what "the full rental value" of Arden leaseholds is. That phrase is the heart of the land value theory of Henry George. It is also the subject of years' long debates, and its determination is a sticky job, because it has been defined in principle rather than in practice.

The BOARD OF ASSESSORS makes its determination of what the land rent should be, attempting to apply this central concept. In the past, the rent has been expressed as an amount per 1,000 square feet, with certain percentages of the total added for lots that face the greens, or border on woodlands and other commons. For the year beginning March 25, 1974, the base rate was \$26.86 per 1,000 square feet for the first quarter acre, and \$20.89 per 1,000 for additional area, for each lot with one dwelling unit. The rate for lots with more than one dwelling unit is more complicated. The forest factor was eight percent, and the factor for the various greens ranged from three to five percent.

In arriving at the rental rates, the board has in the past considered the value of Arden lands and the rate of return the community should receive for its ownership of those lands. In so doing, the assessors have studied sale prices of land near Arden, sales of real estate in Arden, rates of return on investment of large amounts of capital, and the esthetic and social values created by the community life of Arden.

Candidates for the Board of Assessors are nominated by the September Town Assembly, and elected by the Hare system of proportional representation (page 12). At the same time the referendum on the budget is held.

The Assessors hold two open meetings (late May and early June) to hear suggestions and complaints from leaseholders, and as many closed meetings as needed to arrive at their assessment of Arden land. Their

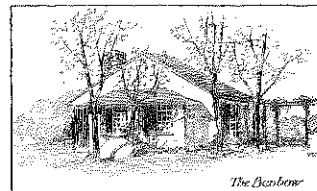
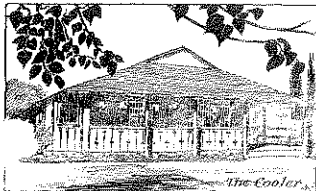
report is made to the June Town Assembly, setting the rate for the next fiscal year's land rent. This assessment is final, unless, at the September meeting, an alternate assessment is approved by a two-thirds vote of the assembly. In that case, both rates are put to referendum. Approval by a majority of all residents is then necessary to decide on the rates.

THE HARE SYSTEM OF PROPORTIONAL REPRESENTATION

... And how it works: The assessor ballots are counted; the total number of valid ballots cast is divided by 8 (one more than the number of assessors to be elected). To the resulting figure, 1 is added, and that number is the quota, i.e., the number of ballots a candidate needs to be elected. Ballots are taken, one by one, and placed in piles according to the #1 choice on each ballot. Each pile is counted, and the #1 ballots each candidate has are tabulated. The number of ballots needed for the quota is then removed from the total ballots of the nominee with the highest #1 count, and put aside, and that candidate is declared elected. Any remaining #1 ballots from his pile are then distributed according to the #2 choices, with the appropriate ballots being placed on the piles of the persons for whom they are designated. The transfer is tabulated. Then, the ballots of the candidate with the second highest number of #1 ballots are counted and the quota removed to declare him elected. The remainder, if any, of his #1 ballots is then distributed to the #2 choices. The transfer is tabulated.

When it is no longer possible to declare any candidate elected because there are not enough #1 ballots with his name to meet the quota, the ballots of the nominee with the least number of #1 ballots are counted, that candidate is declared defeated, and his #2 choices assigned properly. The transfer is tabulated. When, on any transfer, the #2 choice has already been either elected or defeated, the #3 choice (or 4, 5, 6, or 7, if necessary) is assigned.

Many ballots, transfers, tabulations and hours later, seven assessors will have been elected, following this procedure, and the resultant BOARD OF ASSESSORS will, indeed, represent a cross-section of Ardenites and their land value thinking. Speedy? No. Democratic? Yes, very.



ARDEN TODAY

The everyday life of the village still echoes with staunchly held, widely divergent ideas on all areas of Arden activities. There aren't many Single Tax disciples in our village today, but there are some, and they crusade conscientiously, prodding us all to remember that Henry George's land value theory is the basis of the town's economic structure.

Each fall, a course in that theory, using "*Progress and Poverty*" as the textbook, is held in the Buzz Ware Village Center. These classes continue to attract persons interested in learning more about the ideas underlying our community.

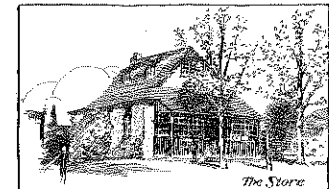
"*Outside civilization*" has invaded the life of Arden in many ways, by surrounding suburbia with all its pressures and wiles, by an ever-growing, money-needful county government, which Arden must help to support, and by an increasing number of individuals from "*the exclave*" who join the Arden Club to sing, dance, swim, perform and take part in a community life that is non-existent in the anonymous suburban developments.

We are, therefore, not totally independent, as Arden's founders had believed their village could be, but we are still a Single Tax enclave. "*As nearly as possible*", the Henry George theory is practiced, and the greater part of the village income comes from the land rent we pay to the Trust.

In 1973, with the approval the Town Assembly, the trustees transferred to the incorporated Village of Arden all lands of the Trust except the land demised in leaseholds and the old Grubb burying ground. The village lands, which include the roads, paths, greens and forests, then became tax-exempt as municipal lands.

The Town Assembly voted in 1967 (when the New Castle County government was reorganized) to have the county administer its zoning, building, housing and plumbing codes in the village. The county provides other services, including police and sewer maintenance.

"*Outside civilization*" has also come along with money for Arden. Since incorporation, Arden has received a share of the state Municipal Street Aid Fund, and the village is included in the General Revenue Sharing program of the federal government.



ARTS AND CRAFTS IN ARDEN

Although his name is heard infrequently when the founding of Arden is discussed, William Morris, 19th century pre-Raphaelite, writer, craftsman, artist, Socialist reformer, exerted a potent influence on Frank Stephens and Will Price as they laid out their Utopian village.

It was from Morris that the founders derived the concept of a community of craftsmen, who would work with their hands, creating beautiful, useful things, while living in an atmosphere of beauty with music, drama and the other arts an inherent part of their lives.

To make this a reality, the Craft Shop (now an apartment house) was built at one corner of the Arden Green. There Frank Stephens had his studio, his son and others made hand-carved furniture, and a forge thrived, for making hand-wrought iron lamps, sconces, andirons, latches and many other useful and ornamental irons.

At one end of the green, a weaving shop was built, where fine cloth for garments and custom-designed table liners was woven. This operation continued as a successful business venture until the late 1930's.

To house the artisans, small English-type cottages were built in what is known as "Little Arden". Most of these houses have been refurbished, or rebuilt, and there is usually at least one latter-day artist or craftsman living in one. Each house is still distinguished by the Arden-wrought hinges and latches made at the Arden Forge.

Although neither the Craft nor Weaving Shop operates today as originally intended, new artists and craftsmen are attracted to Arden, and there are many living and working in the village today. And Morris's insistence on an atmosphere of beauty survives.

Another who contributed greatly to the founders' planning of Arden and to its cultural life was William Shakespeare.

Before there was an Arden, Stephens and other Georgists met and studied the Bard of Avon, as practice for their oratorical campaigning in behalf of the Single Tax. And when they started their experimental village, they called it Arden, for the Forest of Arden in "As You Like It". It is said that Stephens built an open-air theater before he built a permanent home. That may be an exaggeration, but the theater was one of the earliest landmarks here, and the presentation of Shakespeare's plays was a vital part of early Arden life. (That theater, known as the Frank Stephens Memorial Theater, is still used.)

On this stage, and later at the outdoor Moonlight Theater at Gild Hall, a deep tradition of classical theater developed. Shakespearean plays were given weekly, with Arden leaseholders and residents transformed into Shakespearean actors. Even the youngest children became familiar with Shakespeare. Through the 1950's at least one Shakespearean pro-

duction was given each summer. Occasionally, there is still a Shakespeare play here, and the theatrical tradition is still alive in a very active Players Gild of the Arden club.

Arden was the first home of the Curtis String Quartet, who spent summers here; many musicians from Philadelphia came to visit, some to live, in Arden, and all to make music an integral part of early village life. Vespers were held each Sunday evening through the early 1940's. Periodically, there are attempts to revive this custom, sometimes by revitalizing the Musicians' Gild; more recently, as part of the Arden Community Recreation Association program.

Arden Child

When I was young
And it was necessary
For my world to be
Small and safe and beautiful,
Here it lay, outside my door.
The greens became enchanted land;
The woods, an endless trail,
The sound of creek and rocks
My symphony.
Barefoot and free, I ran
Along the wild paths.
Fruit from a hundred trees
Fell to my hand.
Above the hedgerows were the sky and stars,
Remembered blue as blue.
A proper soil for a growing soul
Where love, a circle round,
Assured me of my place on earth.

Marjory Poinsett Tobson

ARDEN SCHOOL—BUZZ WARE VILLAGE CENTER

Arden had its own public elementary school from 1920 when Arden School District #3 was formed, until 1969. Classes started in March, 1920 in the Craft Shop, later moved to the lower Gild Hall. Bonds for the first Arden School building were sold in 1924, and the structure, consisting of two surplus wooden World War I buildings, was established on a masonry foundation. Eight grades were housed there from 1924 to 1931; then the grades were reduced to six—all in two rooms. The building was destroyed by fire in 1945.

Classes were again held in Gild Hall until a new masonry building with three classrooms, embodying many innovations in school design, was opened in 1947. Six grades were taught there, and a fourth classroom was added in 1950. In 1952, the Arden School became racially integrated two years before the U. S. Supreme Court decision barring segregation in schools.

State law forced Arden to give up its autonomy as a school district; Arden chose to join the Mt. Pleasant School District, and in 1969, Arden elementary pupils began attending school there. By 1972, all Arden public school students were in Mt. Pleasant schools. The Arden School building was used for public kindergarten classes until June 1973.

When, in 1973, the Mt. Pleasant School District declared it no longer needed the Arden School, the General Assembly enacted legislation to turn the school property over to the Trustees of Arden. They, in turn, deeded it to the Village of Arden, and the building was re-named the Buzz Ware Village Center, to honor the memory of Hamilton D. (Buzz) Ware, longtime trustee of all three Ardens, and beloved community leader. Buzz died in 1968.

The center is used for a non-profit, private school, and for activities of the Arden Community Recreation Association and other village groups.

A Village Center Committee was appointed by the Chairman of the Town Assembly as soon as the property became Arden's, and in September, 1974, that committee became one of the Town's standing committees. Application to use the building should be made to the committee.

DEED OF TRUST

This indenture made the thirty-first day of January, A.D. 1908

.....

And whereas the said conveyance of said lands was made upon certain trusts which it is desired by the parties aforesaid (Stephens, Price, Martin) to restate and amend the said lands are hereby declared to be held by the said William L. Price, Frank Martin and George F. Stephens, upon the following trusts and upon them only viz: in trust to lease such portions of said land as may seem good to the said trustees and their successors, to such persons and for such terms as they the said trustees shall determine, the lease in each case to reserve, as rent, the full rental value of the premises demised by said lease, to pay all State and local taxes out of and from the rents received so far as these suffice to suffer all persons to whom land shall be leased as aforesaid, who constitute a community so long as they continue such leases, to enjoy and use for common purposes such of the lands which are the subject of this deed as the trustees aforesaid shall not have demised to individuals devoted to purposes other than common: to apply all sums of money received as rents, in excess of the amount needed for the purposes of paying the taxes, to such common uses, desired by a majority of the residents as in the judgment of the trustees, are properly public, in that they cannot be left to individuals without giving one an advantage over others; and in further trust if at any time in the judgment of a majority of the residents agreeing with a majority of the trustees the community shall not warrant its continuance to declare the dissolution thereof, and thereupon to sell the land aforesaid and, after repaying to William L. Price, George F. Stephens and Joseph Fels the amount originally advanced by them for the purchase of said land from David F. Derrickson, who made title therefor to George F. Stephens by deed dated June 12, A.D. 1900, and recorded in the Recorder's office at Wilmington in the State of Delaware in Deed Record G. Vol. 18, page 345, etc., to devote the purchase money to such purpose as shall be approved by said trustees. And the said trustees shall have power subject to the approval of a majority of the residents to supply all vacancies which may occur in their number, which it is intended shall always be and continue to be three; it being expressly hereby provided that upon all questions requiring the exercise of discretion on the part of the trustees, the action of a majority, after an opportunity has been given to all to express their opinion, shall be valid and binding upon all.



ARDEN ORDINANCES

The Town Assembly, as the legislative branch of Arden's government, is empowered to enact ordinances just as is the City Council in Wilmington. Proposed ordinances must be read at three meetings before being adopted. Adoption is by majority vote among those attending.

The Town Assembly has avoided enacting ordinances until a clear need arises. At the start of 1974 only seven ordinances had been enacted. They may be read by any interested person upon request to the Assembly secretary. The subjects of the ordinances are as follows:

1. Safety Code. Speed limit is 20 mph in Arden. Rules of the road.
2. Amendments to the Safety Code.
3. Requests New Castle County to administer its zoning, building, housing and other codes in Arden, which the county agreed to do.
4. Use of the commons. Various abuses are prohibited.
5. Noise. Persistent, unnecessary noise is illegal.
6. Permits for excavation on Arden roads.
7. Amendments to #4, giving Civic Committee power to make rules on use of greens and forests subject to approval by Town Assembly. Permission for certain activities can be obtained.

To initiate enforcing action if you see an ordinance being violated or if you are victimized by someone violating an ordinance, do one of the following:

1. Call one of the five constables deputized by the Town Assembly. Their names are distributed periodically by the Assembly Secretary.
2. Call the Police Emergency number listed inside the front page of the phone book. Currently it is 731-8111.
3. Go to the nearest State Justice of the Peace Court and swear out a warrant against the culprit. The court number is listed under "Delaware State of" then under "C" for Justice of the Peace Court. Court 15 on Concord Pike is currently the closest one. 571-2493.

PARKING IN ARDEN

Today's profusion of automobiles was one phenomenon Arden's founders could not foresee, and the gracefully curving, narrow roads of our village are certainly not beautified by the multitudinous vehicles that now live and visit here.

Arden's Safety Code specifies that cars parked on roads must have two wheels off the roadway, on roads where parking is not totally

restricted. However, this is not the whole answer to the parking problem. The grassy edges of Arden roads are frequently rutted during wet weather by importunate car-parking, and repairing these disfigurements to town property is an expensive and time-consuming job for the Civic Committee. Leaseholders are asked to treat these public grassy areas as their own and ask their guests not to park on them when the ground is soft.

Off-street parking is the answer to car-storage, and practically all Arden leaseholds are large enough to allow some parking space. Residents are asked to provide and use space on their own lots for their own and their guests' cars.

Around the Arden Green there is **NO PARKING** except by special permission. Residents there may get stickers for their windshields (from the Arden Safety Committee), so that they may park on green-facing roads when their driveways and/or parking areas overflow with guests' vehicles.



COMMUNITY NOTES

THE CLAYMONT FIRE COMPANY has a station close to Arden, at Marsh and Naaman's Roads, and this volunteer group responds quickly and efficiently when needed. In addition to extensive firefighting equipment, the company has ambulances with trained crews. Visitors to the station are welcomed. Don't overlook making an annual financial contribution to the Claymont Fire Company. The Village of Arden's annual contribution is for Arden's public property. In case of fire, call 738-3131.

GARBAGE AND RUBBISH REMOVAL are each leaseholder's responsibility under the county housing code. Several private collectors serve Arden. Outdoor burning of rubbish is prohibited.

Once a year, usually in the spring, the village sponsors a collection of difficult-to-dispose-of trash, including such bulky items as old stoves, lawnmowers, refrigerators, and mattresses. Notice of date is publicized.

The Arden Club maintains a roster of individuals who will be happy to drive you on necessary errands, if you do not drive a car and need help.

DOGS IN ARDEN: There really are not more dogs than people in Arden; it only seems that way when some of our inconsiderate neighbors impose their disregard for the law on the rest of us.

The law governing dogs is the same in Arden as in the rest of the county: **DOGS MUST BE LEASHED OR UNDER CONTROL OF THEIR OWNERS AT ALL TIMES!! DOGS MAY NOT RUN AT LARGE AT ANY TIME!** Arden leaseholds are large enough to permit an adequate trolley-line for your dog. You are urged to keep your canine at home!

TO REPORT CRIMES, call 731-8111. This number reaches the communication center for both state and county police. If you see an act of housebreaking or vandalism, call immediately. If you see or hear something strange at your neighbor's house at an unusual hour, investigate. Practice of this kind of mutual security helps reduce crime.

THE ARDEN HOLLY

The ARDEN HOLLY is a particularly choice variety of holly originally propagated by Edith (Jimmie) Ware, from a tree found years ago in the Arden woods. It is now generally available from nurserymen in the area. Dogwood, Laurel and Arden Holly are good subjects for small leaseholds because they are handsome throughout the year, grow slowly, are native to this soil and climate and require little maintenance.

ARDEN GROUNDS RULES

Most leaseholds are shaded by large trees, which demands careful location of flower gardens to catch the fleeting sun. It also means regular pruning of trees and shrubs, immediately after blooming being a good time.

Composting is the best way to dispose of leaves, and even small branches can be minced with a pair of sharp nippers and added to the pile. A simple 6 foot circle of wire fencing 3' or 4' high will keep the leaves from blowing about. The top should be kept flat to catch rain, and the pile turned 2 or 3 times during the following summer to produce a uniform product. By the time the next leaves fall, last year's leaves are ready for use as soil conditioning or mulch. There are a great many more or less elaborate variations of this process, but following the above suggestions gets the job done with a minimum of effort.

On many leaseholds, the trees that early Ardenfolk planted in such profusion have overwhelmed the space originally allowed for them. Some have reached the end of their lives, others, wide-spreading, cast unwanted deep shade. On residential land, removal of mature trees requires the permission of the Trustees of Arden, who will investigate the particular situation before they give approval.

In the case of elm trees, subject to the deadly Dutch Elm disease, the trustees require that the leaseholder remove the ailing tree without delay, destroying all its remains, so that the infection will not spread further.

Trees in Arden woodlands may not be felled, but permission can be had from Civic Committee for removal of fallen trees by leaseholders needing firewood.

Leaseholders whose lots adjoin woodlands are reminded that the forests are for the enjoyment of all residents, not for a convenient brush-dumping spot. Please compost your shrub, hedge and tree cuttings, and leaves on your own leasehold and do not encroach upon the commons by stretching your boundaries for either planting or dumping debris.

It helps the Village of Arden if leaseholders (or residents) mow the grass along their road boundaries, even though they do not lease it. Mowing and picking up litter is much more efficiently and cheaply done by individual residents than by the Civic Committee. Help keep your roadside from becoming shaggy and overgrown. Pruning of trees on corner properties is particularly needed for the convenience and safety of automobile traffic.

THE ARDEN CLUB

The GILD HALL, owned and operated by the ARDEN CLUB, began life as an old, well-built barn on the property that became Arden in 1900. It was first remodeled as a clubhouse in 1908-09, and has been expanded and refurbished many times since. The most recent addition was in 1972. It is a private corporation, but you would never suspect it.

Membership in the Arden Club is open to residents of the three Ardens, upon payment of annual dues, and to non-residents by nomination. Membership in the SWIMMING POOL requires purchase of a bond, as well as club membership. Varied activities are carried on by branches of the club, called gilds, to which any club member may belong. New gilds may be formed for specific interest groups, if there are 15 members interested in banding together to create a program.

The Arden Club is governed by its executive officers, who are elected annually by the general membership, and by a board of directors, made up of the heads of each gild, and five directors-at-large, all elected annually. The retiring club president sits as an ex-officio member of the board.

Among the active gilds are:

- ARDENSINGERS: dedicated to production of Gilbert & Sullivan operettas; gives 6 or more performances of an operetta each year.
- DINNER: schedules volunteer crews to cook and serve dinners on Saturday evenings (at 6 p.m.) for members and non-members upon reservation.
- FOLK: operates weekly folk and square dance sessions, the year round. Wednesday evenings: instruction period 7:30; dancing starts at 8:30.
- GARDENERS: for the green and not-so-green thumb Ardenfolk. Meets regularly; schedules special trips; offers gardening advice and holds village planting on Arbor Day.
- LIBRARY: operates public library in Gild Hall. (Open Monday and Thursday evenings from 7:30 to 9).
- PLAYERS: produces and presents plays throughout the year; welcomes all newcomers as actors and/or backstage crew members.
- MODERN DANCE: Newest of the gilds, for novices as well as seasoned hands (and feet). Holds weekly sessions; Thursday evenings at 7. Fun with dance improvisation.
- SWIM: Operates swimming pool for members; cooperates with ACRA by providing pool for children's classes.

THE ARDEN LIBRARY

As far back as 1908, Arden had a library. First housed in the Red House (part of the Craft Shop), later in a private home, the library was then, as it is now, a gild of the Arden Club, staffed by its members, who are all volunteers.

At first a private lending library, the Arden Library is now a station of the New Castle County Library, which provides most of the books. The library is housed in the Gild Hall, and is open on Monday and Thursday evenings from 7:30 to 9.

In addition to fiction, non-fiction and encyclopedias from the county system, the Arden Library has many volumes in a memorial collection of books purchased in memory of deceased Ardenites, and a variety of books that have been contributed by Arden readers.

There is a sizeable library of children's books, both fiction and non-fiction, as well as adult reading matter. Residents of the three Arden communities are invited to join the library, as readers, browsers, and as volunteer librarians.

Readers are also urged to contribute books they no longer want, to be used for circulation or for sale at the bookstall the Library Gild operates at the Arden Fair.

THE ARDEN FAIR

Since 1909, the Arden Club has staged the biggest, most gala social event of Arden's year—the Arden Fair—on the Saturday before Labor Day. Besides all the work and fun for those who create it and visit it, the fair is the club's largest fund-raising project.

Originally conceived as a farewell to summer, in the days when Arden's population shrank perceptibly right after Labor Day, the fair attracts many hundreds of visitors. Above all, it is Arden's homecoming day. Because of its fixed schedule, all Ardenites from then to now, know when Arden Fair day is, and each year, scores remember to come back. Reunions of old friends and neighbors are the most special of the day of specialties.

There are usually crafts booths, demonstrations of craftwork, the garden booth, the book stall, exhibition folk dancing, an art exhibit, a concert of baroque music (by the Arden Consort), toys, games, rides—a myriad of things to see, do, buy, eat and drink.

From mid-morning to evening, the fairgrounds around Gild Hall and the Village Center teem with fairgoers, and for the tireless and hardy, there is a cabaret dance in Gild Hall in the evening.

ARDEN COMMUNITY RECREATION ASSOCIATION

Perhaps more than any other Arden institution, ACRA—the Arden Community Recreation Association—illustrates the productive community spirit that can thrive in our town.

Founded in 1948, ACRA is a non-profit, voluntary organization which provides free recreation and educational programs for the residents of the three Ardens. Its activities are financed by the contributions of the residents, who are solicited by ACRA volunteers during a fund raising drive each May. ACRA programs are planned, and often operated by a twelve-person board of directors elected by the residents of the Ardens at an annual open meeting held each Fall. The summer children's program employs a professional staff; volunteer leaders conduct the interest groups.

Principal ACRA activities are:

- * A seven week summer morning recreational and cultural program for children from pre-school through eighth grade, including arts, music, drama, crafts, sports, dancing, trips and swimming.
- * Summer interest groups for children and adults. Groups range from astronomy to macrame to yoga.
- * Family nights—a year-round series of lecture-demonstrations, dance and music recitals, and movies.
- * Holiday celebrations—Halloween and Christmas parties, Easter egg hunt and July 4th Festival.
- * Spring tour of interesting and historic community houses in the 3 Ardens.
- * Providing permanent recreational equipment for the three Ardens.



The Rosary

ARDEN ON THE NATIONAL REGISTER

The Village of Arden was added to the National Register of Historic Places in February, 1973, becoming the only village in the nation on the register in its entirety. (Certain other towns, notably Williamsburg, Va., have historic areas on the register).

Arden was placed on the National Register on the basis of a nomination which cited as reasons for its preservation:

It is one of the few experimental Utopian communities to succeed and survive to the present in a reasonable approximation of the original intent.

Arden is a pioneering example of successful town planning, embodying garden city design concepts long before they gained acceptance elsewhere.

It has a highly developed participatory democracy, based on a functioning town meeting.

The village has always been a center of art, music, drama and craftsmanship for its townspeople and the surrounding countryside.

Arden has preserved a true village feeling with a deep sense of community among residents highly diverse in age, political, ethnic, economic and educational characteristics.

The National Register is an official list of the nation's cultural property deemed to be worth saving. The list is maintained by the National Park Service of the U. S. Department of the Interior, under the Historic Preservation Act of 1966. The state of Delaware nominated Arden.

Places on the National Register are protected from federally-financed highway and other projects through a section in the 1966 law which gives the Advisory Council on Historic Preservation the power to review any undertaking which would use federal funds and would have an effect on those places.

ARDEN DAYS

The Saturday closest to May 15 is Founders Day.

The Sunday following the Arden Fair is celebrated as Henry George's birthday.

Arden Fair day is the Saturday before Labor Day.

Play Festival day is the middle weekend of February.

Ardensingers give Gilbert & Sullivan operettas on weekends in May.

ARDEN MEMORIAL GARDEN

The Memorial Garden, started by Ms. Jimmie Ware in 1937, is Arden's private cemetery, located next to the old Grubb burying ground on Harvey Road. The Community Planning Committee administers the garden, and the Civic Committee performs the routine maintenance.

Residents of Arden are eligible for burial in the garden. Former residents, and non-resident members of the immediate families of Arden residents may, under special circumstances, be accepted for burial, or interment of ashes.

If permission is granted, a Memorial Garden representative of the Community Planning Committee will arrange to meet with the family at the garden to choose a site, which must be appropriate to the planned use of the garden.

There are only a few simple rules for families of decedents to observe. No artificial flowers or decorations are ever permitted. Persons placing cut flowers, wreaths or the like, on graves, should plan to return and remove them when they are faded. If summer flowers are desired on a grave, the family should check first with the Memorial Garden representative on choice of plants, weeding, watering and over-winter preparation. There is no room for more trees or shrubs at gravesites.

Only small grave markers flush with the ground are permitted. Costs of correcting improperly mounded or subsided graves will be charged to the undertaker.

There are no maintenance charges, but an occasional donation is requested from families of decedents to replenish a fund for non-routine maintenance. Unsolicited contributions are accepted.

OLD BURYING GROUND

On the south side of Harvey Road, adjoining the Arden Memorial Garden on its west border, is a small area of land that belongs not to the Village of Arden, but to the history of this part of Brandywine Hundred. It is the old Grubb family burying ground, and the Arden Trustees are responsible for its maintenance and preservation.

Behind a stone wall in this little patch from the past are worn markers indicating the graves of pre-Arden residents, including an Indian and a slave.

MERRY-GO-ROUNDERS

What began as a kind of sewing circle of friends among Arden's matrons, (in the 1920's), has become an Arden institution, being kept alive by the daughters and granddaughters of the original menders and embroiderers.

The Merry-Go-Rounders ("we go 'round and 'round doing good and having a merry time of it") became a faithful, comforting link with their hometown for the Arden men and women in service in World War II. They sent packages regularly, and wrote letters to all the service people. From this they branched out to become a service group visiting patients in various hospitals.

Included in their considerable service activity today is the scholarship of \$100 they award each year to "*a deserving Arden boy or girl*" in college. And, each Christmas, the Merry-Go-Rounders make financial contributions to help the service work of many agencies.

There is a Merry-Go-Rounder meeting each month, with slide presentations, lectures, music or other special program. There's a birthday party for any member over 80, and cards, flowers and fruit are sent to hospitalized Ardenfolk.

In recent years, the Merry-Go-Rounders have planted many azaleas and rhododendrons, on Arden commons, in memory of deceased Merry-Go-Rounders, and for the esthetic enjoyment of all the rest of us.

To finance their many projects the Merry-Go-Rounders enlist the help of talented Ardenites and provide entertainment for all the Ardens with their occasional lawn parties, dance recitals and plays.

FRANK STEPHENS MEMORIAL THEATRE

Across from the Arden Green, next to the founder's house, on Woodland Lane, is Arden's original open air theater. By the large rock on the stage with its memories of long ago Shakespearean productions, are the ashes of several early Ardenfolk.

No longer used regularly, the theater belongs to all of Arden, and is a popular place for weddings and memorial services. Application for such use of the theater should be made by residents to the Civic Committee.

The theater is also a lovely place for sitting; we are all welcome to enjoy its quiet shade, and to respect the property as an important part of Arden's history.

ARDENTOWN

The idea of an experimental community based on the Single Tax was extended in 1922, with the purchase of the Harvey farm and the founding of Ardentown. Fiske Warren, of Boston, friend of Frank Stephens, advanced the capital—about \$39,000. The original trustees were Stephens, his son Donald and William Worthington, Jr.

Most of Ardentown is east of Arden, but included in its 110 acres is some land along Naaman's Creek west of Arden. Ardentown's physical plan is similar to Arden's, featuring greens, footpaths and a large woodland section owned by the community through the trustees. All the land is held in trust; there are three trustees, who serve for life. The Deed of Trust and the leases followed the general pattern set in Arden.

To visitors, and to many residents, the boundaries between Arden and Ardentown are hazy; physically, the two enclaves flow into each other. In governmental structure, however, they are quite different.

Ardentown residents hold four town meetings each year in February, May, September and November. Their standing committees (except assessors) are much like Arden's, but they have no legal standing, and operate as advisory to the trustees, who have arbitrary power. When there is a vacancy in the Board of Trustees, the trustees nominate a candidate and only leaseholders may vote on confirmation.

The Ardentown assessment committee meets with the trustees before the November town meeting, and at that meeting recommends the rate for land rent for the coming fiscal year, starting in March. The trustees, however, have the final authority to set the rates. That fact is an important difference between arrangements in Ardentown and Arden, where rates are set by the Board of Assessors. In Ardentown, when the assessment committee and the trustees disagree, or when a group of leaseholders take exception, an arbitration procedure may be invoked.

Sewers were installed in Ardentown in 1973. The barn of the Harvey farm has been transformed into a theater, with adjoining restaurant, shops and art gallery. The property is owned by the trustees.

ARDENCROFT

The third Single Tax community, Ardencroft, was founded in 1950 largely through the efforts of Donald Stephens, son of Frank Stephens, and Phillip Cohen, attorney, who has given devoted services to all three Ardens. Stephens mortgaged his real estate holdings in Arden to borrow capital with which to purchase the 63 acres of Ardencroft, and Cohen arranged the financing and purchase.

While Arden and Ardentown were open to people of all colors and religions, few blacks settled in either community. Ardencroft was established with the idea of creating an integrated community and a positive effort to attract blacks was made. It has succeeded.

Ardencroft is organized as a corporation instead of as a charitable trust. The three directors of the Ardencroft Association, Inc., hold positions similar to the Trustees of Ardentown. In recent years, a close working relationship has been established between the directors and the town meeting, based on the willingness of the directors to consult with the meeting and its committees, and to act on their recommendations.

The original directors of Ardencroft were Stephens, Hamilton D. Ware, long time trustee and director of all three Ardens, and Henry George III of Wilmington, grandson of the author of *"Progress and Poverty."*

Elected committees of the Ardencroft Town Meeting are: budget, planning, finance, registration, civic, audit, assessors. The meeting has a chairman, vice chairman, secretary, and a salaried town clerk, who keeps the books. The assessors, as in Ardentown, make recommendations and the directors set the rental rates. Town meetings are held on the third Thursday of every January, March, May, September and November.

THE ARDEN BUILDING & LOAN ASSOCIATION

The Arden Building & Loan Association was formed to fill a special need for financing construction of houses in Arden, and in its history has been an important factor in the ability of Arden, Ardentown and Ardencroft leaseholders to build, buy, or improve their homes.

In the early days of the village, it was impossible to finance house construction in Arden, because the banks would not grant mortgage loans on houses built on leased land. Such houses were regarded as personal rather than real property under the technicalities of the law then in existence. Attorneys interested in the development of Arden prevailed on the Delaware General Assembly to recognize leases for land as long-term leases if they were for 10 years or longer, and to open the way for mortgage loans on land leased for a long term. Commercial banks and other lending institutions in Wilmington reacted slowly to this change.

Meanwhile, the Arden B. & L., formed in 1917, specialized in making loans to help Arden residents. Its capital was obtained in the early years mainly from persons, dedicated to the welfare and progress of the villages who invested in shares of the association. The association is run by a 12-member board of directors.

The Arden Song

Words by Frank Stephens (1909) Arr. by Edith Ware
German air: "Abschied vom Dirndl"



When crickets sing and kine are homing And lanterned
When wayward winds come back from straying The wide world
When days are drear and ways are weary And sad at



stars come seek the sun The village lights aslant the
o'er, a-far and long, The woodland breezes cease from
heart we wanderers roam Light, tiny town, thy beacons



gloaming come twinkling, twinkling one by one. Oh, night and
playing to catch their rede and steal their song. Oh, winds that
cheery. Oh, whispering woodlands call us home For stars will



sunset glow and starry splendor And cloud-wreathed eve be-
woo the flow'rs and roam at pleasure Though far ye fare by
shine again and days will brighten And rough roads smooth that



neath thy silvery crown Ye give to me no guide so
dale and grassy down Ye learn no song beside of
love shall tread adown And even—song ring brave and



true and tender As are the lights of Arden Town.
that sweet measure Ye taught the leaves by Arden Town.
sad hearts lighten As hope leads home to Arden Town.