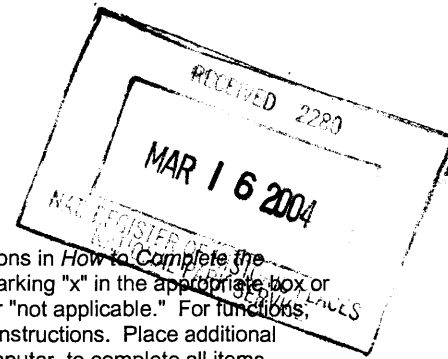


United States Department of the Interior
National Park Service

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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Crystal Spring Farm

other names/site number Woodside Farm, Dionne Dairy Farm, Dee's Ice-Cream

2. Location

street & number 277 Pleasant Hill Road N/A not for publication

city or town Brunswick N/A vicinity

state Maine code ME county Cumberland code 005 zip code 04011

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this 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 meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Eurus Fitzgerald 2/25/04
Signature of certifying official/Title Date

Maine Historic Preservation Commission
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register.
 See continuation sheet.
- determined eligible for the National Register.
 See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain): _____

[Signature] 4/29/04
Signature of the Keeper Date of Action

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.)

Table with 2 columns: Contributing, Noncontributing. Rows for buildings, sites, structures, objects, and 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

Nonw

6. Function or Use

Historic Functions

(Enter categories from instructions)

- AGRICULTURE / animal facility, AGRICULTURE / processing, AGRICULTURE / storage, AGRICULTURE / agricultural field, AGRICULTURE / agricultural outbuilding, DOMESTIC / multiple dwelling

Current Functions

(Enter categories from instructions)

- AGRICULTURE / animal facility, AGRICULTURE / storage, AGRICULTURE / agricultural field, AGRICULTURE / agricultural outbuilding, DOMESTIC / multiple dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

- EARLY REPUBLIC / Federal, LATE VICTORIAN, OTHER / Minimal Traditional

Materials

(Enter categories from instructions)

- foundation GRANITE, walls WEATHERBOARD, roof ASPHALT, other BRICK, GLASS

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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MATERIALS, continued

foundation CONCRETE

walls CONCRETE

ASBESTOS

METAL / STEEL

METAL / ALUMINUM

roof METAL / STEEL

METAL / ALUMINUM

DESCRIPTION

The Crystal Spring Farm Historic District is a large farm complex situated in the Growstown area of Brunswick Maine. The farm contains 160 acres divided into two parcels. The western parcel, consisting of 44 acres of hay field is bounded by Church Street on the west, Woodside Road on the east and stretches along Pleasant Hill Road on the north. The larger, eastern parcel contains the farm buildings, fields and gardens and is bounded on the west by Woodside Road, and on the north by Pleasant Hill road. With the exception of a few house lots set along the Pleasant Hill Road on the eastern end of the parcel, these two parcels represent Lots 20 and 21 as owned by Robert Spear on the original 1738 land division of Brunswick. Growstown is an area located on the western edge of Brunswick's residential neighborhoods, but the land in the immediate vicinity of Crystal Springs Farm has a long association with agricultural activities and supported numerous farms throughout the nineteenth and early twentieth centuries. The size and boundaries of the farm varied throughout its over 200 year history as the owners acquired and sold off surrounding properties and lots. The Historic District is limited to the land that is currently associated with the farm complex and owned and managed by a local land trust.

The fam complex contains nine agricultural buildings and one non-contributing structure that are tightly grouped around a nineteenth century farmhouse on the eastern parcel of the farm. The complex is accessed via a long, maple tree-lined driveway that heads south from Pleasant Hill Road. Currently the buildings are surrounded by pastures and fields periodically divided by tree lines and small wood lots. Situated at the head of the drive, the farm house is the most eastern structure in the complex and approximately 100 feet to the northwest is an early twentieth century wood frame slaughterhouse. These

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two buildings are the only structures associated with farm prior to 1946, at which time a fire destroyed the original complex. The remaining eight buildings are located on either side of a central corridor that extends westerly from the southwest corner of the house. The buildings are grouped close together to facilitate the dairy operations that formed the base of the farms economy. On the south side of the corridor, running from east to west, is the Tie-Up Barn, a small processing building, the Dairy Barn, and Hay Barn. The south side of these structures are connected by a concrete apron, which also runs south to a silo located between the tie-up and dairy barn. The northern side of the corridor is formed by the Dairy, and an equipment shed. Finally two additional equipment sheds bracket the western end of the hay barn. The western most four buildings are constructed with a combination of sheet metal and wood framing, while the eastern four buildings are made of concrete. (See map for spatial arrangement of farm complex).

Farm House

The family farmhouse at Crystal Springs Farm is an awkward structure oriented under asphalt covered gabled roofs that run from east to west, with a small ell that extends to the south, off the western end. With the exception of this ell, the farmhouse sits on granite foundation, which in places is underlain by field stone foundations. The walls of the house are clapboarded, and each of the roofs have been detailed with narrow frieze boards, rake trim and cornice returns. In addition, the corners of the house are marked with narrow corner boards. This farmhouse, which dates in part to the early 19th century, is comprised of at least four distinct dwellings that have been combined end to end, and one c. 1950 addition. Double sills visible in the basement clearly mark each building episode. After the buildings were joined they were then divided into two apartments which transcend the original structural divisions of the component parts. Great care was made to align the ridges of the three western most segments, however as a result the northern facade of the house advances and retreats according to the width of the each segment. Two entry doors are located on the north side, however each access the side of one of the forward projecting segments. Not including these entries, the facade is nine bays wide and includes a mixture of two-over two, nine-over-six and six-over-six windows. Three dormers are located on each side of the asphalt roof, which is also broken by one chimney per structural segment.

At the center of the farmhouse is a high-posted, single pile, center chimney cape. This may be the oldest structure on the property, and its original doorway faced south, and opened into a narrow lobby with steep winder stairs. The cape contains two rooms on each floor: a hall, a parlor and two chambers. Federal era finishes in the parlor, including two-panel doors, chair rail, cased corner beams, molding and a rebuilt fire place with original mantle, give this room the greatest amount of historical integrity in the residence. The only nine-over-six sash window on the property is in this room. The transitional Federal/Greek Revival muntin on this window, and the brass turnbuckles on the two-panel closet door suggest a construction date of c. 1825-30 for the cape. In the other half of the cape is located the larger "hall" which retains an early firebox with lime mortar and a Federal-era mantle. This parlor however has been joined with the structural segments to the west to form an apartment now disassociated from the cape. Both upstairs chambers are unheated, and based on the presence of sawn lath, appear to have

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been finished later than the downstairs rooms where accordion lath is visible.

Attached to the west end of the center chimney cape is a later, (c. 1870-90) one story structure. This building is set slightly forward (to the north) of the center chimney structure, and is much lower posted than its neighbor. The first floor is divided into a kitchen with 1950s interior finishes in the northern half of the building, and an office or den in the southern half. Unlike the other segments of the house, this 'eastern ell' as it is called is not a timber framed structure, but rather is built with regularly sawn stud framing. The upstairs is unfinished. The entrance door to this eastern apartment is reached via an entryway on the west edge of the ell. The Victorian door is surrounded by a pair of 5 pane sidelights with late nineteenth century molding. Thus, it is relatively likely that the 'eastern ell' was attached to the earlier center-chimney cape some time in the last two decades of the nineteenth century.

Attached to the west side of the center chimney cape is a wider, and lower-posted, half cape consisting of a stair hall on the east and full depth parlor on the west. The hallway contains the second front entrance, which has an eight-panel, ovolo-molded door in the corner of the eastern wall. The straight run staircase has a turned Victorian newel post and a gentle curving return at the second floor level. There is evidence in the western room that this was once divided into a front room and a rear room, however these partitions have been removed and the floors and walls redone. The only evidence for this building's age is found on the front plate, which is cased with a thumbnail molding and projects into the room over the cased corner posts. A staircase to the basement is located under the front stairs and an inscription reading "Masonic Room 1877" is carved into the plaster over the door on the inside of the stairwell. There is a full basement under this segment of the farmhouse, and a large granite arch in the northwest corner indicates the location of an earlier chimney stack, now removed. The single upstairs chamber has been refinished with new floors and plaster, however it contains two early 19th century four-panel doors.

The final segment of the residence is a one-and-one-half story, salt-box shaped structure that is attached to the western end of the half cape. Narrower than the three segments to the east, this section contains a 1940s era kitchen on the first floor, and a narrow set of stairs leading directly into the second floor chamber. As with the majority of the rest of the structures, the interior has been significantly altered, and its original configuration or function is not known, however the chamber retains three six-over-six window sash with Federal style muntins, and a small closet under the eaves with a hand-planed door. In the southern wall of the kitchen is another eight-panel, ovolo molded door with the shadows of previously removed HL hinges.

In the 1940s a small back ell was attached to the southern wall of the salt-box structure. This unit included entry lobbies to the east and west behind which is located a narrow room with concrete floor and an enclosed porch with sliding glass doors. With the exception of the porch, each of these rooms is finished with wood paneling and 1950s era fixtures. According to farm tradition, this ell was added to provide additional office space for the farm operation.

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Tie-Up Barn (Building 1) c. 1952-4

The Tie-Up barn is a one story concrete structure with a corrugated roof of galvanized steel. The building is 124 feet long and 36 feet wide and the gable roof runs the length of the north-south oriented structure. The peaks at both gable ends are clad in corrugated steel laid horizontally. The exterior walls of the Tie-Up are constructed of modular concrete panels which were formed on the ground and raised into a vertical position. These panels are sandwiched between smoother concrete support piers, creating a pattern of wide segments alternating with narrower segments, each defined by vertical seams. The north facing facade contains three bays, each set into a wide concrete panel, consisting of two thirty-six light, glass-block windows flanking a central door. The eastern elevation is articulated by eight sets of glass block windows, while six more and a door are present on western side. The rear elevation replicates the northern facade. At the roof and wall junction is a wooden soffit under which long narrow ventilation slots are placed at the top of the concrete wall. On the interior, the Tie-Up is divided into two functional areas. The northern half of the building consists of eight rooms, each characterized by wall board partitions, asbestos ceiling panels and a concrete floor. These rooms were utilized by the farm for administrative functions and storage. The southern half of the building contains a single vast room with concrete floor in which the cows were housed in the winter. The stanchions have been removed from this room, and a new, higher concrete floor has been poured in all but the southernmost two bays. In these last two bays are the calf pens, currently used to house goats, and the remains of an innovated system designed by the farm's manager to remove cattle waste and its associated smells. The stanchions were positioned along the east and west side of the building. The floor sloped to a trench on either side of a flat middle aisle. As designed, an automatic manure trolley mounted on an overhead track cleared the waste from the trenches and deposited it outside. Under the cement floor the center aisle was hollow, and slots in the upper interior walls of the manure trenches allowed scented air to be sucked into a fan driven vent under the floor, which in turn exhausted the air to the exterior of the barn. The ventilation slots at the top of the concrete wall are another component of this system and allowed fresh air to enter the barn.

Small processing building (Building 2) c. 1952-54.

This small building forms a connector between the Tie-Up Barn and the earlier Dairy Barn. Constructed at the same time as the Tie-Up, this one story concrete structure exhibits the same design elements as the latter building to the east. The two bay facade of the connector contains a single door on the east and a 36 light glass block window on the west. The low pitched gable roof runs east to west and is also clad with galvanized steel. The connector is approximately 17 feet wide and contains two interior rooms separated by a brick partition wall. The eastern room functioned as the mechanical room, and contained a boiler vented through a brick chimney on the rear wall, as well as electrical and hydraulic air controls. The western room is outfitted with a sink and was used to wash and fill milk cans.

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Dairy Barn, (Building 3), 1947

The one-story concrete Dairy Barn was built immediately after the 1946 fire to replace the wooden barn that had housed all of the farm's cows and hay storage. Rather than rebuild in wood, the new dairy barn was built of concrete and roofed with galvanized steel. Functionally, this building was committed to milk production: hay was stored in a separate, but adjacent facility. Measuring 38' by 80' the dairy paralleled the later Tie-Up barn to the east, and was built utilizing the same concrete form process. As a functional building there is no true facade to the Dairy Barn, however the northern elevation which fronts the corridor is three bays wide, with each bay containing a twelve-light, steel-framed window with a center-axle transom. The rear elevation of the barn is also three bays wide, and contains eight-light, fixed sash, steel-framed windows. One large sliding barn door is located on the east of the building, and two are placed on the west side, which also contain several more fixed sash windows. As with the Tie-Up Barn, the gable end walls are corrugated steel above concrete. On the west side of the Dairy Barn a corrugated aluminum roof provides a canopy that covers the space between this structure and the Hay Barn further to the west.

The interior of the Dairy Barn is divided into two principal spaces: the milking parlor and the 'free housing' corral area. The milking parlor is located in the northern quarter of the building and is separated from the corral area by a concrete block partition wall. The milking parlor contains three milking stations positioned between doors on the east and west sides of the partition wall. Each station contains a series of steel pipe gates that allowed a cow to enter the station, feed at the enclosed manger while being milked and then exit the station without backing up. The floor of the three stations is raised about three feet above the floor of the front aisle, enabling the cows to be milked without the farmer bending over. Concrete ramps in the back room lead from the floor of the free housing area to the raised milking parlor floor. Initially milked by hand, the farm was outfitted with a compressed air automatic milking system that also eventually routed the product into the Dairy house to the north. Prior to entering the milking parlor, the cows were organized in the back room of the Dairy Barn. After they had been milked a movable set of gates functioned to shepherd the cows out the western door of the barn and into the canopy area where they were given hay. Currently four horse stables have been installed in the Dairy barn but it is otherwise unaltered.

Hay Barn, (Building 4), 1947

Along with the Dairy Barn, Dairy and one equipment shed, the Hay Barn was constructed immediately after, and as a response to the farm's 1946 fire. The Hay Barn is a one-and-one-half story, 60 foot long and 41 foot wide Quonset Hut, set on a concrete foundation. The Quonset Hut is oriented east to west. The eastern end is covered by, and opens under, the canopy; the edge of the building is defined by steel pipe mangers into which the hay from the barn could be easily supplied. The western end of the barn is clad with galvanized steel sheets laid horizontally. At the center of the facade is a wooden barn door mounted on an external sliding track and set into a wooden frame. Above it are three, eight light transom windows, also framed in wood. A pair of larger, vertically-oriented, six-light

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steel windows similar to those in the milking parlor flank the north and south sides of the barn doors. The Hay Barn is framed with arched ribs of welded strip steel that would accept a nail. The ribs are bolted to the concrete foundation and covered by corrugated galvanized steel laid in eight foot strips over steel purlins. The steel covering is fastened to the ribs and purlins with nails and the overlapping sections are joined by through drilled machine screws. The Quonset Hut provided an expedient and fire proof way to store hay, and today the building continues to serve that purpose as well as sheltering new horse stables.

Equipment Shed, (Building 5), 1956

Equipment Shed, (Building 6), 1956

Both of the equipment sheds at the west end of the complex were built in 1956, and they are essentially identical in construction, materials and size. The gable roofed structures are oriented north to south, and are separated from each other by approximately 30 feet. Each building's structural system consist of wooden posts set onto the ground, and lightly trussed roof framing, all clad with corrugated aluminum. The bottom five feet of the east, west and south elevations have been given extra strength through the addition of 2" thick tongue and groove cladding affixed both to the interior and exterior walls of the structures. Each building is one story high and open on the northern elevation between the cross braced wooden posts to allow vehicles to pass under cover. Neither structure has windows or a floor. Cleverly, the orientation of the two equipment sheds serves to block most of the complex from the western wind. Although technically less than 50 years have passed since these two buildings were constructed, they are included as contributing structures because they are significantly associated with the period of farm reconstruction that started in 1947 and ended with these structures in 1956.

Wagon Shed (Building 7), 1947.

The third, metal-fabricated, north-south oriented, equipment shed was constructed at the same time as the Hay Barn, Dairy, and Dairy Barn. This 48' x 25' structure is a three-quarter Quonset hut, which contains five bays on the vertical eastern elevation. Each bay is covered with a sliding corrugated steel door. On the interior the north and south bays are separated from the middle bays by wooden partition walls. Two, six-light, steel windows are located in the rounded southern end wall. The structural system of this three-quarter hut is identical to that found in the Hay Barn.

Dairy Building, (Building 8) c. 1947

Along with the farmhouse and slaughter house the Dairy's exterior does not strictly reflect its utilitarian function. The Dairy building is an L-shaped structure combining an north-south oriented gable roof segmen with an east-west oriented wing. The concrete foundation extends about four feet up the side walls and then changes to asbestos panels that continue to the slightly overhanging low pitched roof, which is coverec in asphalt shingles. Essentially an example of what McAlester and McAlester term the Minimal Traditional style of architecture, the Dairy's massing and detailing is reminiscent of many small residential houses of

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the 1930s and 1940s. The south facing facade contains a centrally located wooden door set between two square, one-over-one sash window under the gable peak; another door and four single-light, ribbon windows complete the facade under the eave portion of the wall to the west. The eastern elevation contains nine additional ribbon windows and a door, while under the gable end of the north elevation is yet another door positioned between two-glass block windows. The western elevation contains two single-pane, ribbon windows, and a garage door. The repetition of the ribbon windows gives the building a strong sense of horizontality, while the square battens that affix the asbestos panels to the side walls evoke a half-timbered Tudor structure.

On the interior, the Dairy consists of a large walk-in cooler and a work room that housed the bottling and pasteurizing systems in the east half of the building. The western contained two smaller built-in coolers and a work space where ice cream and ice cream products were manufactured.

Slaughterhouse, (Building 9), c. 1900.

The slaughterhouse is a rectangular, eave-sided structure that is the only agricultural building remaining from before the 1946 fire. Its location north of the later complex reflects the original location of the earlier barn. The slaughterhouse may have been moved slightly after the fire, and the lower third of the structure was rebuilt with concrete blocks. Facing south, the building is sheathed with weather boards above painted block and is covered by an asphalt roof. The three-bay primary elevation contains a pair of hinged wooden garage doors on the west end, a pedestrian door towards the east and a single six-over-six sash window in between. Both sets of doors contain Arts and Crafts design elements including elongated panels set below multi pane lights. On the interior is a cement floored slaughter room complete with a recessed groove in the floor to drain off blood. Overhead, a wheeled track with hooks connects the slaughter room to a large, tongue-and-groove lined, walk-in freezer located in the northeast corner of the eastern room. The remainder of this room, which has a wood floor, is lined with shelves, storage bins and counters, also served as the farm's workshop.

Silo, 1964 (non-contributing).

Located to the south of the Tie-up Barn, is a concrete-stave silo which replaced an earlier silo on the same location. Three silos were built in the farm complex after the 1946 fire, but all have since been removed. This structure is 18 feet in diameter and 28' high and is capped with a steel hemisphere dome. Although functionally related to the farm's significance, the relative age of this structure renders it a non-contributing resource at this time.

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:

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

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # _____

Areas of Significance

(Enter categories from instructions)

AGRICULTURE

Period of Significance

C. 1900 - 1956

Significant Dates

1947-1956

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Dr. Bertrand Dionne

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
 - Federal agency
 - Local government
 - University
 - Other

Name of repository: _____

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STATEMENT OF SIGNIFICANCE

The Crystal Springs Farm is a complex of agricultural buildings that date primarily between 1947 and 1956 on a large dairy farm in Brunswick Maine. Surrounded currently by 160 acres of pasture and hay field, the steel and concrete buildings are attended by a nineteenth-century farmhouse and an early twentieth century slaughterhouse. While the parcels of land that comprise the historic district have been farmed since the late eighteenth century, Crystal Springs Farm as it exists today represents a specific stage on the evolution between the family run dairy farm that existed at the turn of the twentieth century, and the far-reaching agri-businesses that dominate the industry at the turn of the twenty-first century. The Crystal Springs Farm Historic District is nominated to the National Register of Historic Places under Criterion A, as an example of a mid-twentieth century family farm with local significance that reflects a period of rapidly changing approaches to dairy farming.

Although Crystal Springs Farm has been associated with agriculture actively since the start of 19th century, it is really the period of activity and construction between 1947 and 1956 that is the focus of this nomination. Nonetheless, circa 1900 has been chosen for the start of the period of significance in recognition that by this time the farmhouse had obtained its final composite form, and shortly thereafter was divided into housing for the farm owners and their employees. The structure continues to house the farmers who run the property under the auspices of a local land trust and in consideration of this, its significance as contributing to the evolution of the farm is considered to start when the structure was divided into two apartments near the turn of the century. On the other end of the period of significance are the two equipment sheds (buildings 5 and 6). Technically these buildings are just shy of the fifty year requirement for registration, but their structural materials, composition, siting and scale represent a continuation of the significant building episodes that commenced in 1947.

Crystal Springs Farm contains 160 of the acres that were granted to Robert Spear, and early patron of Brunswick, in 1738. The first known farm family to settle on the land were the Woodsides, who purchased Spear's interest in 1783. Over the next 120 years generations of the family farmed the land in an adaptive, diversified fashion.

"Like other early Brunswick residents, George Woodside in 1820 called Pleasant Hill Road the Post Road, which had been carved out of the woods towards Freeport in 1794. The Woodside farm in the mid-nineteenth century was a typical Maine farming operation. Though largely subsistence in its scope, the Woodside farm fared better than most other Brunswick farms of the period. The 1850 Agricultural Census reports that George Woodside, on the present site of Crystal Spring Farm, had one horse, three milking cows (which produced three hundred pounds of butter), four oxen, twelve sheep (which produced 50 pounds of wool), and three swine. The 100 acres

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under cultivation in 1850 produced eight bushels of wheat, one hundred bushels of Indian corn, twenty bushels of oats, six bushels of peas and beans, thirty bushels of Irish potatoes, and thirty tons of hay....Besides being successful farmers, the Woodsides were prominent builders of ships and houses. Although today we call the old Woodside farm the Dionne farm or Crystal Spring Farm, we have honored the prominent Woodside family by naming a town road that runs through the farm after them." (Wilson, p. 1).

In 1903 the farm was sold to William Edwards, a small dairy farmer, who in turn sold it to Ludger Masse in 1908. Two generations of the Masse family kept cows and delivered milk throughout Brunswick, where they catered specifically to members of the town's French Canadian community. According to interviews with Bob Masse, the grandson of Ludger, the farm was moderate in size, with about 29 cows, 50 hens and 2 horses in 1923, but it was not the largest of the local dairies. The farmhouse had been divided into apartments for the farm family and at least one hired hand prior to by 1928 when Bob Masse was born upstairs in the 'crew's quarters', but even with the addition of a employees, the operation was still essentially a family enterprise that differed little from its 19th century predecessors.

In 1941 the physician Maurice J. Dionne, purchased the Woodside farm and commenced a new phase of dairy operations on the property. The following article appeared in the Brunswick Record in 1943, and gives a good overview of Dionne's establishment and goals.

"The rapid growth of [the farm] was underscored recently when its owner, Dr. Maurice J. Dionne, well known Brunswick physician, purchased the milking herd and dairy business of Oonegan Farm from John Skolfield. But Crystal Spring is already much more than just a dairy farm. And the dreams of Dr. Dionne and his brother, Bertrand, veterinary doctor, who manages the enterprise, envisage an even greater expansion.

Crystal Spring Farm got its start only when Dr. Dionne bought the old Masse place, a 100-acre dairy farm. Beginning with half a dozen cows and a couple of old horses.

By early fall, 100 cows were being milked at his dairy, and his entire herd included 24 more head of cattle, including a number of calves, and a registered bull purchased last fall. Then, in September, Dr. Dionne bought 15 head from John Skolfield, including 13 milking cows, a heifer and a bull. The dairy route has consequently extended throughout Brunswick and Topsham....Last spring Dr. Dionne tripled his holdings of land by buying the old Melcher farm, a tract of 200 acres, half of it covered by woodland. This addition...lies directly across the road from the original dairy. The old farmhouse there was the home of an historic Brunswick family.

Improvement of the dairy's equipment began as soon as Dr. Dionne had taken over its operation. A new milk room was constructed as a wing on one end of the barn. Present plans call for a wing on the other end which will be used as a "tie-up" for the cows.

In addition to the dairy and riding stable, the Dionnes are also carrying on a wholesale and retail meat business, operating their own slaughter house on the farm. The old milk room serves at

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present as the slaughter house, but a new building is being planned for the growing meat business.

Aiming to make the farm as self-sufficient as possible for the dairy herd and the other cattle and horses, the Dionnes have about 150 acres, or half of the farms' total acreage; under cultivation. The crops raised are mainly corn, oats, and hay, but they also raise a little wheat and rye.

Thus, under the aegis of a medical doctor, and the management of a veterinary, Crystal Springs Farms gives promise of a prosperous future. Not the least encouraging part of the enterprise for the brothers is the able staff they have to assist them. As foreman of the place, Aldaric Rossignol, who lives there with his family, managed the dairy while Bertrand was at school; at present he has charge of raising the crops. Also on the staff are Willie Rossignol, his brother; Zepherin Dube, who has charge of the horses; and Forrest Pottle, whose department is the milk room."

On February 16, 1946 all the progress that had characterized Crystal Springs Farms was destroyed by fire. The fire started under a tractor that was being thawed and quickly enveloped barn, milk house and machinery shed. All of the farms 43 cows were saved, and as reports in the local paper proclaimed, the cattle were housed in neighboring barns and 'milk deliveries are being carried on as usual.' (*Brunswick Record*, February 21, 1946). Starting almost immediately the dairy farm was rebuilt, with two guiding principals. The primary goal was to build with fire proof materials, and secondly, it was to improve the overall production of the farm.

By 1947 four new buildings had been built at Crystal Spring farm: the Dairy Barn, the milk house (or Dairy), a Hay Barn and an equipment shed. Reflecting the desire for fire proof materials the buildings made extensive use of concrete and galvanized steel. Quonset huts had been developed only 5 years earlier by the United States Military as a means of supplying their troops abroad with easily transported, quickly erected, and widely adaptable buildings. Over 153,000 of these structures were manufactured during the war years, and after several design changes the standard huts were either 20' by 48' or 20' by 56' and utilized a welded strip steel arched rib to which were attached length of corrugated galvanized steel. Neither of the two Quonset huts at Crystal Springs Farm are standard size; however their structural systems match those manufactured by the military. Further research is needed to determine if the Dionnes purchased and adapted surplus huts from the nearby Brunswick Naval Station, or if they acquired the building from one of the several commercial companies that sold the structures after the war ended. The Quonset huts were ideal for the Dionne's farm, however, in that they were inexpensive and easy to erect and provided adequate fireproof shelter for hay and machines.

The Dairy Barn, Dairy building, and later the Tie-Up Barn and connector were all built of concrete. Although Crystal Springs Farm was one of the two largest dairies in Brunswick, it was still essentially a family farm, and particular attention was paid to the development of labor saving devices. Historic photographs document that these buildings were built in place, through a process attributed to the farm's

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manager, Dr. Bert Dionne. Each building was comprised of a series of concrete panels that were poured in forms on the ground, and then raised by an A-frame and the tractor into place. Blocks of ice were placed under the vertical panel which allowed them to be wrangled into their proper positions and affixed to intermediary support posts as the ice melted. The Dairy Barn appears to have been of Dionne's own design, and allowed the orderly progression of the cows through the milking, cleaning and feeding process at a rate that allowed a single worker to manage the milking parlor aided only by a farm hand in the corral room to keep the cows lined up.

Agricultural historian Clarence Day identifies several trends in the dairy industry during the first four decades of the twentieth century, all of which reflect the Dionnes activities at Crystal Spring Farm. The first of these was the growth in the size of many herds: whereas at the turn of the century the average dairy farm had five milch cows, when Dionnes set up their operation they gathered about 70 head in just under two years.¹ As a result, both in Brunswick and around the country, smaller farmers were unable to compete and many family dairy operations folded. An 1919 article in the Commercial Journal describes how dairymen in Bangor approached the problem. "It is planned to make the organization a stock company, owned and operated by the dairymen in and about Bangor. The ob[j]ect would be to eliminate to a very great degree the waste-ful methods now in use; also to reduce the number of middlemen to zero, and the way this object could be gained, those interested say, would be to have all the milkmen now supplying the city bring [sic] their milk to their own distributing station and sell it to the company at a reasonable profit. This would do away with the necessity of the producer spending several hours each day delivering a hundred quarts of milk and traveling many miles to do it." (*Bangor Daily Commercial*, January 9, 1919). A variation of this approach occurred at Crystal Springs Farms. Even though the herd was good size and in good health, the Dionnes found the most profitable way to remain in business was to purchase milk from neighboring farms, and then process it under their label. Each morning farmers would arrive at Crystal Springs by 6:30 a.m. and deliver their milk, which would then be pasturized, bottled and delivered by the Crystal Springs milkmen, or processed into cream or ice cream. Production was steady enough to keep two full time milkmen employed with both home and retail deliveries, as well as one full-time ice cream truck running year round. The Dairy building housed separate facilities for the pasteurization of the milk, and the manufacture of ice cream. The milk from the Farms own cows flowed directly into the dairy thus streamlining the process.

There is no doubt that the Dionne family had an aggressive and progressive business plan, but the cows also did their part to grow the business. From the beginning, Crystal Springs Farm loaded their herd with Guernseys and Jerseys, two of the leading dairy breeds in Maine in the 20th century. But on top of the quality and quantity of milk which these cows were known for, there were several other factors at work. According to Day, "milk production per cow was much larger in 1940 than in 1900. Three major factors

¹ Oral interview with Bert Dionne indicates that the farm had about 70 head of cattle during the first few years of operation.

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contributed to that result - better feeding, better care, and better cows. One might well add a fourth - better dairymen." (P. 64). At Crystal Springs Farm the cows were fed a combination of corn silage, oats, and hay, and according to Paul Saidon who worked on the farm, surplus potatoes during the war. In terms of care, the farm benefitted from the round-the-clock attention of a veterinarian - Bert Dionne- who also managed the farm, and who paid special attention to carefully breeding the stock. In addition to producing cows genetically prone to higher milk productions, by artificially inseminating the herd it was possible to control the timing of the calves, and thus ensure a year round supply of milk production. Likewise, when the Tie-Up was constructed, a unique ventilation system was installed to minimize the bad air in the barn and help facilitate clean animal quarters.

While the Dionne family made a valiant stab at expanding a family farm into a viable, twentieth century commercial operation, by the late 1950s the tide had turned and the family no longer felt they could produce high quality products profitably. In 1957 or 1958 the milk business was sold to Oakhurst, a large commercial dairy in Portland. Ice cream production continued, albeit at a smaller scale, until 1970, when the focus of the farm shifted to raising beef cattle. Interestingly, the only pre-fire structure on the property besides the farmhouse is the slaughterhouse, which was used periodically at the beginning of the century, and latter in conjunction with the beef cattle, but never underwent the planned remodeling. The significance of Crystal Springs Farm Historic District lies in the how one farm made economic, architectural, and biological adaptations in the mid twentieth century, and their willingness to pursue a moderate size enterprise based on the model of a family farm, even as corporate agribusiness pressured farmers to 'get big or get out'. While eventually Crystal Springs Farm 'got out' of the commercial dairy business, the material culture that remains testifies to important adaptations undertaken to keep this family owned business competitive in the years after the start of World War II.

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Day, Clarence A. Farming in Maine 1860 - 1940. University of Maine Studies Second Series, No. 78. (Orono, Maine: University of Maine Press), 1963.

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<http://www.history.navy.mil/faqa/faq75-1.htm>

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Oral Interview: Bob Masse interviewed by Rick Wilson. Brunswick, Maine, August 1999. Transcript on file at the Maine Historic Preservation Commission, Augusta, Maine.

Oral Interview: Paul Saindon interviewed by Rick Wilson. Brunswick, Maine, July 20, 1999. Transcript on file at the Maine Historic Preservation Commission, Augusta, Maine.

Oral Interview: Raymond Favreau interviewed by Rick Wilson. Brunswick, Maine, summer 1999. Transcript on file at the Maine Historic Preservation Commission, Augusta, Maine.

Property Assessment Records, Town of Brunswick, 1954-1990. Copies on file at the Maine Historic Preservation Commission, Augusta, Maine.

10. Geographical Data

Acreage of Property 160 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1 19 420966 4860213
Zone Easting Northing

3 19 421263 4860163
Zone Easting Northing

2 19 421000 4860105

4 19 421292 4860330

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title CHRISTI A. MITCHELL, ARCHITECTURAL HISTORIAN
organization MAINE HISTORIC PRESERVATION COMMISSION date 16 January 2004
street & number 55 CAPITOL STREET, STATION 65 telephone (207) 287-2132
city or town AUGUSTA state ME zip code 04333 -0065

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

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

name
street & number telephone
city or town state zip code

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. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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UTM Coordinates, continued

- 5) 19/ 419697 / 4859750
- 6) 19/ 418807 / 4859596
- 7) 19/ 418989 / 4859827
- 8) 19/419100 / 4859864

VERBAL BOUNDARY DESCRIPTION

The nominated property is fully described by the Town of Brunswick tax map number 22, lots 16 and 23.

BOUNDARY JUSTIFICATION

The property as nominated contains 160 acres divided among two parcels, which represent the entirety of the Crystal Spring Farm as currently owned by the Brunswick-Topsham Land Trust. Over the farm's two hundred year history the boundaries and acreage varied widely, however, the two parcels that are included in this nomination have historically and continually associated with the farm since the 18th century, and are now protected by conservation easements.

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PHOTOGRAPHS

Photograph 1 of 6
Christi A. Mitchell
Maine Historic Preservation Commission
13 January 2004
Farm and pastures from Woodside Road; looking south.

Photograph 2 of 6
Christi A. Mitchell
Maine Historic Preservation Commission
13 January 2004
Tie-up barn, dairy barn and ell; looking west

Photograph 3 of 6
Christi A. Mitchell
Maine Historic Preservation Commission
13 January 2004
Farmhouse, north facade; facing southeast.

Photograph 4 of 6
Christi A. Mitchell
Maine Historic Preservation Commission
13 January 2004
Dairy, north elevation; facing south.

Photograph 5 of 6
Christi A. Mitchell
Maine Historic Preservation Commission
13 January 2004
Equipment shed and wagon shed; facing southwest.

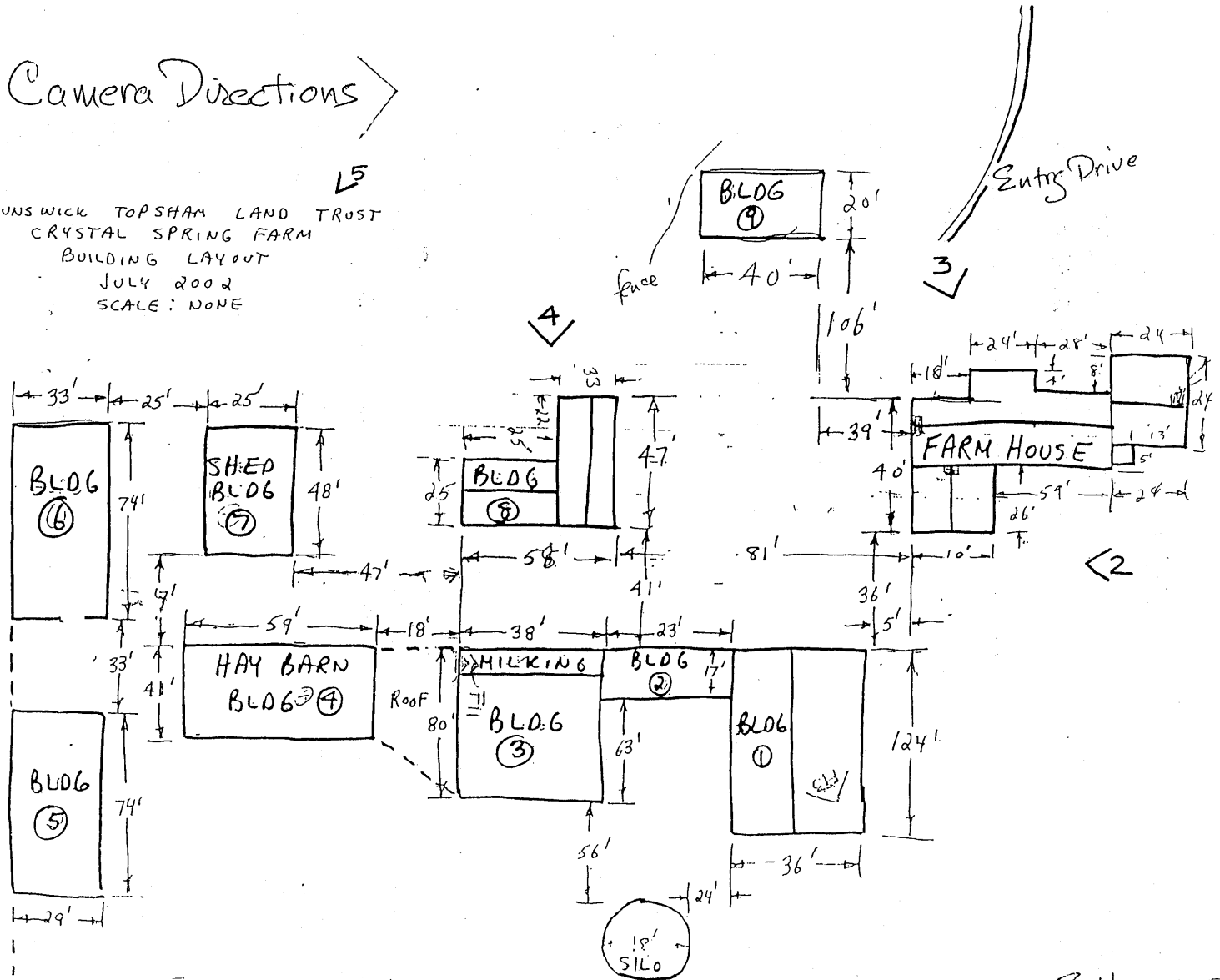
Photograph 6 of 6
Christi A. Mitchell
Maine Historic Preservation Commission
13 January 2004
Equipment sheds flanking hay barn; facing east.

Pleasant Hill Road

Camera Directions

BRUNSWICK TOPSHAM LAND TRUST
CRYSTAL SPRING FARM
BUILDING LAYOUT
JULY 2002
SCALE: NONE

Woodside Road



CRYSTAL SPRING FARM HISTORIC DISTRICT: FARM COMPLEX
BRUNSWICK, CUMBERLAND CO., MAINE

E. Hawes, 5/10/03
NOT TO SCALE

