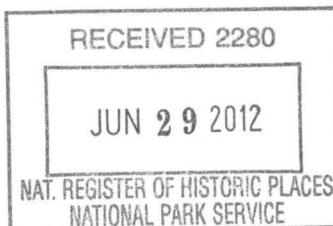


United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

historic name Humphreys' Dairy Farm

other names/site number GA0858

2. Location

street & number 1675 Shady Grove Rd

X

not for publication

vicinity

city or town Hot Springs

state Arkansas code AR county Garland code 51 zip code 71901

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide X local

Cochise Matthews

6/21/12

Signature of certifying official/Title

Date

Arkansas Historic Preservation Program

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other (explain:)

[Signature]

7/24/2012

Signature of the Keeper

Date of Action

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5. Classification

Ownership of Property
(Check as many boxes as apply.)

☒ private
☐ public - Local
☐ public - State
☐ public - Federal

Category of Property
(Check only **one** box.)

☐ building(s)
☒ district
☐ site
☐ structure
☐ object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing
4	buildings
1	sites
	structures
	objects
5	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC/single dwelling

AGRICULTURE/SUBSISTENCE/animal facility

AGRICULTURE/SUBSISTENCE/processing

Current Functions
(Enter categories from instructions.)

VACANT/NOT IN USE

7. Description

Architectural Classification
(Enter categories from instructions.)

Craftsman

No Style

Materials
(Enter categories from instructions.)

foundation: CONCRETE

walls: STUCCO, STONE, CONCRETE, METAL,
WOOD

roof: ASPHALT, METAL

other:

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Narrative Description

Summary

Humphreys' Dairy Farm commenced operation in the early 1900's. The farm was continuously operated by the Humphreys family for three generations, however farming operations ceased about six years ago. The farm is located about six miles from downtown Hot Springs. The setting includes open pasture and rolling hillsides, as well as treelines and fencing. The house, dairy barn and dairy plant sit on 14 acres of the original farm. The 4,200 square foot one and one-half story Craftsman style farmhouse was built around 1920 with an exterior of stucco. It is supported by a continuous cast-concrete foundation. Almost all windows in the house are double-hung sashes with single panes of glass. The house still has two original fieldstone chimneys and stone columns supporting the front porch. The Dutch-Colonial barn was built around the same time and utilized stone from the original 400-acre farm. The barn is in disrepair, as one wing has collapsed. The dairy plant, which produced several varieties of milk and dairy products and was constructed c. 1930, is still sound. The property continues to retain integrity in order to convey its significance as an agricultural and industrial enterprise in the community surrounding Hot Springs.

Narrative Description

Setting

The nominated property is only a portion of the original acreage owned by Harris Humphreys, but it includes all of the buildings that were a part of the dairy operation. The property is located about six miles outside Hot Springs on Shady Grove Road. The lot is largely open. There is a tree line on the west side of the property, and a pond and a lake to the northeast of the house. There are several areas of cropland, all separated by treelines. There are a few lanes that go across the property and all of these are either dirt or gravel.

Farmhouse-Contributing

Front/Southwest Façade

The main façade of the house stands at one and one-half stories and is side-gabled. It is symmetrical in appearance, being flanked by a single wood window with wood casement on either side near the door. There is a pair of adjacent wood windows with wood casement to the far left of the first floor, and a set of wood French doors with 15 lites to the far right. The first floor façade is covered in stucco throughout. The porch is supported by four fieldstone columns. These columns support a shed roof that slopes at a shallower pitch than the roof over the main body of the house, and has exposed rafter tails. There are abutments stepping down from the porch supports to the ground on either side of the stairs. These abutments are constructed of fieldstone with a concrete cap and feature small recesses for planters. Both the porch roof and the main roof of the house are covered in green asphalt shingles. The second story of the front façade has a large shed roof dormer. This dormer begins at the peak of the house gable and terminates above the main front wall of the house. It has four wood windows with wood casements in two adjacent pairs located symmetrically in the dormer. It is approximately 12 feet wide and is covered in stucco. The dormer has exposed rafter tails and is covered by green asphalt shingles.

Side/Southeast Façade

The southeast façade of the house is gabled. On the first floor, from the left, there is a wood window with wood casement. After that is a large gable-end chimney. It is about five feet wide at its base and tapers to two feet at the second floor. To the right of the chimney is another single wood window with wood casement. To the right

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of the central roof ridge is a pair of adjacent wood windows with wood casements. Finally, there are three adjacent wood windows with wood casements. These particular windows are shorter than all of the others. There is a rear shed addition visible from this façade. The slope of the addition matches the slope of the house roof. The addition is clad in wood and has a door opening with no door and two small stationary window openings. The second story has two pairs of adjacent wood windows with wood casements, one on each side of the center of the roof ridge. Centered above these windows is a small louvered vent in the gable of the roof. There is also a small stationary window to the far right of the second floor. The southeast façade features five brackets, one in the central gable, and two evenly spaced on either side.

Rear/Northeast Façade

In the center of the rear façade is a recessed porch. Under it is a central door with 15 lites. This door is flanked on either side by a multi-lite stationary window. The recessed porch is enclosed with wood siding and two large single-pane stationary windows. On the right wall of the recessed porch is a door that leads to the second story of the house. To the left of the porch is a pair of adjacent wood windows with wood casements. To the left of these is the small shed porch, with a single lite door located under the porch entering the kitchen of the house. To the right of the recessed porch is a small stationary window, with a single wood window with wood casement located even further to the right. The second floor consists of a shed roof dormer that mirrors the dormer on the front of the house. The dormer has two pairs of adjacent wood windows with wood casements. The rear of the roof is covered with green asphalt shingles, including on the small rear shed extension on the left side.

Side/Northwest Façade

Moving left to right there are four wood windows with wood casements evenly spaced. After these windows there is a fieldstone chimney. The chimney is about five feet wide at its base and tapers to two feet at the second floor. On the second floor, there is a single wood window with wood casement centered below the roof ridge. To the left of this central window is a smaller double-hung wood window with wood casement as well as an even smaller stationary wood window with wood casement. To the right of the central window there is one wood window with wood casement followed by the second floor of the chimney. Centered above these windows is a small louvered vent in the gable of the roof. The northwest façade features five brackets, one in the central gable, and two evenly spaced on either side. There is also an entrance to a small cellar in the foundation of the northwest façade. It is located just off-center to the left of the side. The stairs to the cellar are made of concrete and it has two corrugated metal doors.

Interior

The interior of the home has the original wood floors, doors, staircase, rock fireplaces and original bathroom and kitchen fixtures. Downstairs contains the entry foyer, dining room, parlor, living room, one bedroom, one bathroom, and the kitchen. The second floor has been modified. It now contains four efficiency apartments with kitchens. There is one bathroom for the four apartments. These apartments were utilized by the workers at the dairy.

Dairy Barn-Contributing

The c. 1920 dairy barn on Humphreys' dairy farm is a large gambrel-roofed building with two large wings attached on the eaves side. It is oriented with the gambrel in a generally east-west direction. All roofing materials on the barn are asphalt shingle, and the walls of the barn are made of mortared stone, with wood clapboards filling the gambrel. The gambrel ridge is dotted with several lightning rods.

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Front/Southwest Façade

In the central gambreled portion of the barn on the first floor is a large door opening that provided access to the room where fresh milk would have been stored before being moved to the plant. In the loft of the front façade there is another large door opening, with three wood windows in wood casements around it. One window is located on either side of the door opening with one above it. Several panes are missing, but all of the double-hung sashes contained four-over-four. In the right/southeast wing there is a large door opening near the juncture with the central section. After this door, there are six sets of 3 adjacent windows with wood window casements evenly spaced along the rest of the façade. Many of these are missing their double-hung four-over-four wood window sashes. To the left/northwest of the central section is a mirror image of the right/south, although the roof of this left/northwest portion has collapsed. The roofs on both wings are gabled and covered with green asphalt shingles.

Side/Southeast Façade

This end is very simple. It is the gabled end to the right wing of the barn. It has a mortared stone first floor and green wood in the gable end. There is a large door opening in the center of the stone portion and a human-size wood-framed door opening.

Rear/Northeast Façade

This façade largely mimics the front of the barn. The central portion is identical to the front façade in window and door openings. The southeast wing's rear façade has a window opening near the juncture with the central section, followed by a door opening, three more sets of windows, a door opening, and then one more set of windows. The door openings allowed the cows to get out into the farmyard. Many windows are missing on this side, however they would have been sets of three adjacent wood windows in wood casements with four-over-four wooden sashes. Again, the northwest wing mirrors the southeast wing except for the fact that the roof is collapsed.

Side/Northwest Façade

This side is the same as the southeast side, except for the fact that the roof is collapsed. There is a large door in the stone portion of the side.

Interior

The central portion of the barn continues to retain the milking stations for the dairy, including the glass tubing that took the fresh milk to the milk house, which was located within the barn. The ceilings for the barn continue to retain their tongue and groove panels and lighting fixtures.

Dairy Plant-Contributing

The dairy plant is a largely rectangular building. It has a steeper front slope, and a shallower rear slope. The front is covered with green asphalt shingles, while the rear is covered with standing-seam metal. There is a large vent located on the gable ridge in the middle of the structure and it has several lightning rods on the ridge.

Front/Southwest Façade

Like the house, the dairy plant is side-gabled. The entire wall is made of fieldstone. However, this is not visible on the right third of the façade. There is an addition for a loading dock with a shed roof and an opening to the southeast that obscures the stone face from the front. This was added to the plant in the 1930s. There is a small shed roof porch in the middle third of the building. It is supported by three square wooden posts and covered

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with a corrugated-metal roof. Under the roof is a concrete pad with mortared stone facing and concrete steps. The far left of the front side has a pair of adjacent aluminum windows with wood casements. They are followed by a three-part window with double-hung aluminum sashes on either side of a large single-pane stationary window. Both of these windows are covered by cloth awnings. To the right of these windows and under the porch is a horizontally-split two-lite half glass door. Immediately before the beginning of the concrete-block loading dock are a pair of adjacent aluminum windows with wood casements and a transom spanning both windows. On the west side of the loading dock addition there is a door with a window to the right. The window has two lites and is split horizontally. Above both the door and the window is a large stationary aluminum window with metal casement. On the front façade of the loading dock extension there are three windows spaced evenly. All of them are aluminum windows with metal casements and have two lites divided vertically. Immediately below the windows is a sign with the dairy's name, slogan, and a picture of a cow. Inside the loading dock addition the fieldstone façade is still visible. It has a door with three windows to the right, spaced evenly. The front side of the roof has green asphalt shingles.

Side/Southeast Façade

This side of the dairy plant is faced with stucco over horizontal wood boards. There is also a small recessed central portion that has concrete block construction. The loading dock opening is on the far left of the southeast façade. The recessed area is located in the middle of this side. There is a large door on either side of this recess neither of which currently has a door. Both openings are partially covered by a large sheet of plywood placed horizontally across the opening to limit access. There are two louvered vents on this façade. One is located above the left portion of the recess and the other is located further to the left and higher than the first. There is a small projecting shed roof over the recess. It is covered with a corrugated-metal roof. There is a small concrete step into the recessed area. On the left wall is a bank of three adjacent windows that have a larger upper pane, and a smaller lower pane. They are stationary metal windows in metal casements. On the right wall is a door that enters the plant made of wood with a small single-pane window in the upper center. Finally against the concrete-block wall there is a small access door covered with wood. This is the outer wall of the refrigerator. The access door provided a way for the milk crates to be sent out of the refrigerator and loaded onto the trucks. There is also a ladder on this façade that allowed for access to the upper portion of the plant.

Rear/Northeast Façade

The rear side is covered in stucco over horizontal boards, and has visible rafter tails. The roof of this side is covered with metal. Beginning at the left there is a bank of likely two windows that is covered by corrugated fiberglass. Next to it is a pair of windows over a middle-hinged wooden door. The windows have 4 lites, are stationary, and have wood frames and wood casement. Covering this set window-door combination is a shed roof overhang. The overhang is covered with metal roofing. To the right of this are 3 adjacent wood windows in wood casements. The windows are double-hung and have 4 lites. After these there is a large door opening that is partially covered by a sheet of horizontal plywood. There are no other distinguishing features to the corner of the dairy plant.

Side/Northwest Façade

The northwest façade has mortared stone on the first floor with wood clapboards above it. In the center of the northwest façade is a door that enters the dairy plant offices. It is a wood paneled door that is half glass, with two lites divided horizontally. Above the door is a small gabled overhang, covered with metal roofing. To the left of the door is a bank of five adjacent aluminum windows with wood casements. They are double-hung two-lite sashes divided horizontally. The middle window of the five was removed and covered over with wood when the interior office was divided and a wall erected. The windows are covered by cloth awnings. To the

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right of the door is a three-part window. It has a large stationary pane flanked by double-hung aluminum windows with wood casements. The windows have two lites and are divided horizontally. To the right of the three-part window is a two-part window. It has a large stationary window with a double-hung aluminum window with wood casement to its right. The window has two lites and is divided horizontally. Located below the center of the gable is a large wooden louvered vent. To the far left there is notch back to meet the rear wall. On the northwest face of this notch is a small double-hung wood window in wood casement. This wall is covered in stucco.

Interior

The interior of the dairy plant is largely empty. The machinery was removed in 2005 when the farm was closed. However, a few features remain. The large refrigerator is still intact, as are the brick floors of the plant. In the offices, original frosted glass with a starburst pattern is still present. Also, original tongue and groove ceilings are present, though currently covered.

Other Outbuildings

Garage/Machinery Shed-Contributing

This building is centered just northeast of the house and northwest of the dairy plant. It is constructed of concrete block in the garage portion, and wood and metal tube in the rear machinery shed section. The garage has a gabled metal roof with a very shallow pitch, while the rear extension has a gabled roof with green asphalt shingles. The front of the garage has three openings. A central door flanked by garage doors with twelve glass panes. The left side has a metal door with a set of metal casement windows to its left. On the right side are two sets of metal casement windows. The rear machinery shed provided storage for milk trucks, totaling five bays.

Shed-Contributing

A shed is located to the northeast of the dairy barn. It has a concrete foundation, is of metal tube construction and has vertical wood panel and corrugated metal walls. The southeast side has two door openings, one on either end. The northeast side has one large opening with a sliding door covering it. On the northwest side there is a wood human door with one full-length lite. However, the glass from this door is missing. The southwest side has no fenestration of note.

Integrity

The integrity of Humphreys' Dairy Farm remains good. The farm retains its integrity of location, design, setting, materials, workmanship, feeling and association. The house has had an altered roof line due to a house fire in the second floor in about 1940; however this was done within the period of significance and maintains nearly the same pitch and design. The shed dormer was also recreated after the fire, keeping the house's appearance nearly the same as it had been at its construction. The barn does have one collapsed wing, though the roof line is still visible and much of the rock from the walls is present. Building siting remains intact, and materials and craftsmanship are still visible. Interiors on many of the buildings are still intact. The house continues to exhibit the original downstairs floor plan, and the upstairs has the floor plan that was designed to house workers who needed a place to stay. The dairy barn continues to visibly depict the milking process that happened there, and the dairy plant still retains interior features that show its use such as the brick plant floor and the large industrial refrigerator. The many uses of mortared stone around the property show the importance of local craftwork, while the craftsman design elements on the house display the effects of a hired local architect for its design. Humphreys' Dairy Farm continues to retain its integrity and should be listed on the National Register of Historic Places.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☐ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is: N/A

- ☐ A Owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

Agriculture

Commerce

Period of Significance

1911-1962

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

J. C. Copeman, Architect

Period of Significance Justification

The property was an operating dairy farm, worked by the same family over three generations. It began in 1911, and continued home-delivery of milk until its closure in 2005. The period of significance is being cut off in 1962 in order to comply with NPS guidance.

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Statement of Significance Summary

The Humphreys' Dairy Farm was a true success story of a family farming operation. It started small with two cows and a small number of acres in 1911. As the farm and family grew, so did the importance of the dairy farm to Hot Springs and the surrounding towns. Ultimately, a large home was erected for the family. A barn was completed for the cows and milking operations and a modern dairy plant was built to bottle milk and make other dairy products. While many dairy operations were begun in the area, many were lost to competition with larger dairies. Only Humphreys' Dairy stayed in business longer as a family-run business. Humphreys' Dairy also led in innovations that transformed the dairy industry. As an early adopter of homogenization and pasteurization, Humphreys' Dairy was able to evolve with the wider industry while maintaining their family connections, and multi-town delivery routes. The Humphreys' Dairy Farm is a good example of an early twentieth century family dairy farm that grew to be an important supplier of local products in Garland County, Arkansas.

Developmental History

Harris Humphreys was the founder of Humphreys' Dairy in 1911. He was born near Hot Springs in Arkadelphia, Arkansas in 1878 and eventually went to Ouachita College.¹ He attempted to run a lumber company in Arkadelphia, but meeting with little success, he decided to try his hand elsewhere.² After moving to Hot Springs in 1909, he decided to begin farming. He began by buying some land and clearing it. To do this he set up a sawmill, so that he could use the wood from the land to build a house, as well as to sell the timber.³ He used the lumber from the property, as well as locally quarried stone to build a barn. This barn would be replaced in later years to accommodate the growing number of cows being milked on the farm.⁴ The first house on the farm was a dog-trot plan two-room log house. This house initially served as a dwelling, and later as a recreational building for the family.⁵ The current farmhouse was built in about 1920 and was designed by Hot Springs architect J. C. Copeman.⁶ There are some similarities between the first and second houses, with the second house being divided by a large central hall and dining room, similar to the breezeway in the dogtrot house. It is unknown when the first house was removed from the property. Examples of the farmstead from 1914 and c. 1925 can be seen in Figures 1 and 2, as well as blueprints of the current farmhouse in Figure 3.

In the early years, Harris Humphreys' farm was a diversified operation. He and his wife lived about six miles from Hot Springs. This meant trips to town to sell goods happened twice a week. Mr. Humphreys brought milk to town, of course, but he also brought things such as chickens, eggs, sausage from hogs he raised and other

¹ W. J. Lemke ed., "The Arkansas Family Historian," Vol. 1 No.4 (April 1963), 9.

² "Humphreys' Dairy of Hot Springs, Ark., Grows from Two Cow Farm to Modern Plant," *Southern Dairy Products Journal* (September 1947), 64.

³ *Garland County, Arkansas: Our History and Our Heritage*, Garland County Historical Society: USA, 2009, 222.

⁴ *Garland County*, 222.

⁵ Mary Hudgins, "A Family Affair," in *Garland County Record* (Hot Springs: Garland County Historical Society, 1974), 87.

⁶ Humphreys Family Records, J.C. Copeman Blueprints, Sheet V, June 5, 1920.

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produce.⁷ He also sold produce for other farmers in the area. Frank Humphreys told of his father's early enterprise:

Some of our neighbors asked him to take things in for them too, and sell them. He would receive twenty-five center [*sic*] on the dollar for all he sold. After that his cart was loaded down with eggs, fruit, butter and chickens. Dad dressed the chickens himself.⁸

The entire family was involved in the business from the beginning, as they would be for about 80 years. Humphreys' wife Merry would make cakes for some of the hotels in Hot Springs. Merry was also undoubtedly an important contributor to the production of vegetables that would be sold by her husband, and would have run the farm on the days that Harris Humphreys went to town. These runs to town were always accomplished with the use of a single horse and wagon (the wagon can be seen in Figure 1).⁹

Harris Humphreys' dairy business grew quite quickly. This was in part due to Mr. Humphreys' forward-looking management. In the 1920s rural electrification was not widespread. However, it was during this time that Harris Humphreys decided to bring electricity to his operation. He contracted with Colonel Ralph Boaz to install a generating plant at his lot for the Schmelzel Electric Shop in Hot Springs. He also got phone service in order to better communicate with his clients.¹⁰ Mr. Humphreys was progressive in his approach toward dairying. He was a strong supporter of cleanliness for his plant and his employees. His son Frank believes that his father may have been one of the earliest proponents of what would become modern standards.¹¹

Humphreys' Dairy lost its original namesake in January of 1938, but due to the involvement of its many family members, the company continued just as strong as ever.¹² Plant operations continued to grow through the 1940s. It was during this time that Humphreys' Dairy was at its peak. In about 1940, there was a small fire at the farmhouse. An employee left clothing to dry near an open stove, and soon a fire was started. The roof of the house was damaged, but using the plans from the house's construction, it was restored. While the roof was slightly lowered dormers were put back on in the same places as the originals had been. At this time the family business was running eleven trucks on daily runs to four towns. The breakdown was two trucks to Arkadelphia, one to Jones Mill, two to Malvern, and the remaining six to Hot Springs. The Humphreys' Plant underwent a major modernization campaign during the 1940s, even being profiled in the *Southern Dairy Products Journal*.¹³ This prosperity for the Humphreys family continued for many years, but it began to decline as large national dairy producers cut into their markets. By 1972, Humphreys' had reduced the truck fleet to nine, but was still maintaining deliveries. The family continued to be invested in the business and wanted to see it prosper, but times became more difficult. The last home delivery of milk by Humphreys' Dairy Farm was in 2005, and the plant closed in the same year. During the long history of this family-run dairy they attempted to live up to the

⁷ *Garland County*, 222.

⁸ Quoted in Hudgins, *A Family Affair*, 87.

⁹ *Garland*, 222.

¹⁰ Hudgins, *A Family Affair*, 88.

¹¹ Hudgins, *A Family Affair*, 87.

¹² Lemke, ed., "The Arkansas Family Historian," 9.

¹³ "Humphreys' Dairy," 64.

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motto of their father and grandfather's slogan, "Humphreys' Dairy: 'Where the best milk grows' on the Shady Grove Road."¹⁴

Statement of Significance

Humphreys' Dairy Farm is significant in local history because of its importance in both agriculture and commerce. It was both an agricultural enterprise and a model of a well-run family business. This business changed with the times, and underwent modernization as was common in the dairying industry in the mid-twentieth century. Humphreys' Dairy is significant because it worked hard to adapt to a changing business market, outlasted many of its competing family farms, as well as maintained its family connections throughout all of its years of operation.

Agriculture in Garland County, like most counties in Arkansas, was the primary industry in the nineteenth century. However, in Garland County not all of the land was truly cultivable. About half of the county could be farmed, while the other half is quite mountainous.¹⁵ While cattle have always been important to the agricultural mix in Garland County, they gained prominence in the twentieth century. For instance, in the 1880 agricultural census of Arkansas, there were only 4,672 cattle recorded in the entire county.¹⁶ By 1950 that number had increased about threefold to 12,844 cattle. Of these cattle in 1950, 4,696 of them were milk cows.¹⁷ The dairy business in Garland County, like most of Arkansas began with local delivery of excess farm milk to towns. In Hot Springs, Harris Humphreys took his surplus milk, and sold it both to local families as well as to hotels and other businesses.

While the dairying business had humble agricultural beginnings, it quickly grew into a much larger industry. Due to this growth, and the burgeoning awareness of public health concerns, by 1915 the industry was under more regulation from the state and local governments. A bulletin from the Reg. Board of Health in 1913 titled "Milk and Milk Products-Production, Care, and Sale of" details many of the ways that milk production was regulated. It begins with "178. Any person owning or managing a dairy or dairy farm, the products of which are sold, shall conform to each and every rule herein set forth for maintaining and handling all such products in a cleanly and sanitary condition."¹⁸ The bulletin goes on to offer a list of rules for farmers to follow. A few of them are provisions for the amount of light and space that should be provided for each cow, as well as minimum requirements for milk rooms and cleanliness of stables.¹⁹ This did, of course, elicit a backlash from many dairy farmers. For example, in 1917, farmers were writing in to the *Little Rock Gazette* to complain about the strict standards to which they were being held. They complained that they could not meet the standards being expected by the local Board of Health without raising the cost of milk.²⁰

Harris Humphreys stands as an exception to the backlash that was voiced by local farmers. He believed strongly in the necessity of maintaining high health and safety standards as part of his operation. For instance,

¹⁴ Advertisement.

¹⁵ Goodspeed, 525.

¹⁶ Goodspeed, 525.

¹⁷ 1950 Agricultural Census.

¹⁸ Public Health Reports, 2508.

¹⁹ Public Health Reports, 2508.

²⁰ History Commission, 4.585, Gazette, 11/2/1917.

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Name of Property

Garland, Arkansas

County and State

When the Health Department of Hot Springs began operation, the Humphreys Dairy passed immediately, and with flying colors. All necessary health precautions had already been taken. Frank will tell you that his father was the first man in Garland County to have his cows tested for tuberculosis. He was the first to require health certificates of everybody who worked at the plant. His was the first permit to be issued by the Health Department.²¹

Harris Humphreys was the first farmer in the mid-south to pasteurize his milk according to a letter between Humphreys and a colleague.²² Harris Humphreys' clear commitment made him a model farmer in the community. He was striving to provide the best quality product to his neighbors, and did so from the start. It was likely in no small part because of his leading in the dairy industry, that when the Hot Springs Rotary was organized, Mr. Humphreys was the one chosen to represent the dairy industry.²³ Harris Humphreys was also involved with other progressive farming organizations. He was both a member of the county farm bureau, as well as the vice president of the Future Farmers of America Association.²⁴

Mr. Humphreys believed that the role of the dairyman in the early twentieth century was not just to provide milk to families, but to provide a place of education. To this effect, by the 1920s school groups were invited to visit the farm. "Youngsters usually arrived about ten in the morning, and a couple of hours roamed all over the plant. At noon, they were served a picnic, topped off with home-made ice cream."²⁵ This undoubtedly made Mr. Humphreys quite popular with the students.

The most important part of the modernization of Humphreys' Dairy farm was the building of a new, modern plant. This plant was built around 1920, and had everything that could be asked for at the time. It was this new, modern dairy that allowed Humphreys to expand production and reach the level of success he did by 1947, with his eleven trucks and 38 employees.

Humphreys' Dairy was able to outlast many of its competitors in the dairying industry. This was for several reasons. Probably the most important reason was Humphreys' ability to see where the future of milk production was headed. He adopted health standards early, and built a modernized plant. He also installed a generator to produce electricity, and personally paid for miles of phone lines to connect his farm with his customers in Hot Springs. For comparison, there is the dairy of J. H. Rowe and Son. Like Humphreys, J. H. Rowe's dairy began as a diverse business. He raised and slaughtered hogs. From them he sold the meat, as well as made soap from the fat.²⁶ J. H. Rowe also began small, delivering milk by horse and wagon. But, after several expansions and upgrades, the dairy eventually reached its peak with 50-70 cows. After upgrading in 1935, and again in 1941, J. H. Rowe and Son still could not compete with the larger national dairies, and went out of business in 1944.²⁷

²¹ Hudgins, A Family Affair, 87.

²² Author interview with Paul Humphreys, 2/6/2012.

²³ Hudgins, A Family Affair, 86.

²⁴ *Garland*, 222.

²⁵ Hudgins, A Family Affair, 89.

²⁶ *Garland*, 223.

²⁷ *Garland*, 223.

Humphreys' Dairy Farm

Name of Property

Garland, Arkansas

County and State

While Humphreys' Dairy faced all of the same challenges, within the same market, it was able to last much longer than many of the other small family dairies, still producing 18,000 gallons of milk per month in 1990.²⁸

Finally, despite the growth that Humphreys' Dairy experienced it always remained a family-controlled and family-run business. As larger dairies were becoming milk factories, the Humphreys chose to work together to maintain their father's, or in some cases, grandfather's business. "Frank became plant superintendent; Paul sales manager. Sally took over the job of secretary. Davidson, now deceased, was production manager and Gene was a sales manager."²⁹ This demonstrates the level of commitment that Humphreys' family had to the enterprise. Even after Harris' death in 1938, his family continued the work that he started.

The Humphreys' Dairy Farm is a significant part of Hot Springs' history in both agriculture and industry. It grew from a small family-run business to one that processed thousands of gallons of milk each day. While it underwent this expansion, it never lost what made it important to the community, which were its family ties. It flourished because of the high sanitation standards of its founder, who was a leader in the dairying community in the early twentieth century. For these reasons, Humphreys' Dairy Farm, "Where the best milk grows," is being nominated to the National Register of Historic Places under Criterion A with local significance.

²⁸ *Garland*, 222.

²⁹ Hudgins, *A Family Affair*, 88.

Humphreys' Dairy Farm

Name of Property

Garland, Arkansas

County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Arkansas History Commission. Newspaper Clippings File.

Garland County, Arkansas: Our History and Our Heritage. USA: Garland County Historical Society, 2009.

Goodspeed Biographical and Historical Memoirs of Central Arkansas, The. Chicago: Goodspeed Publishing Co., 1889.

Hudgins, Mary. "A Family Affair." In *Garland County Record*, 86-90. Hot Springs: Garland County Historical Society, 1974.

Hughes, Bill. "Humphreys Dairy is Historical Treasure in Arkansas Business." *Diamondhead*, September 1999.

"Humphreys' Dairy of Hot Springs, Ark., Grows From Two Cow Farm to Modern Plant." *Southern Dairy Products Journal* (1947): 64.

Humphreys, Paul. Interview by author, 6 February 2012, Hot Springs.

Humphreys Family Records. J.C. Copeman Blueprints. Sheet V, June 5, 1920.

Ledbetter, Wendy. "Got Milk: Humphreys family carries on dairy tradition." *The Sentinel-Record*, May 12, 2002.

Lemke, W. J. ed. *The Arkansas Family Historian* Vol. 1 No. 4 (1963): 9.

Lloyd, Anthony. "End of an Era: Humphreys Dairy ends 94-year legacy." *The Sentinel-Record*, April 25, 2005.

"Milk and Milk Products – Production, Care, and Sale of. (Reg. Bd. Of H., May 16, 1913)" *Public Health Reports* (1913): 2508-2509.

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67 has been requested)
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other

Name of repository: _____

Historic Resources Survey Number (if assigned): GA0858

10. Geographical Data

Acreage of Property 14

(Do not include previously listed resource acreage.)

Humphreys' Dairy Farm

Name of Property

Garland, Arkansas

County and State

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: 34.452959 Longitude: -93.002121

2. Latitude: 34.453997 Longitude: -93.001278

3. Latitude: 34.453955 Longitude: -92.999251

4. Latitude: 34.451267 Longitude: -92.999372

Verbal Boundary Description (Describe the boundaries of the property.)

From Point 1 (34.452959, -93.002121) proceed northeast 139 meters to Point 2 (34.453997, -93.001278). Then proceed east 186 meters to Point 3 (34.453955, -92.999251). From this point proceed 298 meters to Point 4 (34.451267, -92.999372). Finally, return 315 meters along Shady Grove Road to Point 1.

Boundary Justification (Explain why the boundaries were selected.)

This is the portion of land that is currently under one owner, and that contains the house, dairy plant, barn, and outbuildings. It is a small portion of the original property, but does include some of the pasture and cropland around the dairy buildings.

11. Form Prepared By

name/title Benjamin Harvey/National Register Historian

organization AHPP

date 2/13/2012

street & number 1500 Tower Building, 323 Centre Street

telephone 501-324-9789

city or town Little Rock

state AR

zip code 72201

e-mail ben@arkansasheritage.org

Additional Documentation

Submit the following items with the completed form:

- **Map – ArcGIS Explorer Topographic maps attached**
- **Sketch Map – Photos are keyed to this map**
- **Figures – Historic Photographs listed below**

Humphreys' Dairy Farm

Name of Property

Garland, Arkansas

County and State

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Humphreys' Dairy Farm

Vicinity: Hot Springs

County: Garland State: Arkansas

Photographer: Ralph Wilcox

Date Photographed: February 6, 2012

Photo 1 of 17: Overview of farm buildings, facing northeast

Photo 2 of 17: House and Dairy Plant, facing north

Photo 3 of 17: House, southwest façade, facing northeast

Photo 4 of 17: House, southeast façade, facing northwest

Photo 5 of 17: House, northeast façade, facing southwest

Photo 6 of 17: House, northwest façade, facing southeast

Photo 7 of 17: Dairy Plant, southwest façade, facing northeast

Photo 8 of 17: Dairy Plant, southeast façade, facing northwest

Photo 9 of 17: Dairy Plant, northeast façade, facing southwest

Photo 10 of 17: Dairy Plant, northwest façade, facing southeast

Photo 11 of 17: Barn, northwest façade, facing southeast

Photo 12 of 17: Barn, southwest façade, facing northeast

Photo 13 of 17: Barn, southeast façade, facing northwest

Photo 14 of 17: Barn, southeast façade, facing west

Photo 15 of 17: Shed, southeast and northeast facades, facing west

Photo 16 of 17: Garage/Machinery Shed, southwest façade, facing northeast

Photo 17 of 17: Garage/Machinery Shed, northeast view, facing southwest

Figures:

Figure 1: Humphreys' Dairy Farm in 1914.

Figure 2: Humphreys' Dairy Farm c. 1925.

Figure 3: Blueprint for second farmhouse at Humphreys' Dairy Farm.

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name Luther & Dana Lewis LLC

street & number 1943 Whipperwill

telephone 870-866-7556

city or town Pocahontas

state AR

zip code 72455

Humphreys' Dairy Farm

Name of Property

Garland, Arkansas

County and State

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Name of Property

County and State

Name of multiple listing (if applicable)

Section number Figures Page 1

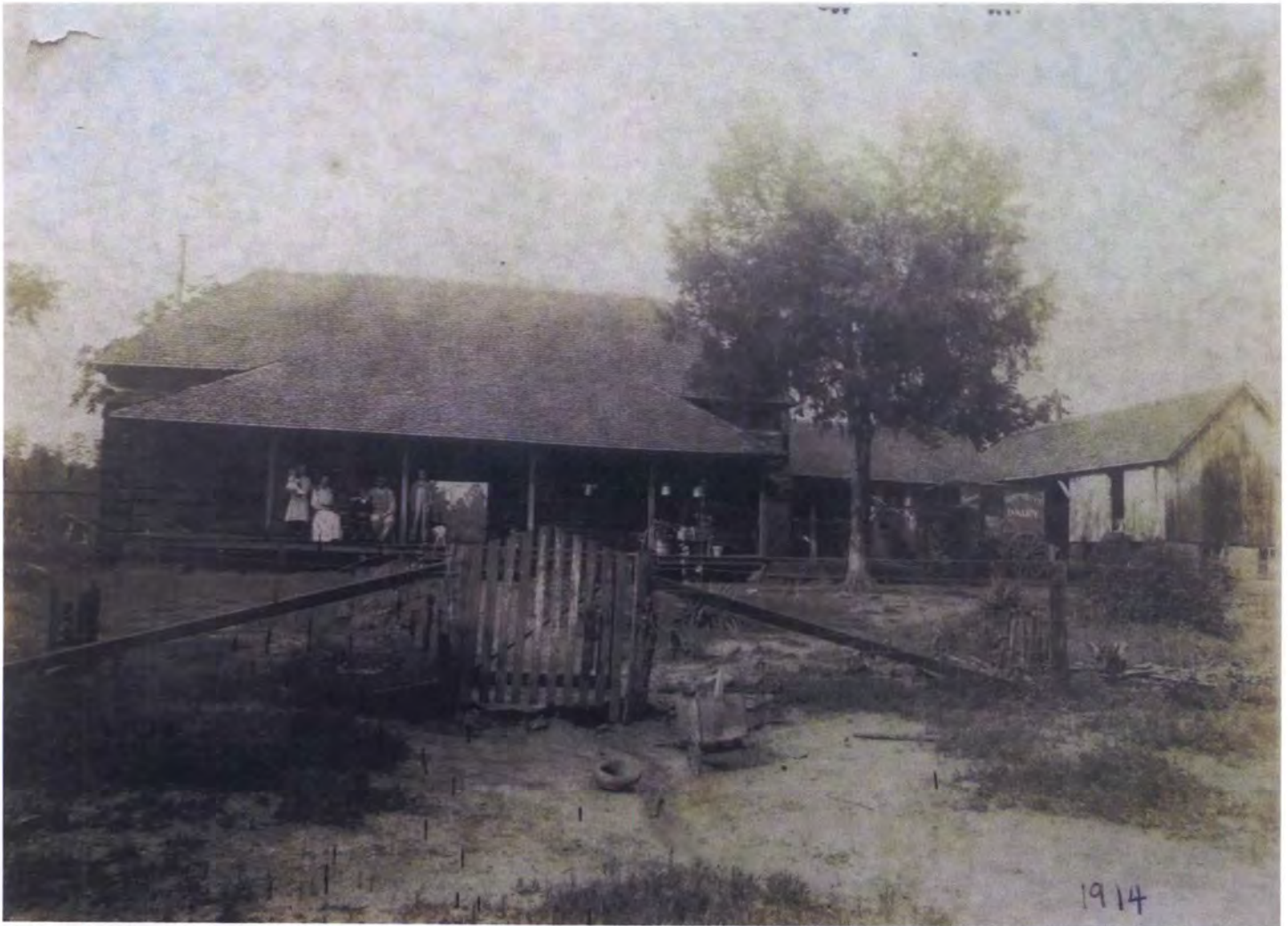


Figure 1 – Humphreys' Dairy Farm in 1914. This photo shows the farm with all of its original buildings, many of which were replaced c. 1920. The original house with a dogtrot plan is on the left, with the original gable-roof barn located to the right background. What would become the dairy plant was at this time attached to the gable-roof barn. Also seen is Harris Humphreys' original wagon used for taking produce to town in Hot Springs and the family assembled on the porch.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Name of Property

County and State

Name of multiple listing (if applicable)

Section number Figures Page 2



Figure 2 – Humphreys' Dairy Farm c. 1925. As can be seen in this panoramic photo of the farm, in just ten years the farm had changed greatly. A new house and barn were built, and the outbuilding that was connected to the earlier barn had become a stand-alone dairy processing facility.



Figure 3 – Blueprint for second farmhouse at Humphreys' Dairy Farm.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Humphrey's Dairy Farm

MULTIPLE
NAME:

STATE & COUNTY: ARKANSAS, Garland

DATE RECEIVED: 4/06/12 DATE OF PENDING LIST: 4/27/12
DATE OF 16TH DAY: 5/14/12 DATE OF 45TH DAY: 5/23/12
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 12000275

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: Y NATIONAL: N

COMMENT WAIVER: N

___ ACCEPT ☒ RETURN ___ REJECT 5/15/2012 DATE

ABSTRACT/SUMMARY COMMENTS:

See attached comments

RECOM./CRITERIA

REVIEWER

DISCIPLINE

TELEPHONE

DATE

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



IN REPLY REFER TO:

United States Department of the Interior

NATIONAL PARK SERVICE

1849 C Street, N.W.
Washington, D.C. 20240

The United States Department of the Interior National Park Service

National Register of Historic Places Evaluation/Return Sheet

Property Name: Humphery's Dairy Farm, Garland County, AR

Reference Number: 12000275

Reason for Return

The nomination for the Humphery's Dairy Farm is being returned for substantive and technical revision.

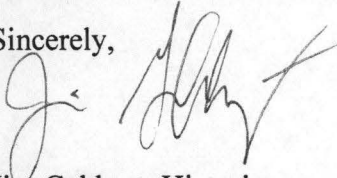
The property appears to meet National Register Criterion A, but there are shortcomings that need to be addressed. In purely technical terms, the nominated property comprises 14 acres; at a minimum, any acreage over 10 should be represented by at least three UTM (or Lat/Long) points; the nomination provided only one point. This property is nominated for its significance as an agricultural unit. But it appears that no pasture or crop land was included in the boundaries. Please consider expanding the area nominated to better reflect its agricultural role, or provide a clearer justification of the boundaries as submitted.

There is a single sentence mention of alterations to the house's roofline, but no discussion of what the house looked like before alteration or when the alteration occurred. The narrative mentions a dogtrot type dwelling; is this house a reconfiguration of that dwelling? (it has features which suggest so) Please provide more information on the evolution of the house and other buildings that comprise the property.

When using the alternative mapping (no full size topo), we would prefer that you submit two maps - one of a large scale depicting the property, and one of a smaller scale that provides a broader context. As a reviewer, I prefer the topographic version base map found in the ArcGIS Explorer package rather than the Google Earth or Bing satellite views. The ArcGIS Explorer version provides more clarity of location and makes better copies than the satellite version, especially when working with rural areas with lots of vegetation.

We appreciate the opportunity to review this nomination and hope that you find these comments useful. Please feel free to contact me if you have any questions. I can be reached at (202) 354-2275 or email at <James_Gabbert@nps.gov>.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jim Gabbert', with a stylized flourish at the end.

Jim Gabbert, Historian
National Register of Historic Places
5/15/20129

Recommendation: SLR Return

Action: SLR Return None

Documentation Issues-Discussion Sheet

State Name: AR County Name Garland Resource Name Humphreys Dairy Farm

Reference No. 12000275 Multiple Name _____

Solution:

Problem: 14 A. only 1 UTM

~~AB~~

Resolution:

SLR: Yes No

Database Change:

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: RESUBMISSION

PROPERTY NAME: Humphrey's Dairy Farm

MULTIPLE
NAME:

STATE & COUNTY: ARKANSAS, Garland

DATE RECEIVED: 6/29/12

DATE OF PENDING LIST:

DATE OF 16TH DAY:

DATE OF 45TH DAY:

8/15/12

DATE OF WEEKLY LIST:

REFERENCE NUMBER: 12000275

DETAILED EVALUATION:

☒ ACCEPT ☐ RETURN ☐ REJECT 7/26/2012 DATE

ABSTRACT/SUMMARY COMMENTS:

Still Does not address integrity well, but
minimally addresses Return Comments

RECOM./CRITERIA Accept A

REVIEWER Jim Gubben

DISCIPLINE _____

TELEPHONE _____

DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N



~~AR~~

Photo 1 of 17

AR - Garland County - Humphreys' Dairy Farm 0001

Overview of farm buildings, facing northeast



Photo 2 of 17

AR- Garland County- Humphreys' Dairy Farm-0002

House and Dairy Plant, facing north



Photo 3 of 17

AR - Garland County - Humphreys' Dairy Farm - 0003

House, southwest facade, facing northeast



Photo 4 of 17

AR - Garland County - Humphreys' Dairy Farm - 0004

House, southeast facade, facing northwest



Photo 5 of 17

AR - Garland County - Humphreys' Dairy Farm - 0005

House, northeast facade, facing southwest



Photo # 6 of 17

AR - Garland County - Humphreys' Dairy Farm - 0007

House, northwest facade, facing southeast



Photo 7 of 17

AR - Garland County - Humphreys' Dairy Farm - 0007

Dairy Plant, Southwest facade, facing northeast



Photo 8 of 17

AR - Garland County - Humphreys' Dairy Farm - 0008

Dairy Plant, southeast facade, facing northwest



Photo 9 of 17

AR- Garland County - Humphreys' Dairy Farm - 0009

Dairy Plant, northeast facade, facing southwest



Photo 10 of 17

AR - Garland County - Humphreys' Dairy Farm - 0010

Dairy Plant, northwest facade, facing southeast



Photo 11 of 17

AR - Garland County - Humphreys' Dairy Farm - 0011

Barn, northwest facade, facing southeast



Photo 12 of 17

AR - Garland County - Humphreys' Dairy Farm - 0012

Barn, southwest facade, facing northeast



Photo 13 of 17

AR - Garland County - Humphreys' Dairy Farm - 00013

Barn, southeast facade, facing northwest



Photo 14 of 17

AR - Garland County - Humphreys' Dairy Farm - 0014

Barn, southeast facade, facing west



Photo 15 of 17

AR- Garland County- Humphreys' Dairy Farm- 0015

Shed, southeast and northeast facades, facing west



Photo 16 of 17

AR - Garland County - Humphreys' Dairy Farm - 0016

Garage/Machinery Shed, southwest facade, facing northeast



Photo 17 of 17

AR - Garland County - Humphreys' Dairy Farm - 0017

Garage/Machinery Shed, northeast view, facing southwest

Humphreys' Dairy Farm HD - Hot Springs vic., Garland County



Points (in decimal degrees)

A: 34.452959, -93.002121

B: 34.453997, -93.001278

C: 34.453955, -92.999251

D: 34.451267, -92.999372

Source: USGS
 Sources: MRL, MRL, USGS
 a, KATZ, TomTom, Intermap, IPI, USGS, FWS, NPS, NREDA, Google, USGS, Kadoorie IL, Ordinance Survey, East Japan, METI, ESRI

A: 34.452959, -93.002121

B: 34.453997, -93.001278

C: 34.453955, -92.999251

D: 34.451267, -92.999372



The Department of
**Arkansas
Heritage**

Mike Beebe
Governor

Cathie Matthews
Director

Arkansas Arts Council

*

Arkansas Natural Heritage
Commission

*

Delta Cultural Center

*

Historic Arkansas Museum

*

Mosaic Templars
Cultural Center

*

Old State House Museum



Arkansas Historic
Preservation Program

1500 Tower Building
323 Center Street
Little Rock, AR 72201
(501) 324-9880
fax: (501) 324-9184
tdd: (501) 324-9811

e-mail:

info@arkansaspreservation.org

website:

www.arkansaspreservation.com

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March 5, 2012

Ms. Carol Shull
Chief of Registration
United States Department of the Interior
National Register of Historic Places
National Park Service
8th Floor
1201 Eye Street, NW
Washington, DC 20005

RE: Humphreys' Dairy Farm HD – Hot Springs vic., Garland
County, Arkansas

Dear Ms. Shull:

We are enclosing for your review the above-referenced nomination. The Arkansas Historic Preservation Program has complied with all applicable nominating procedures and notification requirements in the nomination process.

If you need further information, please call Benjamin A. Harvey of my staff at (501) 324-9789. Thank you for your cooperation in this matter.

Sincerely,

Cathie Matthews
State Historic Preservation Officer

CM:bah

Enclosure



The Department of
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Heritage**

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Arkansas Arts Council

*

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*

Delta Cultural Center

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tdd: (501) 324-9811

e-mail:

info@arkansaspreservation.org

website:

www.arkansaspreservation.com

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JUN 29 2012

NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

June 21, 2012

Ms. Carol Shull
Chief of Registration
United States Department of the Interior
National Register of Historic Places
National Park Service
8th Floor
1201 Eye Street, NW
Washington, DC 20005

RE: Humphreys' Dairy Farm HD – Hot Springs vic., Garland
County, Arkansas – **Resubmittal**

Dear Ms. Shull:

We are enclosing for your review the above-referenced **revised nomination**. The Arkansas Historic Preservation Program has complied with all applicable nominating procedures and notification requirements in the nomination process.

If you need further information, please call Benjamin A. Harvey of my staff at (501) 324-9789. Thank you for your cooperation in this matter.

Sincerely,

Cathie Matthews
State Historic Preservation Officer

CM:bah

Enclosure