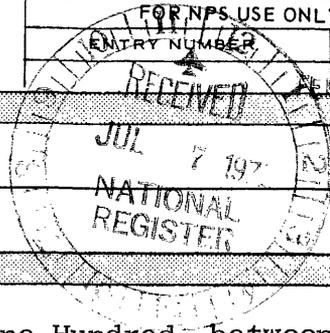


**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM**

(Type all entries - complete applicable sections)

STATE: Delaware	
COUNTY: New Castle	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE



**1. NAME**

COMMON:  
Village of Arden, Arden, Delaware

AND/OR HISTORIC:  
Village of Arden, Arden, Delaware

**2. LOCATION**

STREET AND NUMBER:  
Six miles north of Wilmington, in Brandywine Hundred, between

CITY OR TOWN:  
Marsh Road, Naaman's Creek, Ardentown and unincorporated areas

STATE Delaware	CODE 10	COUNTY: New Castle	CODE 003
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**3. CLASSIFICATION**

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input checked="" type="checkbox"/> District <input type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Educational <input checked="" type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input checked="" type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input checked="" type="checkbox"/> Other (Specify) <u>Economic &amp; social demonstration</u>

**4. OWNER OF PROPERTY**

OWNER'S NAME:  
Trustees of Arden

STREET AND NUMBER:  
2111 Orleans Road

CITY OR TOWN: Arden	STATE: Delaware	CODE 19810
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**5. LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, REGISTRY OF DEEDS, ETC.:  
Recorder of Deeds Office, County Building

STREET AND NUMBER:  
Rodney Square

CITY OR TOWN: Wilmington	STATE: Delaware	CODE 19810
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**6. REPRESENTATION IN EXISTING SURVEYS**

TITLE OF SURVEY:  
No

DATE OF SURVEY:                     Federal     State     County     Local

DEPOSITORY FOR SURVEY RECORDS:

STREET AND NUMBER:

CITY OR TOWN:	STATE:	CODE:
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SEE INSTRUCTIONS

STATE:

COUNTY:

FOR NPS USE ONLY

ENTRY NUMBER

DATE

7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input type="checkbox"/> Altered	<input checked="" type="checkbox"/> Unaltered		<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site	

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

SEE INSTRUCTIONS

The present district, roughly square, coincides with the town boundaries and covers about 163 acres. Of these, 79 are devoted to public use; the other 84 acres are leased for homesites. On the eastern and western borders of the townsite is forest land several hundred yards deep, serving for recreation, conservation, and as a buffer against neighboring developments. Two large village greens, each forming a neighborhood focus, other open spaces and a network of community roadways and pedestrian paths occupy the remaining public land. The town is unequally bisected by Harvey Road (Del. 209).

Clustered between the two forests are 190 leaseholds of from about 10,000 to over 60,000 square feet each (total 84 acres). Buildings, placed randomly on their lots, and built principally in the period 1900-1950, are notably varied in material, style, size and value. Natural growths of trees and shrubs having been protected and plantings fostered since 1900, the entire town tract now has a parklike appearance.

Of especial interest is the Grubb family burying-ground, with gravestones dating back to the mid-18th century. This is cared for by the Trustees of Arden, as stipulated in the Trust Deed.

The Gild [sic] Hall, the clubhouse of the Arden Club (all residents are welcomed as members), is the refurbished barn found on the property when Arden was founded. It is, in fact, the focus of community affairs, both civic and recreational. The original farmhouse also is still standing, but has been rebuilt.

Among the early Arden houses are the "Homestead", an Elizabethan-style building which was the late Frank Stephens' home; "Rest Cottage"; the "Lodge"; and several other English-cottage-type half-timbered buildings, with interesting carving. The carving and the stained glass found in the earliest Arden houses were the work of Arden artisans.

The Craft Shop, which formerly housed a forge and furniture shop, as well as the studio of sculptor Stephens, is still preserved at a corner of the Arden Green. Also structurally intact is the Arden Weaving Shop, where craftsmen wove until the late 1940's.

Boundaries: Bounded on the north by Marsh Road (Del. 3), on the east by Naaman's Creek, on the south by Ardentown, Meadow Lane and the courses of About (Cochran's) Creek, and on the west by a straight line with land formerly of James Cochran, all more fully described in a deed dated January 21, 1901, filed in the office of the Recorder of Deeds, New Castle County.

**SIGNIFICANCE**

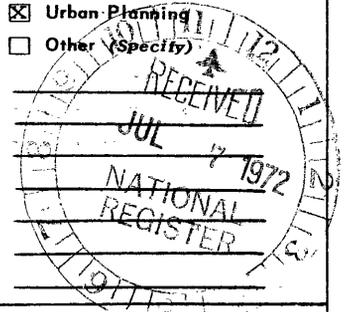
PERIOD (Check One or More as Appropriate)

- |                                        |                                       |                                       |                                                  |
|----------------------------------------|---------------------------------------|---------------------------------------|--------------------------------------------------|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century | <input checked="" type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century  | <input type="checkbox"/> 17th Century | <input type="checkbox"/> 19th Century |                                                  |

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- |                                                  |                                                            |                                                         |                                                    |
|--------------------------------------------------|------------------------------------------------------------|---------------------------------------------------------|----------------------------------------------------|
| <input type="checkbox"/> Aboriginal              | <input checked="" type="checkbox"/> Education              | <input checked="" type="checkbox"/> Political           | <input checked="" type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric             | <input type="checkbox"/> Engineering                       | <input type="checkbox"/> Religion/Philosophy            | <input type="checkbox"/> Other (Specify)           |
| <input checked="" type="checkbox"/> Historic     | <input type="checkbox"/> Industry                          | <input type="checkbox"/> Science                        |                                                    |
| <input type="checkbox"/> Agriculture             | <input type="checkbox"/> Invention                         | <input type="checkbox"/> Sculpture                      |                                                    |
| <input type="checkbox"/> Architecture            | <input checked="" type="checkbox"/> Landscape Architecture | <input checked="" type="checkbox"/> Social/Humanitarian |                                                    |
| <input checked="" type="checkbox"/> Art          | <input type="checkbox"/> Literature                        | <input checked="" type="checkbox"/> Theater             |                                                    |
| <input type="checkbox"/> Commerce                | <input type="checkbox"/> Military                          | <input type="checkbox"/> Transportation                 |                                                    |
| <input type="checkbox"/> Communications          | <input type="checkbox"/> Music                             |                                                         |                                                    |
| <input checked="" type="checkbox"/> Conservation |                                                            |                                                         |                                                    |



STATEMENT OF SIGNIFICANCE

Arden deserves preservation for several reasons:

1. Founded in 1900, in the tradition of Utopian communities, it is one of the few such experimental colonies to succeed and survive to the present in a reasonable approximation of the original intent. In Arden, that intent was to demonstrate the workability of the land value theory, popularly known as "the Single Tax", of the political economist Henry George (1839-1897). Arden is the only example in the United States of an entire village still operating on a Single Tax basis. (See Note A: Arden and the Single Tax)
2. Arden is a pioneering example of successful town planning. Although it was planned at the beginning of this century, it embodies urban design concepts that are gaining wide acceptance 70 years later. The town's planners, Frank Stephens, sculptor, and Will Price, architect, employed cluster development, conservation of woodlands, generous use of open space and separation of vehicular and pedestrian traffic by the use of pedestrian paths.
3. Arden is unique for its highly developed participatory democracy, based on a functioning town meeting form of government. The original village used a town meeting, which has been formalized and strengthened in recent years. The town has been incorporated by the state and the Town Assembly of the Village of Arden has every power any municipality may have in Delaware.
4. Arden has been from its inception and still is a center of art, music, drama and craftsmanship both for its townspeople and the surrounding area. As admirers of Pre-Raphaelite writer-artist William Morris (1834-1896), Arden's founders saw their village as a place of great freedom and beauty where creative and performing arts would be part of daily life. Because the performance of Shakespeare's plays was considered by them to be the best way to become persuasive orators in spreading the Georgist land value theory, the founders built an open air theatre before any permanent houses were constructed. That theatre, where Shakespearean plays were performed weekly, is preserved in memory of Frank Stephens and is still used for outdoor drama productions and for community events.

SEE INSTRUCTIONS

**9. MAJOR BIBLIOGRAPHICAL REFERENCES**

Eckmann, Jeannette, and other, Delaware: A Guide to the First State  
 New York, 1955.  
 Arden Archives in custody of Historical Society of Delaware.  
 Congressional Research Service, A Study of Property Taxation For  
United States Senate Committee on Government Operations,  
 Washington, D.C. 1971.  
 Rue, Anita Wilson, Arden Revels Unmasked, unpublished Master's thesis,  
 University of Delaware, Newark, 1961.  
 Wynn, Robert, The Full Rental Value: A Study of the Tax Rate in  
Arden, Using Single Tax Theory; Master's thesis, U. of D., Newark, 1965.

**10. GEOGRAPHICAL DATA**

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	39° 48' 56"	75° 29' 40"		0	0	
NE	39° 48' 56"	75° 28' 47"				
SE	39° 48' 25"	75° 28' 47"				
SW	39° 48' 25"	75° 29' 40"				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 163

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
Delaware	10	New Castle	003
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

**11. FORM PREPARED BY**

NAME AND TITLE:  
 Community Planning Committee, Village of Arden

ORGANIZATION: 2110 Wind Lane  
 DATE: 3/20/72

STREET AND NUMBER:  
 Arden

CITY OR TOWN: Arden  
 STATE: Delaware  
 CODE: 10

**12. STATE LIAISON OFFICER CERTIFICATION**

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National  State  Local

Name Dr. E. Berkeley Tompkins  
 Title State Liaison Officer

Date 6-30-72

**NATIONAL REGISTER VERIFICATION**

I hereby certify that this property is included in the National Register.

Robert W. Utley  
 Chief, Office of Archeology and Historic Preservation

Date 2/6/73

ATTEST:  
Wm. H. Pruitt  
 Keeper of The National Register

Date 1-29-73

SEE INSTRUCTIONS

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM**

(Continuation Sheet)

STATE Delaware	
COUNTY New Castle	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	FEB 6 1973

(Number all entries)

8. SIGNIFICANCE (continued)

5. Arden has preserved a true village with a deep sense of community among residents who are highly diverse in age, political, economic, educational and ethnic characteristics. This community, moreover, has maintained its identity although surrounded by typical developments of an urban sprawl, and despite normal population fluidity from the time of its founding. It is significant that many children and grandchildren of Arden's early "colonists" return to Arden to live, as do many former residents. There is always a waiting list for houses in the village. There is no more land to be leased.

The community is a unique physical and social entity to be protected. The fundamental significance of the Single Tax village of Arden is that a community founded on ideas attracts diverse people interested in ideas, and such people--even though the individuals and families change over the years--continue to build and maintain a living community of self-renewing vitality.

Arden's ability to continue its historic, cultural, educational, civic, economic and social functions for its own residents and for the neighboring area depends on preserving its physical integrity. This is potentially threatened by increasing traffic on Harvey Road, and by population pressures in the adjacent neighborhood.



**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM**

(Continuation Sheet)

STATE Delaware	
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(Number all entries)

NOTE A: ARDEN AND THE SINGLE TAX

Arden was founded in 1900 as an experimental community to carry out the land value theory of Henry George, the influential 19th century American political economist (1839-1897). This theory, as advocated by George in his popular book, Progress and Poverty (1879), is based on the belief that the source of all wealth is the land; that if the land is owned by the community and the "full economic rent" is charged for its use, the accruing funds will provide enough money to operate the government, with no need for other taxes. The land tax would theoretically force the best possible use of the land and eliminate the type of unproductive speculator who lets land stand idle to increase in value. To the present, Arden operates under the Single Tax land valuation system, serving as a working model of Henry George's ideas.

The legal document which provides for Arden's tax system is the Deed of Trust, established by the founders of the town, Frank Stephens and Will Price. All Arden land is owned by the Trustees of Arden, who administer the trust for the beneficiaries, the individuals who lease the land. There are three trustees, who serve for life. The approval of a majority of all the residents is required to select a new trustee. The trustees issue 99-year leases to individuals who pay an annual tax or land rent, based on the total square feet of land leased. In turn, the trustees use the land rent money to pay county and school taxes and other outside obligations of the community. The surplus is available to the Town Assembly, the local governing body, whose budget, set by the elected Budget Committee, must be approved by a majority of all the residents, to benefit the entire community.

The annual land rent is set by a seven-man Board of Assessors, elected annually by the Hare system of proportional representation. It is the sworn duty of the assessors to determine the "full rental value" of Arden land, using Georgist principles, and thereby to calculate the yearly base rental rate for the land.

Because of Arden's small population, the government is close to the people and a relatively large number of residents are active in Town Assembly affairs.

