

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 Jobson

Marjory Poinsett Jobson (1916-85) grew up in Arden and lived at the house on Cherry Lane known as the "Vista" or "Bluebird." She belonged to the Poetry Society of Wilmington.



The Arden Book

*Arden Community Planning Committee
1992, Revised 1999*

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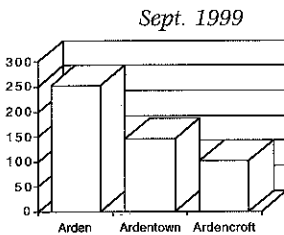
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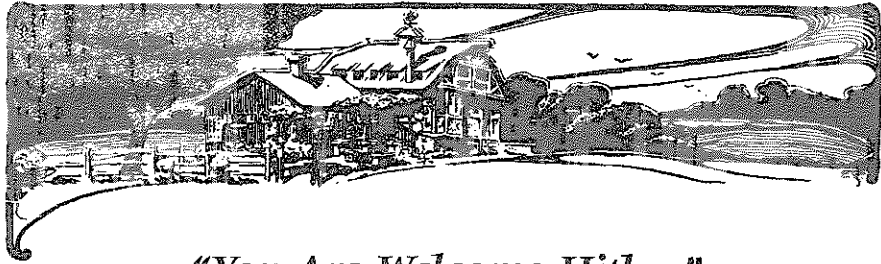


Number of households (approx.)

Arden	252
Ardentown	145
Ardencroft	102
Total	500

Number of residents (approx.)

	Adults	Children
Arden	400	82
Ardentown	237	43
Ardencroft	177	34
Total	814	159
Total	973	



"You Are Welcome Hither"

ARDEN'S TRADITIONAL WILLINGNESS to accept anyone who wishes to join the community is reflected in the above phrase from Shakespeare's *King Lear* (V,iii). The words are carved at the top of the stile at the entrance to the village at Harvey Road and Lower Lane, and the sentiment is equally true in Ardentown and Ardencroft. This book broadens the welcome to the three Ardens by acquainting you with the history and community organizations of the villages and the system of self-government in the Ardens.

The heart of the Arden communities has always been the participation of their residents. The members of the Arden Community Planning Committee and the many volunteers who prepared this book all hope its pages will help you to find ways you can contribute to — and receive from — the Ardens' creative dimensions in living.

You will often hear, "Arden isn't what it used to be." That is surely true. Anything living must change, and the three Ardens are very much alive. No longer rurally remote, nor self-contained as they were when transportation was primitive and housing developments had not closed in around us, the Ardens are verdant islands in a sea of suburban sprawl.

We think that, in many ways, the Ardens keep being reborn, as newcomers make their homes here and share their talents and energies with earlier residents, and as children who grew up here return to raise *their* children in Arden, the community of their choice. Perhaps that is the essence of the Ardens — it is a choice, not only of a convenient location, but of a way of life.

What part the Ardens play in your life, and how much of you goes into the enrichment of life in our "intentional communities" will be your decision. We hope you find in this book enough of the spirit, the flavor, the history and the possibilities of life in our villages to lead you to enjoy active participation in community life.

Note to New Residents

We hope you find the entire Arden Book interesting, but the most important sections for new Arden residents to read are "Arden Government" and "Arden Laws & Courtesies." These sections will inform you about how the government works and your part in it. They contain information on elections, ordinances and taxes, and practical matters such as trash collection.

If you have further questions about anything in Ardentown or Ardencroft, see specific sections in this book. The three villages are incorporated separately and town governments vary.

Read the *Arden Page* (our monthly newsletter) and the *Arden Club Calendar* for the news of what's going on around the three villages. The *Arden Page* is free and distributed by volunteers to all residents of the Ardens; the *Arden Club Calendar* is mailed to members of the Arden Club (which is easy and inexpensive to join).

Scan the contents of this book. Explore a few activities, find your niche. Community is built on participation and we need yours.

History

Yesterday & Today or How the Ardens Came to Be

"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."

— Henry George
Progress and Poverty

For further reading:

Books written on Henry George's life and economic theories are available at the Arden Library or through the Georgist Gild of the Arden Club, and the Robert Schalkenbach Foundation (New York).



G. Frank Stephens (1859–1935)
with his bust of Haines D. Albright
in a Shakespearean role

Henry George and the Single Tax

BETWEEN 1894 AND 1950, seventeen land trusts were started by Georgists and referred to as Enclaves of Economic Rent. Fairhope, Alabama, was first; Arden was second and Ardencroft was number seventeen. Our story begins in 1895 when disciples of philosopher-economist Henry George agreed on a strategy for spreading 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 underassessment of the rental value a misdemeanor.

The campaigners met tremendous resistance and many were jailed. The Georgists managed to garner only a little over 3 percent 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 land" is, of course, a deliberate perversion of Henry George's ideas. 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 the improvements on it.

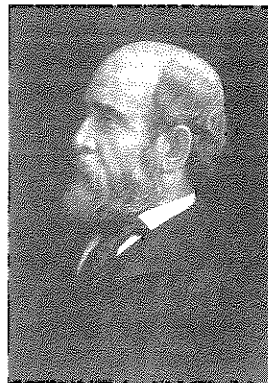
If the full rental value were to be collected, George maintained, speculative profits would be eliminated. As the rental value of some land rose, the increased value would be taxed and returned to the community, which had itself created the value, rather than enriching speculators.

Georgists believed the overall effect of operating the entire economy under the Single Tax system would be a more just distribution of wealth. Individuals would earn wealth as the result of their labor and their capital, rather than their ability to monopolize land which includes all natural resources.

The Founders: Stephens, Price and Fels

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, with the purchase of the Derrickson farm, Arden was born.

This is Frank Stephens' own description of how Arden came to be, taken from his address to the International Conference on the Taxation of Land (the second international Georgist conference), held at Oxford University in 1923:



Henry George (1839–97)

"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 William Morris' 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."

Early Ardenites

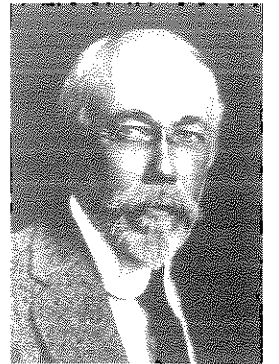
IF STEPHENS WAS NOT SUCCESSFUL in arousing the interest of Arden's farm neighbors in joining the colony, he drew many future Ardenites from Philadelphia and some from Wilmington. It was natural that nearby believers in the land value theory of Henry George would be attracted here (as well as some who had lived in other Single Tax colonies). More unexpectedly, many of the early Arden settlers were not only *not* Georgists, they were vociferous opponents of Stephens and his ideas.

Searching for the common background of those who came to Arden in its first 15 or 20 years leads to the Philadelphia Ethical Culture Society. There Utopians of all sorts, with various theories on ways to reform society, met and debated. What they all shared was a fascination with ideas and concern for making a better world. To them, being in on the development of an experimental colony was an inviting challenge.

Artists, musicians, craftspeople, builders and dreamers were enchanted with the new rural village. And it was rural — Arden was ringed not only by its own woodlands, but by the fields and woods of the adjoining farms. Weekending and commuting was easy for Philadelphia-based workers; a station of the B&O Railroad was "just down the road apiece." Village life was what the people who came here made it, with little intrusion from "outside" civilization.

Most of all there was land — land for building one's house, available for payment of only the annual land rent (\$6.00 average payment in 1910). That brought families eager to find a place in the country to raise their children. Among the colonists were carpenters and masons who built their own and others' houses. Houses were placed on their lots to give them privacy and room for gardens. Most had fireplaces. Each house was different from the others.

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. People were reluctant to join the new colony with no guarantee of rights.

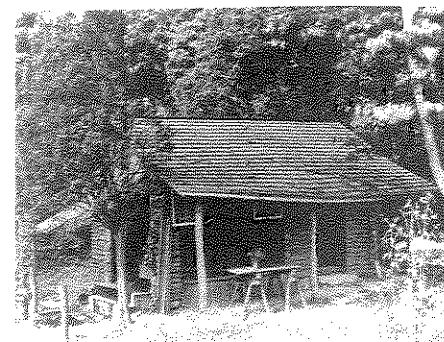


Architect Will Price (1861–1916) also designed Rose Valley, Pa., prior to Arden.

Peter Kropotkin, 1842–1921

Russian revolutionary, geographer and theorist of the anarchist movement. Kropotkin "... argued that, despite the Darwinist concept of survival of the fittest, cooperation rather than conflict is the chief factor in the evolution of the species. ... envisioned a society in which men would do both manual and mental work, both in industry and in agriculture. ... Members of each cooperative society would work from their 20s to their 40s ... sufficing for a comfortable life, and the division of labor would yield to a variety of pleasant jobs, resulting in the sort of integrated, organic existence that had prevailed in the medieval city."

— *Encyclopedia Britannica*



Frank Stephens' original house, the Homestead, built around 1900, now 2313 Woodland Lane

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.

A Living Community

THE FOUNDERS OF ARDEN WERE THOUGHTFUL ACTIVISTS of their time: the uplifting era at the turn of the century. Social reforms of all kinds were challenging the political order. While the Georgist 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, of England. His writings urged the creation of garden cities, with the land held in community ownership through trustees who would collect 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 in the layout of Arden in 1900 and Ardentown in 1922, and the original plans have not been changed over the years.

The design for conversion of a bare farm into a lovely village incorporating public spaces is a tribute to the vision of Will Price and Frank Stephens. Besides the series of footpaths they created to separate vehicular from pedestrian traffic, the founders set aside almost half of Arden's acreage for the use of all residents in greens, forests and roads. In addition to giving us pleasant parkland, the woodland perimeter of our villages insulates us from the adjoining suburbs.

The excellence of the founders' physical planning is matched by their triumph in social planning. Following ideas advocated in the 19th century by William Morris, the founders fostered arts and crafts activities to be pursued in a beautiful environment. With the influence of William Morris and Henry George still very much in evidence, Arden is one of the few Utopian colonies to survive with the essence of its original ideas still functioning.

More importantly, the founders created a living community. Unlike the founders of almost all other intentional colonies, Stephens and Price did not believe in selecting the people who would live here. Applicants for Arden leaseholds were never questioned as to their beliefs, origins or religion. 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. In fact, Arden has become a magnet for people who are themselves creative, who want more than "just a house," and who are eager to be part of the continuing growth and change of a village that is determinedly different.

Arts and Crafts

WILLIAM MORRIS, 19TH-CENTURY PRE-RAPHAELITE, writer, craftsman, artist and Socialist reformer, exerted a potent influence on Frank Stephens and Will Price as they laid out their Utopian village. It was from Morris and the Arts and Crafts Movement that the founders derived the concept of a community of craftsmen who would work with their hands, creating beautiful things, while living in an atmosphere of music, drama and other arts as an inherent part of their lives.

To make this a reality, the Craft Shop (now an apartment house at 2300 Cherry Lane) was built at one corner of the Arden Green. There Frank Stephens had his studio, his son and others created hand-crafted furniture, and a forge thrived, producing hand-

wrought iron lamps, sconces, andirons, latches and other useful and ornamental items.

To house the artisans, small English-type cottages were built in what was known as "Little Arden" (1802-1806 Millers Road, 2212 The Sweep, 2207 Lower Lane). These cottages were built on small lots and were rented to young artisans; the leaseholds were held by the trustees. Most of these houses have been refurbished or rebuilt, but each is still distinguished by hinges and latches from the Arden Forge.

Around 1924 Herbert and Mildred Noyes Mason built the Weaving Shop across the street (now an apartment house at 1812 Millers Road). Mrs. Mason operated the shop for many years, hiring many local women as loom operators. The weavers produced fine cloth for garments and custom-designed table linen. The Weaving Shop continued as a successful business until the late 1930s.

An Arts Assessment, funded by the Delaware Division of the Arts in 1998, found that Ardens' reputation as an active arts community remains true today. It is still a haven for artists, craftspeople, performers, writers and other creative people. Community members have successfully integrated the arts into their lives in the spirit of William Morris and the Arts and Craft Movement

Shakespeare

ANOTHER WHO CONTRIBUTED GREATLY to the Arden's 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*. With a huge granite boulder as a backdrop, Stephens built an open-air theater even before he built his home adjoining the site. The theater, at the west side of the Village Green, was known as the Field Theater, and the presentation of Shakespeare's plays was a vital part of Arden life. Later renamed the Frank Stephens Memorial Theater, it is still used.

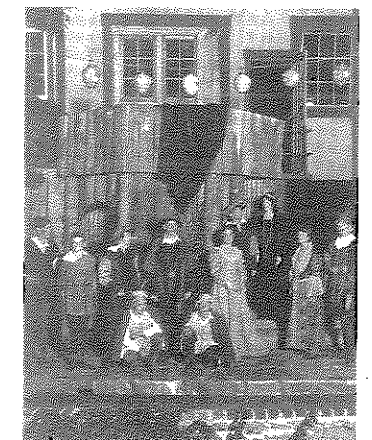
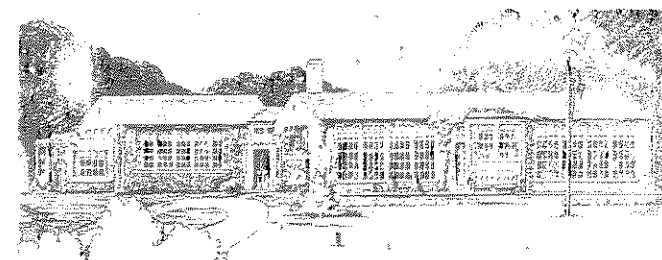
On this stage, and later at the outdoor Moonlight Theater at Gild Hall, a deep tradition of classical theater developed. Shakespearean plays were given weekly, with Arden residents transformed into Shakespearean actors. Even the youngest children became familiar with Shakespeare. The tradition wavered but never died out completely and, in 1995, the Arden Shakespeare Gild was formed. In addition to workshops and lectures, the Gild performs plays yearly.

Arden was also the first home of the Curtis String Quartet, whose members spent their summers in Arden. Many musicians from Philadelphia came to visit, some to live, and all to make music an integral part of early village life. Vespers were held each Sunday evening through the early 1940s.

The Arden School

THE ARDENS HAD THEIR OWN PUBLIC ELEMENTARY SCHOOL from 1920, when the Arden School District 3 was formed, until 1969. Classes started in March 1920 in the Craft Shop and moved to the lower Gild Hall later that year. 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 and

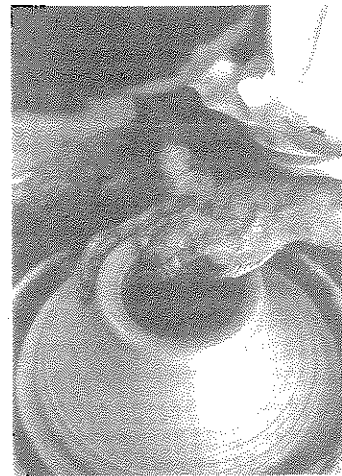
dedicated in 1925. Eight grades were housed there from 1924 to 1931; then the grades were reduced to six — all in two rooms. The building was destroyed by fire in 1945.



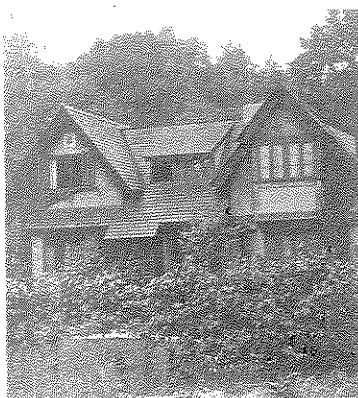
Shakespeare at the Moonlight Theatre at the Gild Hall circa 1953.

An artist's rendering of the plans for the Arden School built in 1946-47 (now the Buzz Ware Village Center). The extension on the left was not built.

For further reading: "Education in the Ardens" by Mayda Brandner, available in the Arden library



The tradition of arts and crafts continues in the Ardens today. Pictured here is ceramist Alan Burslem at work.



The New Homestead, also called the Founder's House, built by Frank Stephens in 1909, now 2311 Woodland Lane

Classes were again held in Gild Hall until a new masonry building with three classrooms was opened in 1947. The new building incorporated many innovations in school design such as radiant heating, an abundance of windows, and direct access to the outside from each room. 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 the schools and in spite of state policy against integration at the time.

In 1968, 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 school children began attending other district schools. By 1972, all Arden public school students were in Mt. Pleasant schools. The Arden School building was used for public kindergarten classes from September 1969 until June 1973.

In 1973, the Mt. Pleasant School District declared it no longer needed the Arden School, and the Delaware General Assembly enacted legislation to turn the property over to the trustees of Arden. They, in turn, deeded it to the Village of Arden, and the building was renamed the Buzz Ware Village Center to honor the memory of Hamilton D. "Buzz" Ware, longtime trustee of Arden and Ardentown, Ardencroft director, and community leader. Buzz Ware died in 1968. (See *Organization and Facilities* for more information.)

Merry-Go-Rounders

WHAT BEGAN THE 1920s as a kind of sewing circle of friends among Arden's matrons has become an Arden institution, kept alive by the daughters, granddaughters and friends 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 comforting link with their hometown for all Arden men and women in service in World War II. The Merry-Go-Rounders sent packages regularly and wrote letters to all service people. From this they branched out to become a service group visiting or sending card to patients in hospitals.

Over the years the Merry-Go-Rounders have also planted many flowering shrubs on Ardens' commons in memory of deceased Ardenites and for the enjoyment of all. (See *Organizations and Facilities* for more information.)

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.) Ardentown and Ardencroft are working on inclusion on the National Register; Arden is working toward National Landmark Status. Arden was placed on the National Register citing the following 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 for inclusion in the Register. Places on the National Register are protected from federally financed highway and other projects through a section in the 1966 law that gives the Advisory Council on Historic Preservation the power to review any undertaking that would use federal funds and would have an effect on those places.

In 1988 the Arden Archives Committee was formed with the long-range goal of establishing an Arden museum. The committee has presented exhibits of photographs, books, sculpture, paintings, weaving, ironwork, pottery and furniture of the Ardens. Their programs show Arden as a living community and include current life in the village, as well as our past.

The Arden Page

FROM ITS EARLIEST DAYS Arden has had a town paper, starting with *The Advocate* (1902) and followed by *Arden Leaves* (1910-37) and the *Town Crier* (1938-46). Since 1975 the *Arden Page* has been our monthly newspaper. It is financed by the three villages and private donations and is distributed free to residents by volunteers.

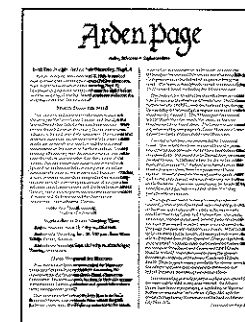
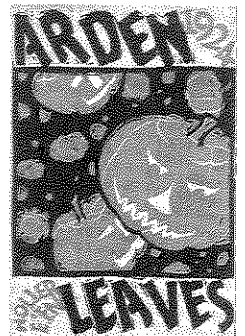
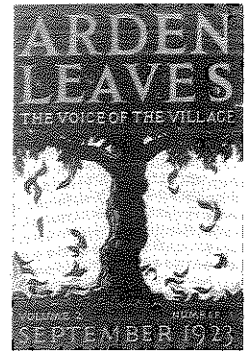
Ardentown

THE IDEA OF AN EXPERIMENTAL COMMUNITY based on the Single Tax was extended in 1922 with the purchase of 97 acres of the Harvey farm and 12 acres of the Hanby farm to found Ardentown. Fiske Warren, of Boston, a friend of Frank Stephens, advanced \$30,000 of the \$39,000 capital needed. The papers creating Ardentown's Deed of Trust were signed on December 23, 1922. This Deed of Trust reasserted the right of the trustees to set land rent (a power that had been transferred to the elected Board of Assessors in Arden's 1908 Deed of Trust). The original Ardentown trustees were Stephens, his son Donald, and William Worthington, Jr.

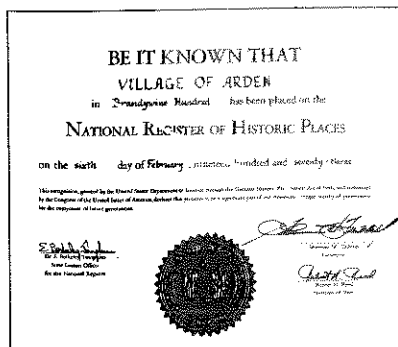
With the exception of a nature preserve and the roads, which are under the control of the Village of Ardentown, the land is held in trust through the Deed of Trust. There are three trustees who must be residents and leaseholders. When a vacancy occurs, a new trustee is selected by the remaining trustees subject to the approval of Ardentown leaseholders. Ardentown's physical plan is similar to Arden's, featuring greens, malls, footpaths and a large woodland section belonging to the entire community and administered through the trustees.

Most of Ardentown is north of Harvey Road, east of Arden and west of the railroad tracks. This tract includes the former Harvey barn, which has served as a theater since 1931. For many years it was the Robin Hood Theater, which attracted such resident actors as Barbara Bel Geddes, Jack Klugman and Anthony Perkins. In 1969 it became the Candlelight Music Dinner Theatre, one of the first on the east coast. Across the street is a stately Revolutionary-era house which has in recent years become part of a YWCA and later an assisted-living residence for the elderly.

There are other Ardentown tracts beyond the basic village. One is north of the South Branch of Naamans Creek, on both sides of Marsh Road. An adjoining parcel later served as the headquarters for the old Arden Water Company and is today a private residence. The newest, acquired in 1998, is bordered by the railroad tracks, Interstate 95, Harvey Road and Naamans Creek. Most of this land (more than 31 acres) was deeded in 1998 to the Village of Ardentown by the Delaware Department of Transportation. This land, along with six acres previously controlled by the trustees, is called the Sunnyside Tract of the South Branch, Naamans Creek Preserve.



Examples of town papers, historical and contemporary





The Robin Hood Theatre
in the 1950s

The state Department of Natural Resources and Environmental Control considers this an important natural area, which contains some of the oldest and largest trees in Delaware.

Ardentown Government

To visitors, even to many residents, the boundaries between Arden and Ardentown are hazy; indeed some lots straddle the line! Physically, the two enclaves flow into each other. In governmental structure, however, they are quite different.

The village of Ardentown was incorporated through a legislative act on June 30, 1975. The Act of Incorporation spells out the function of the Town Meeting. It calls for the election of a town chairperson, who is limited to three one-year terms, a secretary, and a treasurer. It sets up two committees: Budget and Registration. The five-member Budget Committee allocates the village's funds, subject to the approval of the February town meeting. The Registration Committee, which has three members, is responsible for keeping lists of voters and residents. It also welcomes new residents with information about Ardentown and the Ardens. All members of both committees serve two-year terms, which are staggered.

The village's bylaws establish other committees. Current committees include a Civic Committee of seven members, a Memorial Garden Committee of five members and several ad hoc committees. All serve two-year terms except the Memorial Garden members, whose term is for four years.

All land rent is paid to the trustees, who pay the county and school taxes, for maintenance of the greens, woods and other common lands, and other expenses. The incorporated village receives money from the state's Municipal Street Aid Fund and other state and federal revenue when available.

Town meetings are held on the second Monday of February, May, September and November on the lower floor of the Candlelight Theatre. A quorum of 25 residents is required. All persons over the age of 18 who have been residents for six months are eligible to vote. The town meeting may pass ordinances and has done so in such areas as off-street parking and hours for alcoholic beverage sales. Responsibility in areas such as zoning and building permits, police protection and sewage disposal has been turned over to the New Castle County government.

Ardentown also has a coordinating committee comprised of the town officers, chairpersons to the committees and the trustees. This committee may act in special situations that arise between town meetings.

Leaseholder meetings are called to confirm a new trustee and in other situations where the town meeting is not empowered to act. A leaseholders meeting may also be called upon the petition of 15 leaseholders. Only leaseholders, including those who do not live in the village, are eligible to vote at such a meeting. Special town meetings may be called upon the petition of 25 residents who list a specific agenda for such a meeting.

The First "Ardencroft"

IN AUGUST 1930, Stephens and the other Arden trustees acquired 120 acres of farmland that was being sold for back taxes, located between Darley Road and Chestnut Street (then called Featherbed Lane). In January, a dozen pioneers founded what they called "Ardencroft" and began clearing land for gardens. They hoped to support themselves by intensive farming and wait out the Depression. The colony failed in its second year, largely because the Arden residents refused to share the cost of building a bridge over Naamans Creek between the two colonies. Ardenites were annoyed with Stephens' ways of appropriating their land rent, and the Ardencrofters' bootleg liquor parties probably didn't help their case. Today the communities of Indian Field and Highland Woods occupy the site; the 18th-century farmhouse where the colonists lived (and occasionally partied) has been renovated and enlarged into the home at 14 Ravine Road.

Ardencroft

THE THIRD CONTIGUOUS SINGLE TAX COMMUNITY, Ardencroft, was founded in 1950 largely through the efforts of Donald Stephens, son of Frank Stephens, assisted by Philip Cohen, the attorney who gave devoted service to all three Ardens and was a trustee of Arden. Stephens mortgaged his real estate holdings in Arden to borrow the capital to purchase 63 acres of farmland on the both sides of Veale Road. Cohen arranged the financing and purchase.

The original three directors of Ardencroft were Stephens; Hamilton D. "Buzz" Ware, long-time trustee of both Arden and Ardentown; and Henry George III of Wilmington, grandson of the author of *Progress and Poverty*.

While Arden and Ardentown were open to anyone who cared to apply for a lease, only a few African Americans settled in either community. Don Stephens started Ardencroft with the idea of creating an integrated community, and there was a successful effort to attract blacks and other minorities.

Ardencroft Government

Ardencroft is organized as a corporation instead of a charitable trust. The three directors of the Ardencroft Association Inc. hold positions similar to the trustees of Ardentown. They set the land rent rate, collect the land rents, and pay the taxes. Directors serve for life. When there is a vacancy, it is filled by the remaining directors. While no confirmation is required, in recent years the directors have sought recommendations to fill a vacancy and have asked the town meeting for approval of their choice. The directors are aided by the association clerk, a part-time employee.

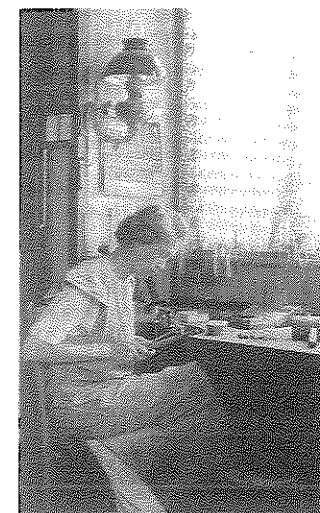
The elected committees are: Assessors, Finance, Parks and Recreation, Public Works, Registration and Safety committees. The Assessors Committee (five members, elected annually) recommends land rent rates and reports to the directors and the town meeting, serving in an advisory capacity only. All other committees consist of five members each, who serve two-year terms. Half of each committee is elected each year. At the March meeting the village also elects a chairman, treasurer and secretary, who serve one-year terms. The secretary is a paid position.

Town meetings are held on the third Thursday of January, March, May, July, September and November at the Buzz Ware Village Center.

Arden Today

THE EVERYDAY LIFE OF THE VILLAGE still echoes with staunchly held divergent ideas on all areas of Arden activities. Interest in the economic theories of Henry George has been revitalized by the Georgist Gild of the Arden Club, which holds classes, seminars and social events to encourage understanding of land value taxation. They crusade conscientiously, prodding us all to remember and honor the town's economic basis. Arden has truly been successful at applying Georgist economic principles by transforming the real estate and school taxes into a land value tax. The money to pay taxes is raised from the leaseholders in proportion to the value of the land only; the value of houses and other improvements belongs to their producers or assignees, not to the government or the community.

In many ways, the life of the Ardens has been changed by outside pressures — by surrounding suburbia; by an ever-growing county government, which the villages must help to support; and by non-residents who join the Arden Club to sing, dance, swim, perform and take part in a community life that is often lacking in the suburban developments. Residents of the Ardens have met this challenge by being involved in protecting the surrounding environment through projects such as traffic calming on Harvey Road, the Naamans Creek Watershed Association, and the Council of Civic Organizations of Brandywine Hundred.



Margaret Wood at work on
silver jewelry at the Craft Shop
studio circa 1917-1919.



For over 50 years, neighbors have
volunteered to teach arts and crafts
to children in the Arden Community
Recreation Association Summer
Program.

Arden Government

Don't pay your taxes twice

Residents should know two essential facts about the land rent:

1. Land rent is due March 25 in Arden and Ardentown; March 31 in Ardencroft.
2. If you have a mortgage, your mortgage company or bank probably includes the land rent in your monthly payments; that company or bank will pay the land rent on time to the town treasurer (the Trustees' secretary in Ardentown, the association clerk in Ardencroft). The Trustees in turn pay the county taxes in one lump sum. Paying land rent bills to bank mortgage holders or directly to New Castle County results in delay and confusion — and possibly overpayment. Also, double payment of taxes sometimes happens when a local lender sells a mortgage to an out-of-state lender. If you think you have paid your land rent twice, contact a trustee or a director for assistance.

Governing Documents

THE BASIC GOVERNING DOCUMENTS of Arden are the Deed of Trust, the Arden lease, the Act to Reincorporate the Village of Arden, and three court decisions. Similar documents are in effect in Ardentown and Ardencroft.

The **Deed of Trust** is the legal document establishing the charitable trust that owns all the residential land in Arden. The Deed of Trust specifies three trustees. It requires the trustees to "apply all sums of money received as rents, in excess of the amounts needed for the purpose of paying the taxes, to such common uses desired by the majority of the residents..." The importance of that phrase: "common uses desired by a majority of the residents" was confirmed in the 1942 Chancery Court case known as *Broeker v. Ware*. The desires of the majority are determined in the annual budget referendum, conducted by mail. Eligibility is affirmed by signing the return envelope containing the ballot. Since both the charter and the Deed of Trust specify "a majority of the residents" and not merely a majority of those voting, it is essential that residents vote. Failure to vote is the same as a negative vote on the budget.

The **lease** is the contract each homeowner signs when buying an Arden house. It provides a 99-year renewable lease on the Arden lot that the house occupies. It establishes the relationship of the individual leaseholder and the trustees of Arden and specifies that the leaseholder must pay the trust annually the "full rental value of the land." Under Delaware law a lease over 10 years is virtually equivalent to private ownership as security for a loan, clearing the way to mortgage financing in the Ardens.

The **Act to Reincorporate**, or **charter**, granted to Arden by the Delaware General Assembly in 1967, gives legal standing to the town meeting form of government and makes Arden an incorporated municipality. Under the charter, the Town Assembly has the same legislative power as the city councils of other municipal governments. However, Arden has assigned certain functions to the New Castle County government such as sewage services and administration of building codes. County police patrol in the Ardens; state police have jurisdiction on Harvey Road.

In 1973, with the approval of the Town Assembly, the trustees transferred to the incorporated Village of Arden all lands of the trust except the land rented in leaseholds and the old Grubb family burial ground. The Village lands, which include the roads, paths, greens and forests, then became tax-exempt municipal lands. Since incorporation, Arden has received a share of the state Municipal Street Aid Fund.

Trustees

THE TRUSTEES COLLECT THE LAND RENT, invest the funds to earn interest, pay the county and school taxes and any administration costs, and see that the money remaining is spent in accordance with the budget approved by Arden residents. Trustees approve the lease transfer when a house is sold, provided the land rent is paid and the property is up to code. They also make decisions on requests to divide lots or adjust boundaries, give authorization to cut trees on leaseholds, and otherwise tend the welfare of Arden by communicating with leaseholders on encroachment problems, housing code violations and other matters, and by communicating with other government agencies outside Arden. When a vacancy occurs, a new trustee is nominated by the remaining trustees, usually with the consultation of the Advisory

The Deed of Trust

Amended January 31, 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. [Frank] 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 and 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 the said land from David F. Derrickson, who made the 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.

Committee or a search committee. The nominee is then approved or disapproved by a referendum of all eligible voters. Election is for life.

While the three Ardens have many distinctive and rare traits, one that is very likely unique is that the county and school taxes of the three villages are paid in full and on time every year. Even if the leaseholders have not paid in full, the trustees of Arden and Ardentown and the directors of Ardencroft are prompt and thorough. Pursuing delinquent leaseholders is one of the most onerous tasks within the responsibilities of the trustees and directors of the three Ardens. Penalties are charged for late payment.

Town Assembly: Where the Action Is

ARDEN HAS HAD A TOWN MEETING since its earliest days, when, according to village 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, devastating court fights and, eventually, incorporation produced the present Town Assembly.

Still a town meeting, the Assembly is the legally constituted government of the Village of Arden; its committees report to the Assembly any problems or concerns they have discovered in their areas of responsibility and execute Assembly instructions after discussion and decisions of the voters who attend. Today, the town meeting is a direct democracy that Ardenites of long ago would marvel at.

Every resident of Arden who is at least 18 years old and has lived in the village for six consecutive months immediately preceding a referendum or town meeting is eligible to vote in town elections. Prior to 1967 leaseholders who lived outside of Arden were sometimes allowed to vote as well, but the charter removed any ambiguity and established that only *residents* are eligible to vote.

Town meetings are held at the Gild Hall on the fourth Monday evening of January, March, June and September, and special meetings may be held. Notification of each meeting is mailed to every resident family, including the agenda.

Think about it

Democracy requires participation or it ceases to be democratic. In the Ardens, participation means going to town meetings and voting in elections. At town meeting decisions are made that affect all residents. If you don't go or don't vote in elections, you can't help make the decisions.

Arden Standing Committees

MANY OF THE DAY-TO-DAY TASKS of running the village are handled by elected committees of residents. They check the roads for potholes, prepare the budget, keep the playgrounds in shape, and serve the community in many ways. At the January town meeting, candidates are nominated to serve on the standing committees; two names must be nominated for each position open. Elections are held at the March meeting. New residents are welcome and encouraged to serve on committees. Contact the town secretary for current committees and officers.

Archives Committee

5 members; 2-year term

The duty of the Archives Committee is to preserve and perpetuate the history of Arden as an intentional community. Its three main tasks are: to collect and preserve documents, photos, etc.; to present displays and programs about Arden's past, its people and its arts; and ultimately to create an Arden museum. In 1991 the committee started the museum in the Red House, that part of the Craft Shop that was the office of Frank Stephens and the first meeting place for the village. In 1992 the committee moved its headquarters to the Buzz Ware Village Center. Since Arden is a living community, the committee is not only documenting past history, but is also recording current life in the village.

Auditing Committee

3 members; 2-year term

The Auditing Committee meets in June to examine specific accounts in the general ledgers of the town and trustees to assure they are in agreement with the professional audit. The committee reports to the June Town Assembly.

Budget Committee

5 members; 2-year term

The primary function of the Budget Committee is to organize information about past and projected village expenditures for presentation to the September Town Assembly. This report forms the basis of the annual budget referendum, which is sent to all residents after the September meeting. To prepare its annual report, Budget Committee members communicate with the other standing committees, the town secretary, treasurer and the trustees. This information-gathering activity provides an excellent overview of Arden's governmental structure and its finances.

Buzz Ware Village Center Committee

5-7 members; 2-year term

This committee operates the Buzz Ware Village Center, the former Arden School. The committee supervises the building's maintenance and security, establishes rules for use of the center by individuals and groups, and negotiates leases for part-time use of the center to make it largely self-supporting. Scheduling use of the building for meetings and activities is an added assignment for this committee. In addition, the BWVC Committee hosts and encourages cultural, recreational and civic activities at the center.

Civic Committee

5 members; 2-year term

A descendant of the early Arden Board of Townsmen, this committee serves as the village Department of Public Works. It supervises the maintenance of Arden's roads, which are owned and repaired by the village. It also plans and oversees off-street drainage facilities and arranges for snow and trash removal, after approval by the Town Assembly. Mowing of the greens, upkeep of the woodlands, and supervision of the use of all other land belonging to the Village of Arden are also part of the Civic Committee's work. The committee issues permits for special use of the woods, greens and the Frank Stephens Memorial Theater.

Community Planning Committee

5 members; 2-year term

The Community Planning Committee plans the "physical and cultural future of the community." In the early days it was more of a community *planting* committee, busy with landscaping and beautification. Today, the committee works with other committees to plan projects that have a major impact on the village, such as forest stewardship, watershed protection, landscape plans for the greens, Harvey Road traffic, and historic landmark status. It monitors county and state issues (such as rezoning). The committee also has a few non-planning responsibilities that have historically fallen to it: overseeing the Memorial Garden and the annual woods cleanup.

Legislative Reference Committee

5 members; 2-year term

This committee distributes a handbook of Arden policies and procedures to each household and keeps old documents available for quick reference at town meetings. A member also serves as the Assembly's parliamentarian when there are questions about procedure under *Robert's Rules of Order*. The committee is also responsible for codifying new governing documents as they are created.

Playground Committee

5 members; 2-year term

The Playground Committee makes sure that playground equipment on the Arden and Sherwood greens is kept in good repair and safe condition. The group tours the greens every other month in the winter and every month in the summer, inspecting each piece of equipment. When needed, they replenish mulch around the swings, slides and other installations in play areas and recommend purchase of new equipment for Town Assembly consideration and approval.

Registration Committee

5 members; 2-year term

The Registration Committee is composed of the five elected committee members, the Town Assembly secretary; the Senior Trustee; and the Trustees' Administrative Assistant. The 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 page 17.) The committee is responsible for maintaining a list of eligible voters.

Safety Committee

5 members; 2-year term

The Safety Committee is responsible for suggesting rules to promote the general safety of residents. They erect and maintain parking and traffic control signs. The committee also issues notices periodically to remind residents of Arden's parking ordinance. It maintains relations with the county police and alerts them to problem areas in regard to safety. In 1992 the committee worked with the county police to re-establish Town Watch, a community crime-prevention program. Anyone with a safety problem is welcome to contact a member of the Safety Committee. In the case of an emergency or a criminal situation, residents should call the police directly at 911.

Welcome Hither Committee

Special committee

The purpose of this committee is to welcome and integrate newcomers into the life of the Village of Arden. The members organize and distribute a packet of information that includes: *The Arden Book*, an ACRA residents directory, a brief guide to how the town works, an Arden Club brochure and an issue of the *Arden Page*. The committee also sponsors community parties.



Other Committees & Officers

IN ADDITION to the standing committees, the official groups in the village include the trustees and Board of Assessors (described on page 12 and 17); the Advisory Committee; and four elected officers: the Advisory Committee chairperson, Town Assembly chairperson, Town Assembly secretary, and village treasurer. Officers are elected for one-year terms at the March meeting.

Advisory Committee

The Advisory Committee consists of the chairpersons of all standing committees, the town officers, the chairperson of the trustees, the chairperson of the Board of Assessors, plus an Advisory Committee chairperson, who is elected each year. This coordinating group meets before each session of the Town Assembly to discuss and set the agenda. It also handles communication between committees, advises committees that report problems, and makes suggestions on Town Assembly procedure.

Advisory Committee chairperson

See "Advisory Committee" above.

Town Assembly chairperson

The main responsibility of the chairperson of the Town Assembly is to preside at town meetings, maintaining order and making sure everyone has an opportunity to speak. In addition, the chairperson may handle mail addressed to the village and, if so instructed by the Town Assembly, may represent the village at meetings of county and state agencies (although other committees or residents may also be instructed by the Assembly to represent the village). The chairperson also serves from time to time as the head of special committees.

Town Assembly secretary

The secretary of the Town Assembly takes the minutes of the town meetings, keeps town records, and also serves as secretary to the Civic, Registration and Advisory committees. This is a part-time salaried position, as well as an elected office.

Village treasurer

The treasurer maintains oversight of the financial processes of the village and provides coordination among financial committees and the trustees. The treasurer serves ex-officio on audit and budget committees.

What Happened to the Single Tax?

By 1950, there were 17 Single Tax communities, or Enclaves of Economic Rent, as they were called. As in Arden, the land was owned in common and leased to individuals, with the rent being used for public revenue. They ranged in size from less than 5 acres to nearly 4,000 acres in the case of Fairhope, Alabama. Canberra, the capital of Australia, was set up as a single tax enclave in 1910 with over 900 square miles.

Of the original 17 enclaves, only Fairhope, Arden, Ardentown and Canberra remain. However, in several countries around the world there have been conscious applications of the land value tax. The most notable examples are in Denmark, Australia, the Union of South Africa and New Zealand. Most recently Russia and Estonia have enacted small measures of the land value tax for the support of national and municipal revenues. In the U.S., Pennsylvania now has 17 cities, including Pittsburgh and Harrisburg, that consciously tax the value of land.

Elections

IN GRADE SCHOOL, we get the idea that democracy means "majority rules," but it is more complex than that. At issue are the many ways of achieving "government of the people, by the people, and for the people" — questions of who can vote and how many *must* vote for a decision to be valid. In Arden, residents who are at least 18 years old and have lived in the village for six consecutive months are eligible to vote. We have several types of elections:

Simple majority vote:
used at Arden town meetings

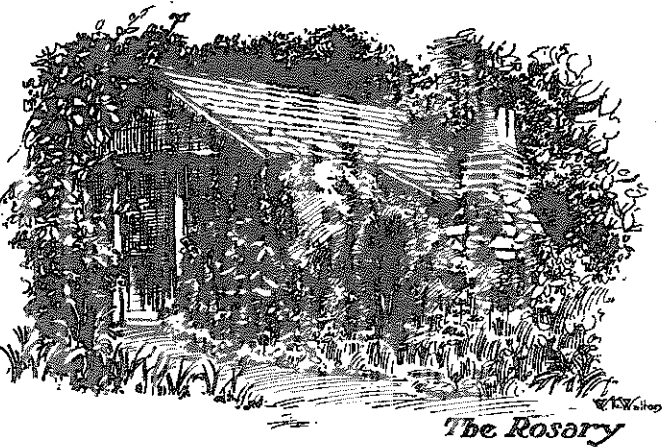
A quorum of 35 residents must be present for business to be conducted. A simple voice vote, occasionally a show of hands, is used to pass motions. New ordinances and amendments require readings at three town meetings before approval. Standing committees and town officers are elected by ballot at the March meeting.

Referendum:
used to confirm trustees, approve the annual budget

A referendum is a direct vote of the people; ballots are mailed to each eligible resident. Residents affirm their eligibility to vote by signing and printing their names on the return envelope containing their ballot. Landlords should notify the Registration Committee of new renters. On the budget referendum, voters can approve or disapprove line items, and items do get defeated. At the town meeting and in the referendum there is ample opportunity for residents to control how our money is spent.

Proportional representation:
used to elect the Board of Assessors

Ballots are mailed to all eligible residents for the election of the Arden Board of Assessors. All returned ballots are counted using the Hare system of proportional representation. This type of democratic election is designed to give any organized minority representation. It is much more complex than simply counting up who got the most votes, but it does ensure that minorities can get elected. Proportional representation is used in other places, notably in Israel for elections to parliament.



The Rosary

Actually, the "Roserie." Early settlers enjoyed little jokes and puns when naming their houses. Four women lived in the cottage, two of them named "Rose." The house was also covered with climbing roses. The house is behind the Field Theater, now 2307 Woodland Lane.

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 taxation of Henry George. Unfortunately, Henry George never explained how to determine that value.

Nonetheless, each year the Board of Assessors determines the full rental value of all the residential land owned by the Arden trust and then specifies how to figure the land rent for each lot. The rent is expressed in rates per 1,000 square feet of land, with adjustments for certain factors deemed to increase or decrease the value of specific leaseholds because of their location. (There has often been a plus factor for lots adjacent to forests or greens; a minus factor for those on Harvey or Marsh roads.)

Candidates for the Board of Assessors are nominated at the September town meeting, and their names are submitted by mail to all eligible voters along with the budget referendum. Assessors are elected using the Hare system of proportional representation (explained below).

The Board of Assessors holds public hearings in January or February, May and June to receive suggestions from leaseholders. At the end of June they present their report to the Town Assembly. This report sets the land rent, unless it is appealed at the September town meeting and an alternate assessment is approved by a two-thirds majority of the Assembly. In that case, the two assessments are put to referendum and the one approved by a majority of residents goes into effect.

A Step-by-Step Guide to the
Hare System of Proportional Representation

There are seven positions to be filled on the Board of Assessors, and there are usually at least 14 candidates, plus room to write in another.

- IN THE BALLOTING, each voter shows his or her preference among the candidates by marking a "1" beside the first choice, a "2" beside the second choice, and so on.
- IN COUNTING THE BALLOTS, the total number of ballots cast is divided by 8 (the number to be elected plus 1). To this result, 1 is added. The final number is the "quota," the number of votes a candidate needs to be elected.
- CANDIDATES ARE ELECTED ONE AT A TIME. The ballots are sorted according to the #1 choices and placed in piles. The number of #1 choices for each candidate is tabulated. From the candidates who meet the quota, the candidate with the highest number of #1 choices is declared elected.
- THE NUMBER OF BALLOTS NEEDED FOR THE QUOTA is removed from the pile of the first elected candidate. Those ballots are put aside. Any additional #1 ballots from the pile are then distributed to other nominees who are the #2 choices on these ballots. The transfers are recorded on each ballot being transferred and on a summary sheet.
- THE BALLOTS OF THE CANDIDATE with the highest sum of #1 ballots plus #2 ballots are counted. If that person has reached the quota, he or she is declared elected and any surplus ballots are transferred to the remaining candidates. The transfers are again recorded and tabulated.
- WHEN NO CANDIDATE REACHES THE QUOTA with #1 choices or the combination of #1 choices and transfers, the nominee with the least number of #1 choices is declared defeated and his or her ballots are transferred to their #2 choices. When, on any transfer, the #2 choice has already been either elected or defeated, the ballot goes to the #3 choice. Eventually, the #4, #5, even #12 or #13 choices are often needed to reach the quota.

Many transfers, tabulations, counts of ballot piles, and hours later, seven assessors are elected and surely represent a cross section of those the voters of Arden prefer. Speedy? No. Democratic? Yes!

What is "full rental value"?

Defining full rental value was a point of contention among early Single-Taxers. The movement was split between advocates of "single tax, limited," who wanted to collect only as much land rent as necessary for ordinary public services, and those arguing for "single tax, unlimited," whereby all land rent would be taken, based on the land's full value. (Source: *International Encyclopedia of Social Sciences*)

For the last 20 years, Arden assessors have defined full rental value as the amount needed to pay local taxes, provide public services, support a quality of life as expressed by the residents in the budget, and maintain a prudent reserve. This is similar to the early "single tax, limited" interpretation.

However, the debate continues.

Arden Laws & Courtesies



The Lodge

The Lodge, designed by Will Price, now 2209 The Sweep

YOU SHOULD BECOME FAMILIAR with town ordinances and your responsibilities as a leaseholder. Arden ordinances are summarized below; ordinances of the other two villages can be obtained from the town secretaries. Ignorance of local laws and common courtesies can cause a lot of ill feelings between neighbors. In this section of the *Arden Book*, we have tried to provide information that will help you get along in the small-town setting of Arden.

Common Gripes

Dogs: Arden Ordinance 8, New Castle County and Delaware state law all require that dogs be on a leash or under the control of their owners at all times when outdoors. Dogs may not legally run at large at any time. Delaware law requires that all dogs and cats have current vaccinations against rabies.

Dog owners who do not clean up after their animals, or who allow their pets to run free, knocking over garbage cans, destroying property and occasionally even threatening pedestrians, are probably the biggest source of complaints in the Ardens. To report dog problems, call the SPCA.

Cutting down trees: On residential land, you may not remove a living tree without the permission of the trustees, who will investigate the particular situation before they give approval. Contact the Trustees' office to request permission to cut down a tree.

Burning leaves: You can't do it. In Delaware burning leaves or household trash is prohibited. You may burn woody materials (tree limbs) from 10 a.m. to 4 p.m., October to March and 8 a.m. to 6 p.m., April to September. (Rules may change.) Please do not burn on windy days or leave a fire unattended or smoldering. To report illegal burning, call DNREC at 1-800-662-8802 and ask for the Air Resources Section.

Observing building codes: County building codes apply in the Ardens, including required setbacks and building permits for structures over a certain size. Problems arise when people build additions or erect large storage sheds without building permits, place new construction too close to their neighbors' yards, or put up fences that encroach on public land.

Parking: Today's profusion of automobiles was one phenomenon that Arden's founders could not have foreseen. In an effort to meld the need for vehicles with aesthetics, safety and environment, the Town Assembly has developed ordinances that govern parking within village boundaries. Specifically:

1. The Arden Safety Code stipulates that, on roads where parking is permitted, cars must be left with the curb-side wheels off the pavement. (This applies mainly to visitors, since residents must park their cars completely off the street, as outlined in the next item.)
2. All leaseholders, unless granted an exemption, are required to provide off-street parking on the leasehold for each vehicle associated with that leasehold.
3. Parking is not permitted on any village green or woodland, except by special permission from the Civic Committee.

While these rules help preserve the character of our village, they are not the whole answer to the parking problem. The grassy shoulders of Arden roads are rutted frequently during wet weather and repairing them is an expensive and time-consuming job for the Civic Committee. Leaseholders are asked to help keep these areas looking nice and to repair damage their guests may do when the ground is soft.

Speed Limits: Within the Ardens, on the narrow village roads, the speed limit is 20 miles per hour. On Harvey Road, which is owned by the state, the limit is 25 through Arden. The Harvey Road Traffic Calming Committee, with representatives from the three Arden communities, is working with consultants, legislators and the Delaware Department of Transportation to make Arden a safer place. Please make it a habit to drive at the speed limit on Harvey Road.

Garbage Collection

GARBAGE COLLECTION IS A VILLAGE SERVICE included in the land rent of all three Ardens. Trash is picked up curbside twice weekly; twice a month the recycling truck picks up paper, clear glass and aluminum cans. Contact a member of the Civic Committee to obtain appropriate recycling buckets. Please remember to replace your trash and recycling receptacles behind the house after each collection.

Once a year (depending on need), usually in the Spring, each village may arrange a special collection of difficult-to-dispose-of trash, such as mattresses and refrigerators. Residents are informed of the date of the collection and restrictions ahead of time.

Pedestrian Paths

ALL THREE ARDENS have pedestrian paths. Included in the original design of the villages, they are an even more valuable asset today, providing safe and pleasant ways to get around the villages. The most frequently used paths are maintained, and a few have been paved. Some others that appear on the official plans of the Ardens are sometimes neglected and encroached upon by adjacent leaseholds, until reclaimed by village officials. Residents who live next to a path can perform a service by trimming hedges, removing poison ivy, and helping to keep the paths open.

Residents can also help the village by mowing the grass along their road boundaries, even though they don't lease this land. Residents can see the need for trimming and mowing before the Civic Committee can. Attention to trees and shrubs on corner properties and along Harvey Road is especially needed for safety.

Woodlands

AFTER ARDEN INCORPORATED, the Arden and Sherwood forests became tax-exempt municipal lands instead of private forests. The price for tax exemption is that the woods and greens are technically parks open to public use. Arden has adopted a forest stewardship policy in order to preserve the natural ecosystem and appropriate wildlife habitat and to enhance residents' interaction with the environment. Guidelines address such issues as encroachment by adjacent leaseholds and neighbors; soil erosion, and the invasion of alien plants such as ivy, pachysandra, myrtle, kudzu, Japanese honeysuckle, multiflora roses and Norway maples.

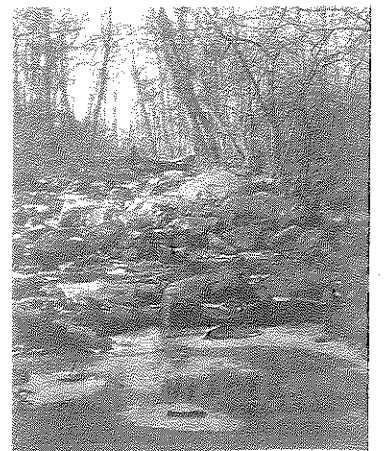
Walking trails are clearly defined to encourage use, but improvements are kept as naturalistic as possible, so be sure to wear sturdy, waterproof shoes. Trees that fall are left to preserve the natural ecosystem unless they obstruct a trail or create a potential woodlands erosion problem. The harvested wood is donated to the Arden Club or to residents with special permission from the Civic Committee.

The Civic Committee is responsible for making rules associated with the use of the forests, for maintaining trails and for harvesting wood. Arden Trustees share responsibility for enforcement of the encroachment policy. Community Planning

Recycling & Composting

The three Ardens are fortunate in having recycling centers close by at the Montessori school at Harvey Road and I-95 that accept additional kinds of materials such as colored glass, plastic, and tin cans. Instructions on material that can be recycled are posted there.

Another type of recycling is composting. Leaves are part of earth's bounty, not waste matter to be hauled away, and it's easy to start giving back the earth's riches by returning organic matter to the soil. A simple compost pile can be started on flat ground within a circle of wire fencing (about 6 feet in diameter) to keep leaves from blowing about. Every time you rake, put the leaves in the circle; add grass cuttings, vegetable and fruit peelings, egg shells and small branches pruned from small trees and shrubs, and cover with earth and leaves. Keep the pile flat so rain water can filter through; the top should be damp, not wet. Keep a pitchfork handy to cover the kitchen material and turn the pile often.



A source of endless pleasure to Arden children, adults, and dogs, this 1901 photo of the Naamans Creek records how the creek has maintained its beauty for 100 years.

Arden Ordinances

The *subjects* of the ordinances are as follows:

1. **Safety Code.** Speed limit is 20 m.p.h. in Arden. Rules of the road.
2. **Amendments to the Safety Code.**
3. **New Castle County** administers county zoning, building, housing and other codes in Arden.
4. **Use of commons.** Various abuses are prohibited, including alcoholic beverages and fires on the greens and in the woods.
5. **Noise.** Persistent, unnecessary noise is illegal.
6. **Requires permits** for excavation on Arden roads (applies to utilities).
7. **Discharging firearms and explosives** is forbidden (includes B-B guns and projecting, as well as exploding, firearms).
8. **Dog control.** All dogs must be licensed and under control. Dogs are not allowed to roam at large.
9. **Prohibits the operation of mini-bikes** on the greens, in forests and on pedestrian paths.
10. **Public utilities** shall provide proper protection of their facilities. Tampering with a facility is a misdemeanor.
11. **Encroachment on right-of-way.** Leaseholders must maintain a clear right-of-way adjacent to the leasehold. (The right-of-way is the shoulder of the road; widths vary, but most are at least 3 feet from the edge of the pavement. Contact the Civic Committee for specific measurements.)
12. **The forests of Arden** are closed from dusk to dawn except with written permission from the Civic Committee.
13. **Off-street parking.** See article on page 18.

Committee organizes cooperative efforts with outside agencies and political groups working on environmental issues and organizes a woods clean-up in the spring when community volunteers from the three Ardens spend a morning collecting trash accumulated over the past year.

Residents are expected to control water runoff from their properties and to prevent "escape from their property of species of concern." All woodland walkers are expected to carry out their own trash. Why not bring along a plastic bag so you can conveniently carry out any found trash as well? These are your forests.

Arden Laws

THE TOWN ASSEMBLY is empowered to enact ordinances just as is the City Council in Wilmington (see boxed copy this page). Proposed ordinances must be read at three town meetings before being adopted. Adoption is by majority vote of the Town Assembly.

The Town Assembly has avoided enacting ordinances until a clear need arises. At the start of 1999, only 13 ordinances had been enacted. Copies of these ordinances are included in the Legislative Reference handbook and full texts are available from the town secretary.

To initiate enforcing action

Different problems call for different solutions. Some of the above ordinances are "enforced" by committees, who simply send residents friendly reminders. In other cases (drinking parties on the greens, firearms in the woods), it is best to report the incident to the county police, who will enforce town ordinances. For some recurring problems, the Safety Committee can suggest solutions. When all else fails, you can go to a state Justice of the Peace and swear out a warrant for the arrest of the offender.

Call 911 for emergencies

The Ardens are in the area served by Claymont Volunteer Fire Co., which has its main station on Philadelphia Pike in Claymont. In the event of fire, dial 911 to reach the county's central dispatching system. State and county police may be summoned by calling the same number, which is also used to call for an ambulance or paramedics.

Town Watch: Neighbors in the three Ardens try to protect each other by being on watch for acts of housebreaking, vandalism, etc. If you see or hear something suspicious, please call 911. For more information on the current Town Watch program, or to volunteer, contact the current Town Watch coordinator, listed in the *Arden Page*.

Organizations & Facilities



Arden Archives

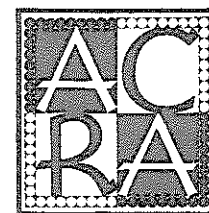
THE ARDEN ARCHIVES MUSEUM is located in the Buzz Ware Village Center. Here members of the Archives Committee catalog and preserve documents, letters, publications and other materials from Arden's past and present. They also hold exhibits and special events, and currently they offer a few items for sale such as *The Arden Book*. Contributions of Arden artifacts are appreciated.

Arden Building and Loan Association

EARLY SETTLERS IN ARDEN were able to borrow money for home construction from an Arden organization called the Raffeisen Gild. The gild helped many early Ardenites and continued to function for a time after the Arden Building and Loan Association was formed in 1917 to finance construction and additions.

For many years these groups were the principal sources of home financing in Arden because the Wilmington banks were reluctant to grant mortgage loans on houses built on leased land, since they feared the trustees could foreclose on properties. An act of the Delaware General Assembly, passed at the request of the Arden trustees and local banks, cleared away the reluctance. But the Arden B&L continues to serve the three Arden communities with mortgage loans and with opportunities for saving and earning interest. It is a good example of neighbors helping neighbors to improve village life.

The Arden B&L makes its loans at interest rates similar to those of other lenders in the Wilmington area, but strives to keep accompanying charges low. For example, no "points" are charged. The association operates with very low overhead—it has one part-time employee; its officers and directors are volunteers. Residents of the three Ardens are eligible to apply for loans for the purpose of purchasing, repairing, refurbishing or remodeling their homes.



Arden Community Recreation Association

THE ARDEN COMMUNITY RECREATION ASSOCIATION was founded in 1948 to provide summer activities for the children of the Ardens. Since that time, ACRA has evolved into an organization for all ages, sponsoring activities throughout the year. Some of the most popular events are the Spring House and Garden Tour, the old-fashioned Fourth of July celebration on the

Arden Green (complete with sack races and watermelon), and the pancake breakfast in the Arden Woods, held each fall. ACRA also publishes a Residents Directory—a small phone book for the Ardens, which is updated about every two years and is free for residents. (To get a copy of the directory, contact the ACRA secretary.)

The ACRA summer program is held at the Buzz Ware Village Center, and information and registration forms are distributed to all residents in the Spring. The

Arden Club Gilds



Ardensingers

Dedicated to yearly production of Gilbert and Sullivan operettas



Dinner Gild

Volunteer crews cook town dinners on Saturday evenings from 6 p.m. from October through June. Reservations required, everyone welcome



Folk Gild

Conducts Wednesday night folk and square dance sessions year round. Holds monthly Contra and Cajun dances and special events.



Gardeners Gild

Sponsors lectures and field trips. Members exchange plants and information about gardening.



Georgist Gild

Organizes classes, seminars and social events to encourage understanding of the economic theories of Henry George and their impact on the Ardens and other communities.



Jazz Gild

Provides concerts and workshops featuring world-class jazz performers.



Library Gild

Operates the public library in the Gild Hall



Shakespeare Gild

Performs the plays of William Shakespeare and sponsors lectures, readings and workshops.



Swim Gild

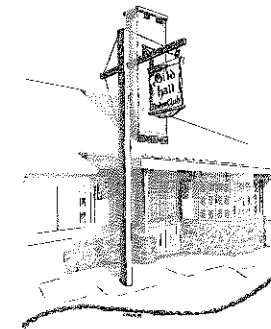
Operates the swimming pool for pool members and guests.

program is free for children of Arden, Ardentown and Ardencroft from 3 years old through eighth grade. Like most summer camps, it includes sports, art, crafts, music, nature activities and swimming. But what makes it unique is its involvement with the community. The staff members are adults from the Ardens, and many neighbors have taught folk dancing, birdwatching, rowing, calligraphy, taken the children on hayrides, and volunteered their talents to enrich the program. For many years, a highlight of the summer has been the children's play. Residents pitch in to paint scenery, sew costumes and apply makeup, making this a real community event.

The Arden Community Recreation Association is a non-profit organization, supported by the voluntary contributions of residents and contributions from the three villages. Each spring ACRA has a door-to-door fund drive, the source of most of its income. ACRA is run by a board of directors of women and men from the Ardens.

The Arden Club, Gild Hall, Swimming Pool, & Library

THE GILD HALL (note the correct spelling), operated by the Arden Club, began life as an old well-built barn on the original farm property that became Arden in 1900.



It was remodeled as a clubhouse in 1908/09 by a volunteer crew and has been expanded and refurbished many times since. In 1997/98 the entrance was redesigned to be more welcoming. The latest improvement is the restoration of the Moonlight Theater on the south side of the building. This recovery of an early Arden theater, first constructed in 1910, is the Gild Hall centennial project. Both of these projects have also revived the Arden tradition of "doing-it-ourselves" with an outpouring of energy and commitment from a large band of volunteers.

The Arden Club is governed by its officers and a board of directors made up of the head of each gild (the "gildmaster" or "gildmistress"), the chairperson of each club committee (Membership, Finance, Scheduling, etc.), and five directors-at-large, all elected annually. The retiring club president sits as an ex-officio member of the board.

Membership

The Arden Club is a non-profit corporation dedicated to the education, enjoyment and welfare of the community and its friends. Annual dues are inexpensive (\$14 in 1999, \$8 for seniors, \$5 for children, family maximum of \$35.) To join the Arden Club, contact the current membership chairperson.

Membership in the Arden Club offers these advantages: reduced admission to all club and gild functions; reduced rental fees for Gild Hall facilities; privilege to hold office in the club or gilds, participation as a voting member; and a monthly calendar of events

The Arden Pool

Membership in the swimming pool requires purchase of a bond and an additional annual fee, as well as Arden Club membership. There are several payment plans. Both the pool and the Gild Hall can be rented for private parties.

The Gilds

Varied activities are carried on by branches of the club, called gilds, to which any member may belong. New gilds may be formed for specific interest groups if there are 15 resident members who wish to band together to create a program.

Among the active gilds at this time are the Ardensingers, Dinner Gild, Folk Gild, Gardeners Gild, Library Gild and Swim Gild. Gilds operating in the past, such as the Scholars Gild, Teen Gild, and gilds for theater, modern dance, table tennis and music, may be reactivated by a show of interest on the part of the membership.

The Arden Fair

Since 1908, the Arden Club has staged the biggest, most gala social event of Arden's year — the Arden Fair — on the Saturday before Labor Day. 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 after Labor Day, the fair attracts thousands of visitors. Above all, it is Arden's homecoming day. Because of its fixed schedule, Ardenites from then to now know when Arden Fair Day is, and each year many come back. Reunions of old friends and neighbors are a special part of this day.

There are always craft booths, the garden booth, the book stall, folk dancing demonstrations, an art exhibit, music, toys, games, rides — a myriad of things to see, do, buy, eat and drink. Most remarkable of all is the army of volunteers who erect the wooden booths, fencing and other facilities the day before the fair and take it all down and store it away the day after the fair.

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. The library receives its financial support from the three villages and from individual residents. It is housed in the Gild Hall and is open on Monday and Thursday evenings from 7:30 to 9 and Sunday afternoons from 2 to 4.

The Arden Library is a current reading library. In addition to fiction and non-fiction, the library stocks the current reading lists for the local school system. The library has a collection of books purchased in memory of deceased Ardenites and a variety of books that have been contributed by Arden readers. Its "Arden collection" includes books by Arden authors and about the village. There is also a sizeable collection of children's books. Residents of the Ardens are invited to join the library as readers, browsers and volunteer librarians. Readers are also encouraged to contribute books they no longer want, to be used for circulation or for sale at the book stall the Library Gild operates at the Arden Fair.

Buzz Ware Village Center

IN 1973, THE ARDEN SCHOOL BUILDING on The Highway was turned over to Arden (see *Arden School* on page 7 for additional information) and the Buzz Ware Village Center Committee was created to operate the building. It was shared with the Wilmington Montessori Association from 1987 until 1995 when the Montessori Association bought the former YMCA property near I-95 and Harvey Road. Today, the committee aims for a multipurpose use of the "The Buzz": part of the space is rented out for a childcare during the day, part houses the Arden Archives Museum, and rooms are used for community events such as coffee houses, small concerts, parties, and meetings. It is the home of the Arden Community Recreation Association which runs a summer camp for the children of the Ardens. Rooms in the building are available for residents to rent for small receptions and parties.

The Arden Holly

The Arden holly is a particularly choice variety of holly originally propagated by Edith (Jimmie) Ware and by Guy Nearing, a horticulturist and early Arden resident. It is now generally available from nurseries in the area. Dogwood, laurel and Arden holly are good choices for small leaseholds because they are handsome throughout the year, grow slowly, are native to this soil and climate, and require little maintenance.

Merry-Go-Rounders

The Merry-Go-Rounders award an annual scholarship to an Arden graduating high school senior. (See page 8 for a historical description).

Frank Stephens Memorial Theater

Next to Frank Stephens' home (now 2311 Woodland Lane), at the west side of the Arden Green, is Arden's first open air theater. Many residents still refer to it by its original name, the Field Theater, although it has been renamed the Frank Stephens Memorial Theater. By the large rock on the stage, with its memories of long-ago Shakespearean productions, are the ashes of several early Ardenfolk.

Shakespeare is still performed here at least once a year. It is also a popular place for weddings, memorial services, children's plays and other outdoor events. Use of the theater is granted by the Arden Civic Committee. Take a moment to pause in your daily rounds to sit and enjoy its quiet shade.

Cemeteries

Arden Memorial Garden

The Memorial Garden, a miniature arboretum started in 1937, is Arden's private cemetery, located on the south side of Harvey Road next to the old Grubb burying ground. The Community Planning Committee administers the Memorial Garden through a volunteer Memorial Garden representative. The current garden representative can be reached by contacting the Village Secretary or the Trustees' office. The Civic Committee performs routine maintenance.

Residents and former residents of Arden are eligible for burial in the garden. Ashes are recommended but full body burial is permitted for religious reasons on a case-by-case basis. Ashes of nonresident spouses, domestic partners or next of kin may be buried in the same gravesite as that of an eligible individual. The Memorial Garden representative meets with the family to choose a site, which must be appropriate to the planned use of the garden. Rules for use of the garden are distributed to families of decedents. There is no maintenance fee for cemetery plots, but a contribution is requested at the time of interment to replenish the funds for ongoing maintenance and beautification. Memorial contributions are always appreciated.

Old Burying Ground

Adjoining the Arden Memorial Garden on its west border and next to Harvey Road is a small area of land that belongs not to 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 a Native American and a slave.

Ardentown Memorial Garden

The Ardentown Memorial Garden was established at Swiss Lane and Harvey Road in 1990. Burial is available to anyone who has been a resident of Ardentown for at least five years. Because of its limited size, the Memorial Garden shall be for the interment of ashes only.

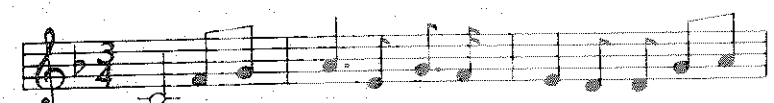
There is no fee for the burial site; however donations are needed for the upkeep, improvement and beautification of the Garden. Donations from family and friends are expected at the time of interment and an annual gift is requested thereafter. The site is administered by a Memorial Garden Committee; names of current members may be obtained from the town secretary.

Arden Book Credits

Original researchers: Frank Akutowicz and Robert Wynn. Photos and illustrations: cover art and page 1 art by Russ McKinney; page 3 inset of the Craft Shop and Red House, artist unknown; page 4 photo of Henry George from Robert Schalkenbach Foundation and of Frank Stephens by Earl Brooks; page 6 photo of Alan Burslem by Denise Ethier; page 11 photo by Lisa Wilson Riblett; pages 16, 18 and 23 art by William Walton; page 21 ACRA logo by Buzz Ware; page 21 and 22 Archives Logo and Gild Hall art by Connee Wright McKinney; all other photos from the Arden Archives collection; Arden map by Ted Davis, revised by Edward Rohrbach; "Arden Song" annotated by Jerry Millstein with historic research by Sally Hamburger and calligraphy by David Adkins.

The Arden Song

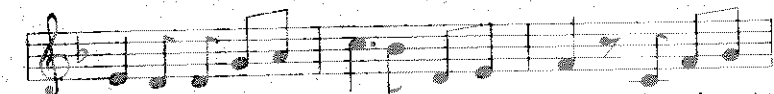
Words by Frank Stephens (1909) Arr. by Edith Ware
German air: "Abschied vom Dirndl"



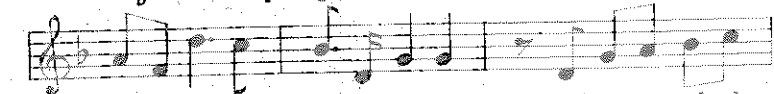
When crickets sing and kine are homing And lanterned
When wayward winds come back from straying The wide world
When days are drear and ways are weary And sad at



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 flows and roam at pleasure Though far ye fare by
shine again and days will brighten And roughroads 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.

The Arden Book

The Arden Book was first published in 1974 by the Arden Community Planning Committee at the request of the Arden Town Assembly which financed the printing. Original research was contributed by Frank Akutowicz and Robert Wynn. A second edition, with a new cover, was part of the celebration of Arden's 75th birthday in 1975. In 1992, the book was updated and enlarged by a committee which included Ruth Bean as Chair, Joan Colgan, Ethel and Harold Monfort, and Cy and Pat Liberman who rewrote the text. Contributions were received from Shaul Gladstone and many other residents of the three Ardens. Ken Mabrey designed the cover and Connee McKinney and Cecilia Vore produced that edition.

Note on the Fourth Edition

This centennial edition of the Arden Book has been updated by a committee, again chaired by Ruth Bean, and including Sally Hamburger, Connee Wright McKinney and Harry Themat with the help of many residents of the Ardens. Featuring a cover designed by Russ McKinney and book redesign by Connee Wright McKinney, we are proud to present the Arden Book 2000.

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