

United States Department of the Interior  
National Park Service

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National Register of Historic Places  
Inventory—Nomination Form

received

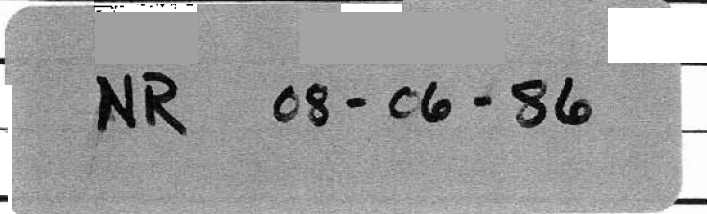
date entered

See instructions in *How to Complete National Register Forms*

Type all entries—complete applicable sections

1. Name

historic Happy Hollow Farm



and/or common

2. Location

street & number Route 10

N/A not for publication

city, town Fayetteville

vicinity of

state Arkansas

code 05

county Washington

code 143

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Richard H. & Dorothy L. Seddon

street & number Happy Hollow Road, Rt. 10

city, town Fayetteville

vicinity of

state Arkansas

5. Location of Legal Description

courthouse, registry of deeds, etc. Washington County Courthouse

street & number

city, town Fayetteville

state Arkansas

6. Representation in Existing Surveys

title N/A

has this property been determined eligible?  yes  no

date

federal  state  county  local

depository for survey records

city, town

state

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date _____

### **Describe the present and original (if known) physical appearance**

#### SUMMARY

William Rheen Lighton, a turn-of-the-century writer, built Happy Hollow Farm during the year 1909-1910. Located one mile east of Fayetteville in Northwest Arkansas, the homestead originally comprised 120 acres. Today, the property consists of 32.5 acres of pasture and wood lands. The homestead includes the main house, milk house, stone cottage and two modern structures built of complementary materials. The original barn burned in 1924. A H-shaped plan describes the floor plan of the house. Built of sawn logs, the house rests on a native stone foundation and is covered with a flaired hip roof. The pine logs, 6" x 8" are not notched but stacked and held together with 12" spikes. A unique feature of the house is the placement of exterior oak doors in each room for fire safety purposes. The milk house, sited north of the house, is constructed of the same building materials and roof type as the house. The one room stone cottage, the third original building, is located west of the house in a small grove of trees. The structure sits on a native stone foundation and is covered with a wood shingled gable roof.

#### ELABORATION

The main house, built on a H-shaped plan, faces south onto pasture land lined by a wooded area. The only deviation from the plan is a small log room of like roof style attached to the rear west wing of the structure. The room is part of the original house. In recent times a garage, built of complementary material, was attached to the rear east wing.

Two small projecting wings on either side of the central section of the H, make up the facade. The central portion of the facade is identified by a centered oak door flanked on both sides by triple single-pane modern casement windows. Replacement of all the structure's windows with modern windows, including the removal of its log mullions, occurred in 1968. The wings, which terminate the front stone patio, have a pair of single-pane casement windows facing the patio as well as on their south sides. An interior stone chimney marks the west end of the central portion of the house.

The east elevation of the house features an exterior hewn stone chimney and an entry with sidelights. An exterior oak door from a bedroom flanks the south side of the chimney and the side door entry occupies the north side. Decorative leaded glass in one-over-one double-hung sashes make up a most unique sidelight configuration for this single entry. An elongated window pane covers the sidelights. The side entrance is accessible by a wood deck. A six-over-six double-hung window marks the end of the log portion of east elevation. A modern frame weatherboard addition (garage), projecting east, finishes this elevation. The addition complements the original structure. It sits on a native stone foundation and the roof has the same flaired hip configuration. The dark stained weatherboard matches the log coloration. A pair of six-over-six double-hung windows and a single six-over-six double-hung window marks the east side of the addition while a garage door identifies its west side.

The west elevation consists of two small wings (rooms) extending north and south from the center section of the house. Two single-oak-door entries distinguish each room. Completing the elevation is a pair of single-pane casement windows placed in the north room.

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Like the facade, two small wings (rooms) flank either side (east and west) of the central portion of the house to form the north or rear elevation. The west room has an off-centered pair of single-pane casement windows. A centered pair of single-pane casement windows distinguishes the room attached on the east side of the west wing. The log room, with a slightly pitched flaired-hip roof, projects approximately three feet beyond the west room. Continuing with the rear elevation, two pair of single casement windows furnish light into the central portion of the floor plan. The kitchen area occupies the east wing of the elevation. A double-pane casement window and a single door entry identify the wing's west side. Originally this wing terminated this side of the house. However, as previously mentioned, the garage addition extends from the log section.

The spacious interior is divided into six rooms. Four-inch pine planks make up the flooring. Oak and walnut boards are attached to the log walls. Three fireplaces with native stone mantels created a source of heat for the house.

The milk house is located north of the garage addition. The rectangular ancillary building sits on a native stone foundation. Like the house, its walls are built of 6" x 8" sawn pine logs. The roof also reiterates the house roof with its flaired-hip configuration and wide eaves. A metal flue is situated on the south side of the roof slope. A single door entry flanked on each side by one-over-one double-hung windows, distinguishes the building's facade. Single one-over-one double-hung windows also indentify the east and west elevations. A solid log mass marks the north elevation of the milk house.

The third original structure is situated among a grove of trees west of the house. William R. Lighton used this field stone cottage as a retreat during his writing time. A symmetrical fenestration distinguishes its facade. Single two-over-two double-hung windows flank both sides of a five panel wood door. The east and north (rear) elevations are identified by centered two-over-two double-hung windows with a solid stone cornice. A large fieldstone chimney dominates the west gable end of the cottage.

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input checked="" type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1908

Builder/Architect William Lighton

### Statement of Significance (in one paragraph)

#### SUMMARY

Between 1896 and 1920, William Rheem Lighton wrote for several national magazines and was published by major publishers such as George H. Doran and D. Appleton. Although his most popular works were his western fiction, Lighton also wrote on social themes which reflected the progressive ideals of the period. He focused primarily on the value of agrarian self-sufficiency and promoted the partnership of agriculture and science. The partnership would eliminate the waste and low productivity of past farming methods and convert the American farm into an efficient and high yielding operation. The results led to a more self-sufficient livelihood and better maintenance of land and livestock. His experience in buying and building Happy Hollow Farm in Northwest Arkansas inspired his advocacy for the romantic enrichment of rural life, which in turn enhanced his literary status. Articles published in magazines such as the Saturday Evening Post advanced the romantic as well as the pragmatic ideas of living on and operating a farm. Public reaction to his articles brought book offers from such as Appleton and George R. Doran, resulting in the publication of Letters of an Old Farmer to His Son (1914) and Happy Hollow Farm (1914, 1915). William R. Lighton's experience at Happy Hollow Farm resulted in the most successful writings of his career.

#### ELABORATION

The post-war Civil War period through the early twentieth century in the United States witnessed major industrial growth, which in turn encouraged urbanization and immigration, and the closing of the frontier, all of which created social, political and economic implications that strained the established agrarian fabric of the nation. Population growth and expanding industry, concentrated in urban centers, disrupted the traditional political and economic philosophy and initiated the emergence of progressive thought based on the innovation of science and industry. During this period, social complexities evolved that unsettled the conservative nature of Americans. People reacted by demanding reform and seeking an escape into a less complicated society. In this environment William Lighton created his ideas for articles and books which mainly focused on the romanticism of western fiction and current social themes.

William Rheem Lighton, born 1866 in Pennsylvania, began his career as a lawyer and teacher. Admitted to the bar in Nebraska and Kansas in 1891, he later taught on the Arizona frontier. His writing career first concentrated on geological monographs which appeared in scientific journals. After 1896 Lighton began publishing in national magazines, such as the Saturday Evening Post, Harper's, Country Gentlemen, Scribner's, McClure's, and Atlantic Monthly. A few years later, he began writing novels including Sons of Strength: A Romance of Kansas Border Wars (1899), Lewis and Clark, a Riverside Biography Scenes, (1901), The Ultimate Moment (1903), Uncle Mac's Nebrasky (1904), and The Shadow of a Great Rock (1907).

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Established as a nationally read author, William Lighton stopped publishing from 1908-1911. Lighton, a product of the Progressive Era, sought to implement the "gospel of efficiency" on a subsistence farm level. His objective led to the purchase of a 120-acre farm outside Fayetteville, Arkansas in the spring of 1908. From 1908 to 1911, Lighton concentrated on the rebuilding of the homestead he dubbed "Happy Hollow Farm" as a self-sufficient farm operation. His intent on applying modern farm methods and experiencing virtues of rural life resulted in producing some of his more significant writing.

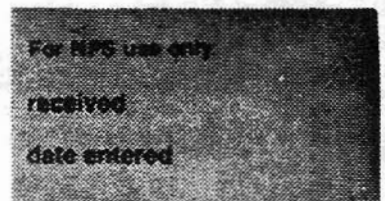
Upon establishing what was proclaimed a self-sufficient farm, Lighton returned to writing, producing work in western fiction. The novel, Billy Fortune, proved one of his more popular romantic westerns. Lighton wrote of an easterner's observations in settling and establishing a sheep farm in Wyoming. The Book Review Digest described Billy Fortune as "...a quaintly humorous knight of quirt than has come out of the west for a long time". Published in 1912 by the D. Appleton Company of New York, the novel was reprinted later as a series by the Sunset Magazine of San Francisco during 1913 and 1914.

Lighton also continued writing on the values of rural life and the application of modern farm methods promoted by the Department of Agriculture and universities' experimental farms. His first publication, dealing with his own experience in purchasing and rebuilding Happy Hollow Farm, appeared in the Saturday Evening Post in 1910. The article, "The Story of An Arkansas Farm," describes the author's experience in developing the self-sufficient life on the farm. He encouraged the reading of current agriculture ideas and farm techniques along with common-sense planning, which if faithfully applied would result in an efficient farm business. Accompanying his accounts were glowing remarks about rural living in the Ozark Mountain Region of Arkansas. A reprint of the article appeared in the spring issue of the Missouri and North Arkansas Railroad publication, Oak Leaves. The railroad, encouraging the settlement of the Ozark region, found an ideal testimony on the positive attributes of the Ozarks in Lighton's enthusiastic article.

In 1914, the apparent interest generated by the article led to the publication of Letters of an Old Farmer to His Son and Happy Hollow Farm. In his book, Letters of an Old Farmer to His Son, Lighton advocates the virtues of the farm life. He romanticized the qualities and advantages of the agrarian life. In Happy Hollow Farm, Lighton expanded on his 1910 article, "The Story of an Arkansas Farm". He restated that life's fulfillment derives from developing self-sufficiency. He described his experiences in rebuilding a farm exhausted by centuries of old farm technology. Through the use of new scientific theories and practices on agriculture, he revived the farm into an efficient farm operation abundantly supporting his family. An enthusiast of new agricultural practices, Lighton proudly proclaimed himself a successful "book farmer" and encouraged the farm community to incorporate these progressive methods. Upon reviewing Happy Hollow Farm, the New York Times felt the book would "... no doubt prove interesting to those desirous of going back to the land." The Boston Transcript stated that the publication was a textbook on theory and practice of farming and how the author applied them at Happy Hollow Farm. As a result of Lighton's publications and his promotion of modern agriculture, the Saturday Evening Post commissioned Lighton to tour the world and study its different agricultural conditions and methods. Unfortunately, World War I prevented the completion of the study.

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William R. Lighton's writings reflect a segment of the popular culture of his time. The romance of the west through novels proved popular especially in the urban areas of the country. Lighton's enthusiasm for scientific efficiency, particularly in agriculture, and his zealous promotion of the virtues of rural life represent a portion of progressive idealism being put forth in the early decades of the twentieth century.

## 9. Major Bibliographical References

(see Continuation Sheet)

## 10. Geographical Data

Acreeage of nominated property 32.5 acres

Quadrangle name Fayetteville

Quadrangle scale 1:24000

### UTM References

A 

1	5	3	9	18	1	5	10	3	19	91	3	12	10
Zone	Easting				Northing								

B 

Zone	Easting				Northing								

C 

Zone	Easting				Northing								

D 

Zone	Easting				Northing								

E 

Zone	Easting				Northing								

F 

Zone	Easting				Northing								

G 

Zone	Easting				Northing								

H 

Zone	Easting				Northing								

### Verbal boundary description and justification

(see Continuation Sheet)

### List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state code county code

## 11. Form Prepared By

name/title Don Brown, AHPP Historian

organization date October 25, 1985

street & number Happy Hollow Road, Rt. 10 telephone 501-443-2683

city or town Fayetteville state Arkansas

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation 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.

State Historic Preservation Officer signature Wilson J. Kille

title Arkansas Historic Preservation Officer date March 21, 1986

### For NPS use only

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

date

Keeper of the National Register

Attest:

date

Chief of Registration

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Campbell, William S. One Hundred Years of Fayetteville, 1828-1928. N. P.

Fanning, Clarg E. and Margaret Jackson. The Book Review Digest, 1915. New York:  
The H. H. Wilson Co., 1915.

Leonard, John W. ed. Who's Who in America, 1903-1905 Vol. 3. Chicago: A. N.  
Marquis & Co., 1903. pp. 899-900.

Lighton, William R. Happy Hollow Farm. New York: George Doran Co., 1915.

\_\_\_\_\_. Letters of an Old Farmer to His Son. New York: George  
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\_\_\_\_\_. "The Story of an Arkansas Farm". Arkansas Leaves Magazine.  
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Little Rock: Gazette, 1913.

Wilson, Justina L. and Mary K. Reely. The Book Review Digest, 1912. Minneapolis:  
The H. H. Wilson Co., 1912.



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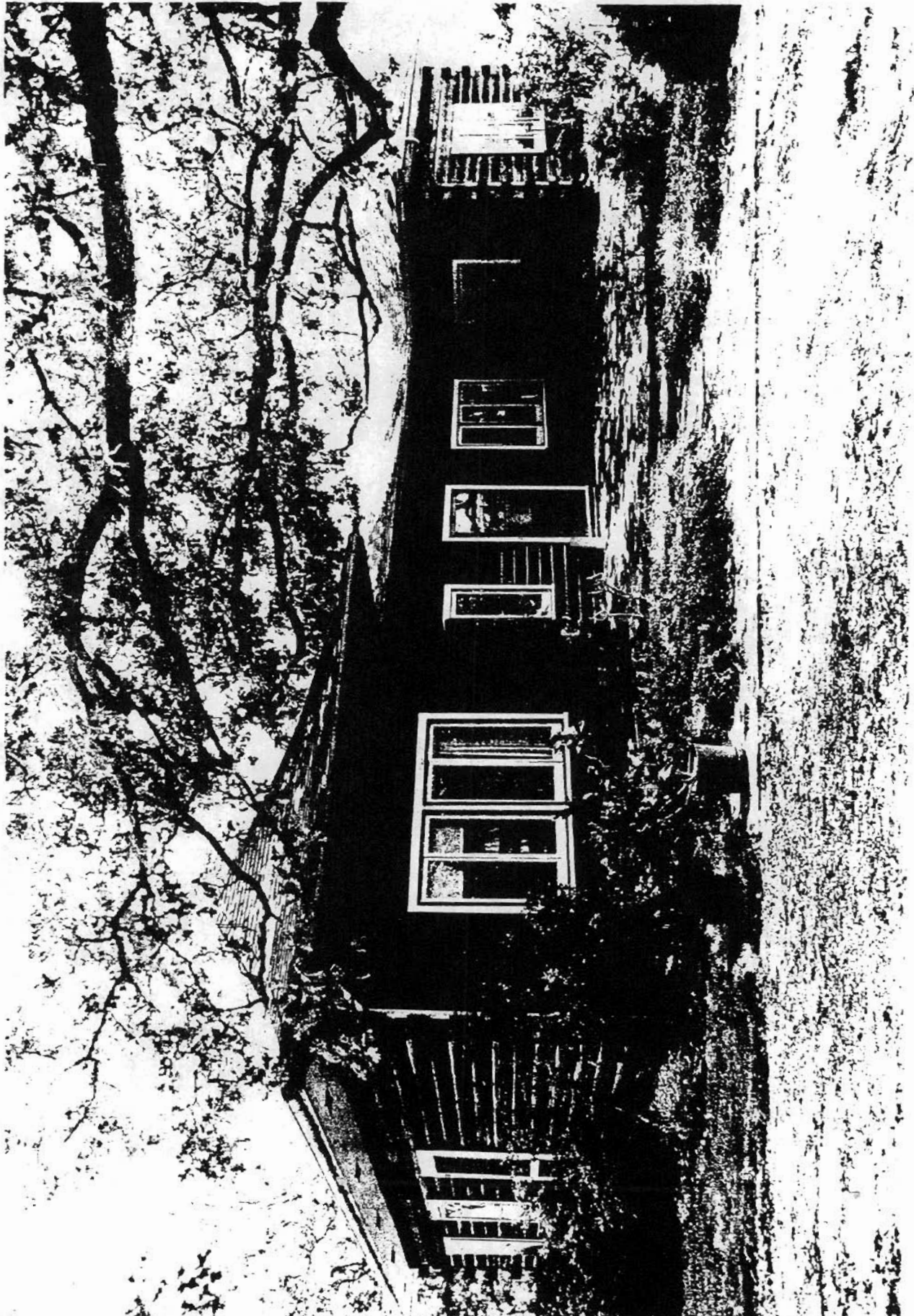
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Part of the West half of the Northeast Quarter and part of the East Half of the northwest Quarter of Section 14, Township 16 North of Range 30 West of the 5th P. M., more particularly described as follows, to-wit: Beginning at the Southeast corner of the Southeast Quarter of the Northwest Quarter of Section 14, Township 16 North, Range 30 West, and running thence South 89°03' East 516 feet; thence North 800 feet; thence North 89°03' West 1550 feet; thence South 800 feet; thence South 89°03' East 1034 feet to the point of beginning, containing 28.5 acres, more or less. An easement for road purposes over and across the following described lands; Beginning at the Southwest corner of Southeast Quarter of the Northwest Quarter of Section 14, Township 16 North, Range 30 West and running thence South 89°03' East 300 feet; thence North 500 feet; thence North 89°03' West 300 feet; thence South 500 feet to the point of beginning. Said Easement pertains and applies to an existing road connecting with Happy Hollow Road at the Southwest corner of the Southeast Quarter of the Northwest Quarter of Section 14, Township 16 North, Range 30 West and traversing the lands described next hereinabove to a point 300 feet East and approximately 400 feet North of the said Southwest corner of the Southeast Quarter of the Northwest Quarter of Section 14, Township 16 North, Range 30 West, said road being part of an existing road leading from Happy Hollow Road to a dwelling house on the 28.5 acre tract described above.

In addition to the west of the above described 28.5 acres part of the SE¼ of the NE¼ of Section 14, Township 16 North, Range 30 West, more particularly described as follows, to-wit: Beginning at a point 1034 feet North 89°03' West of the Southeast corner of said 40 acre tract, and running thence North 89°03' West 206 feet, more or less, to a point 80 feet South 89°03' East of the Southwest corner of said 40 acre tract, thence North 800 feet, thence South 89°03' East 206 feet, more or less, to a point 800 feet North of the beginning point, thence South 800 feet to the point of beginning. Containing approximately 3.8 acres.



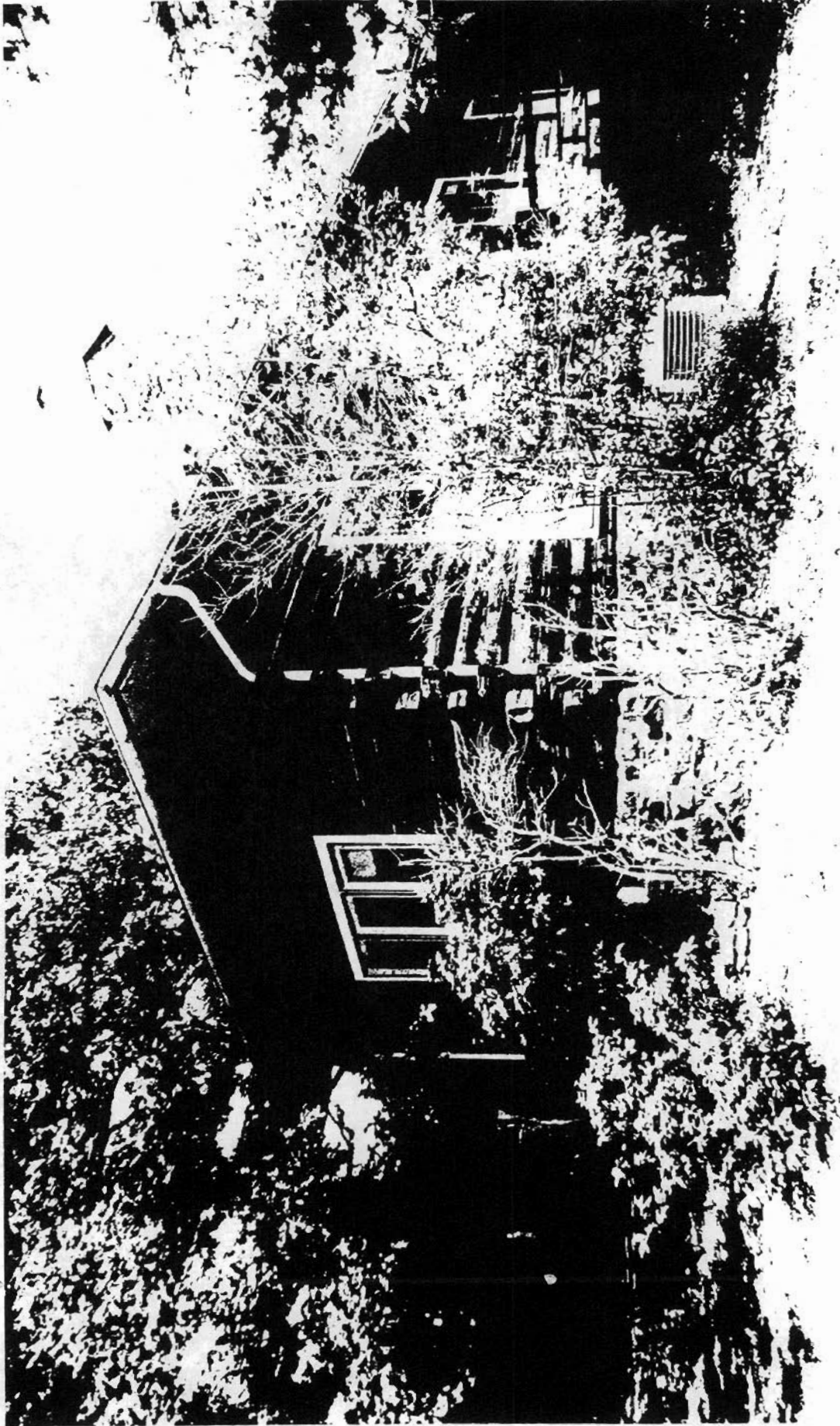
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Happy Hollow Farm  
Fayetteville  
Washington County  
Photographed by Don Brown  
June, 1985  
Negatives on file at AHPP  
Viewed from southwest

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Happy HOLLOW Farm  
Fayetteville, Washington County  
Photographed by Don Brown  
June, 1985  
Negatives on file at AHPP  
Viewed from south

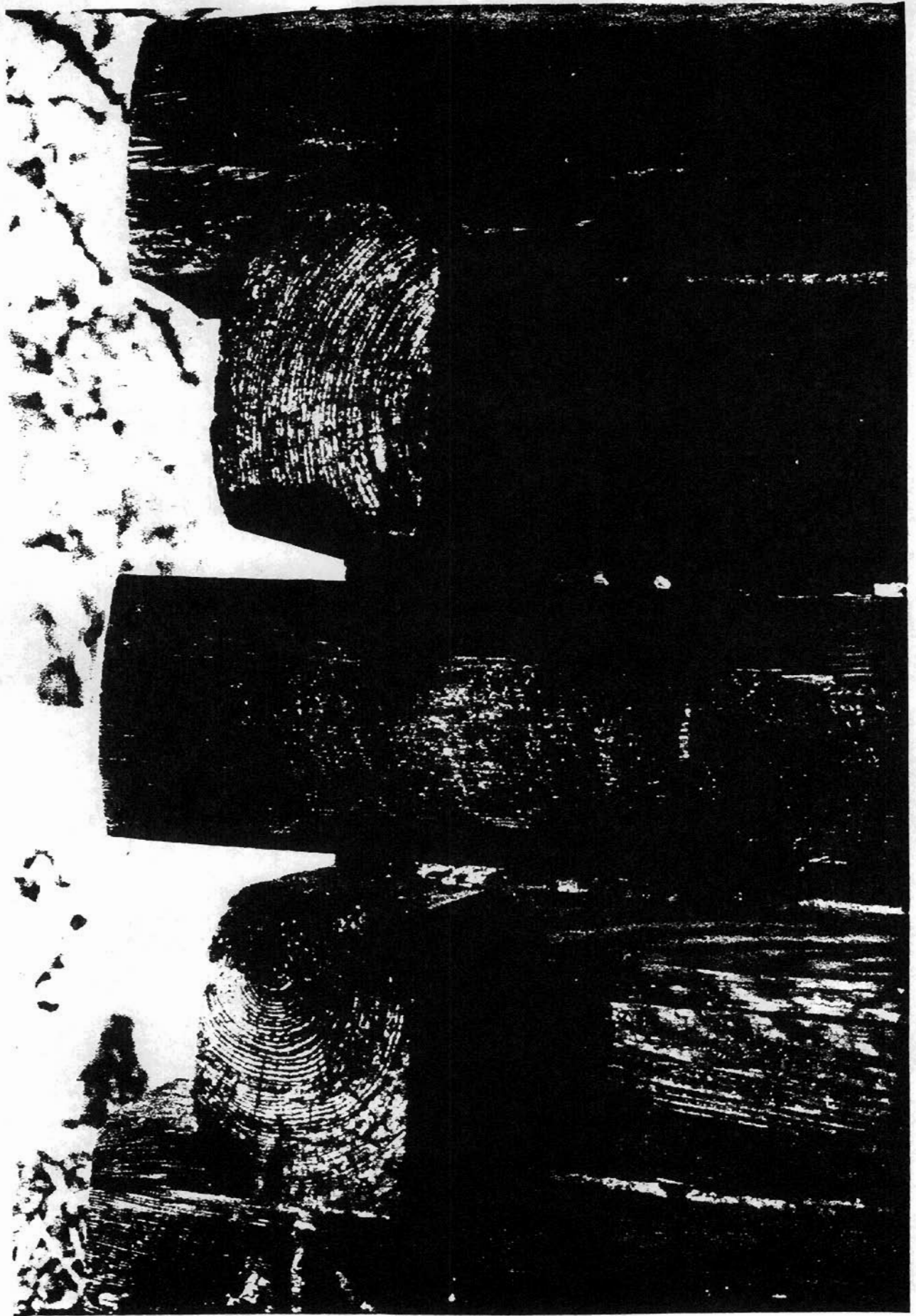


Happy Hollow Farm  
Fayetteville  
Washington County  
Photographed by Don Brown  
June, 1985  
Negatives on file at AHPP  
Viewed from southeast



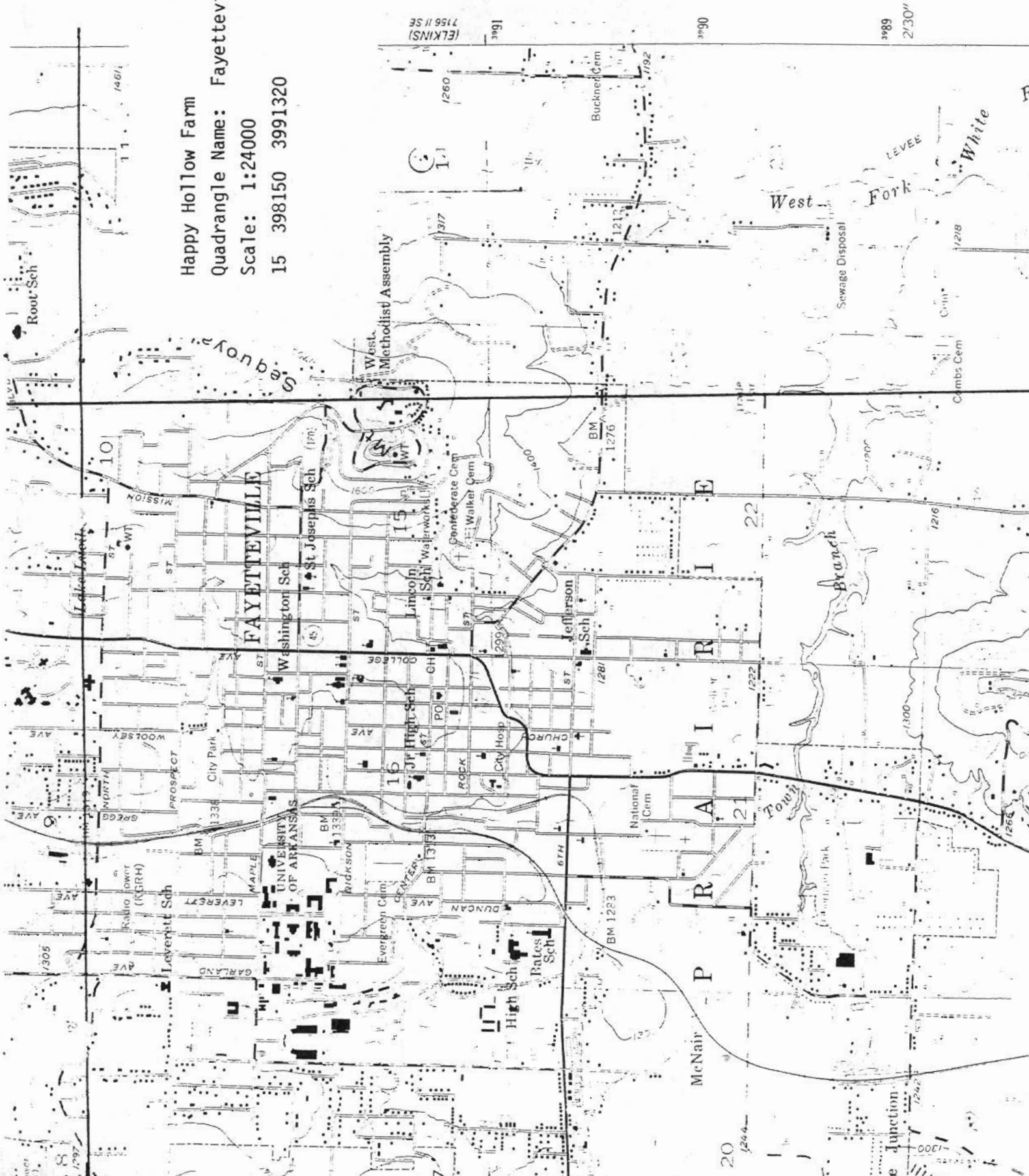


Happy Hollow Farm  
Fayetteville  
Washington County  
Photographed by Don Brown  
June, 1985  
Negatives on file at AHPP  
Viewed from north



Happy Hollow Farm  
Fayetteville, Washington County  
Photographed by Don Brown  
June, 1985  
Negatives on file at AHPP  
Notching Detail

Happy Hollow Farm  
 Quadrangle Name: Fayetteville, AR  
 Scale: 1:24000  
 15 398150 3991320



(ELKINS)  
7156 II SE

1090

1090

1090

2'30"

West Fork  
 LEVEE  
 White R

Sewage Disposal

Camb's Cem

FAYETTEVILLE

McNair - P

Town

te Junction