NPS Form 10-900
(Rev. 8/86) Idaho WordPerfect Format

OMB No. 1024-0018

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 of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Sealander, Carl S. and Lizzie, Farmstead

other names/site Sealander, Claus and Edith, Farmstead

2. Location

street & number west end St. John Road — n/a not for publication

city, town Idaho Falls — X vicinity

state Idaho code ID county Bonneville code 019 zip code 83402

3. Classification

Ownership of Property	Category of Property	No. of Resources within Property: contributing	noncontributing	
X private	X building(s)	8	7	buildings
___ public-local	___ district			sites
___ public-State	___ site			structures
___ public-Federal	___ structure			objects
	___ object	8	7	Total

Name of related multiple property listing:

New Sweden and Riverview Farmsteads and Institutional Buildings, 1894-1941

No. of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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 ✓ meets ___does not meet the National Register criteria. ___ See continuation sheet.

Signature of certifying official — Date 3-19-92

Idaho State Historic Preservation Office
State or Federal agency and bureau

In my opinion, the property ___meets ___does not meet the National Register criteria. ___ See continuation sheet.

Signature of commenting or other official — Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

✓ entered in the National Register.
___ See continuation sheet — Beth Grosvenor — 5/5/92

___ determined eligible for the National Register. ___ See continuation sheet

___ determined not eligible for the National Register

___ removed from the National Register.

___ other, (explain:) _____

for Signature of the Keeper — Date of Action

6. Functions or Use

Historic Functions
(enter categories from instructions)

DOMESTIC: agriculture/subsistence

Current Functions
(enter categories from instructions)

DOMESTIC: agriculture/subsistence

7. Description

Architectural Classification
(enter categories from instructions)

Colonial Revival

Materials
(enter categories from instructions)

foundation wood, stone, concrete
walls wood, stone, brick, metal
roof wood, metal
other

Describe present and historic physical appearance.

X See continuation sheet

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:
___ nationally ___ statewide _X_ locally

Applicable National Register Criteria _X_ A ___ B _X_ C ___ D

Criteria Considerations (Exceptions) ___ A ___ B ___ C ___ D ___ E ___ F ___ G N/A

Areas of Significance (enter categories from instructions)	Period of Significance	Significant Dates
Architecture	ca. 1902-1931	ca. 1902-1931
Ethnic heritage		
Exploration/settlement		

Cultural Affiliation

n/a

Significant Person

n/a

Architect/Builder

Carl S. Sealander, Eklund, Claus Sealander, Carl Lundblade, Charles Borg, Walt Phillips

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

_X_ See continuation sheet

9. Major Bibliographical References

_X_ See continuation sheet

Previous documentation on file (NPS): n/a

___ 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 # _____

Primary location of additional data:

___ State Historic preservation office

___ Other State agency

___ Federal agency

___ Local Government

___ University

___ Other

Specify repository:

_____

10. Geographical Data

Acreage of property 80 acres

UTM References

A 1/1 4/0/5/5/4/0 4/8/1/0/4/9/0
Zone Easting Northing

B 1/1 4/0/5/9/5/0 4/8/1/0/4/9/0
Zone Easting Northing

C 1/1 4/0/5/9/4/0 4/8/0/9/7/0/0

D 1/1 4/0/5/5/4/0 4/8/0/9/7/0/0

___ See continuation sheet

Verbal Boundary Description

_X_ See continuation sheet

Boundary Justification

_X_ See continuation sheet

11. Form Prepared By

name/title Jennifer Eastman Attebery, Architectural Historian

organization Idaho State Historical Society date January 16, 1992

street & number 210 Main telephone (208) 334-3861

city or town Boise state Idaho zip code 83702

The Carl S. and Lizzie Sealander Farmstead is located at the edge of a lava bed, called locally "The Lavas," on a lane leading off of the west end of St. John Road in Bonneville County. The farmstead is at the western-most edge of the area known as New Sweden. The farmstead buildings butt against The Lavas along the western edge of the farmstead. The plan is a scattered one in which there are two groupings of buildings separated by a lane. From north to south, the groupings include a farmyard surrounded by outbuildings and a courtyard surrounded by domestic and quasi-domestic buildings.

The northern grouping includes the barn, milking barn, chicken brooders, two loafing sheds, and bull pen (buildings 3, 4, and 12-15). The barn represents an early period of development at the farm, but the rest of these buildings represent the period after World War II and are not contributory. However, they replaced earlier buildings of a similar function, thus maintaining the early configuration of the farmyard and its function as a place for animal husbandry. Most of the buildings in the farmyard grouping are further identified by their red paint.

The second group of buildings is separated from the farmyard by a lane (a space of only a few yards) and is visually separated in part by the distinction between the landscaped yard around the houses and the hardpacked earth of the farmyard. There is also a stone fence around one of the houses (building 1). The second grouping consists of mostly contributory buildings (buildings 1, 5, 7-11) arranged in a courtyard plan. The buildings in the grouping functioned as housing for the Sealander family (buildings 1 and 2), as housing for hired hands (buildings 5,6, and 11), as outbuildings related to domestic chores such as washing (building 5), as outbuildings related to equipment maintenance and storage (buildings 7 and 8), or as outbuildings for food storage (buildings 9 and 10). The houses occupy the southeastern corner of the courtyard and are further identified by their white or gray paint. The domestic outbuildings are ranged chiefly along the western side of the courtyard and are further identified by their red paint with white trim. This grouping represents the domestic area as it gradually accumulated buildings during the period circa 1902 to 1931.

In addition to the buildings inventoried below, the farmstead includes landscaping, objects, and structures from the two major periods of the farm's development. Generally, these contribute to the agriculture setting for the farm buildings. Many incorporate basalt from The Lavas. Pre-World War II components include the remnants of Carl S. Sealander's rock garden which boasts a basalt sculpture of a male figure referred to by the family as "Hitler" and a park (Sealander Park) begun with dyking work done in the 1930's and now used regularly by local groups for picnics and other outdoor events. Post-World War II components include numerous improvements to the park such as a Midsommar pole erected annually at the park (and left standing throughout the year), a stone fence built by Claus Sealander around the basalt house (building 1), and a homemade concrete mixer fashioned by Claus Sealander in the 1940's. Basalt retaining walls, lanes, fencing, fields, and irrigation canals present in the farmstead setting represent various periods in the farm's development.

Inventory of buildings:

1. house contributory
built circa 1902
remodeled 1907, 1940, 1948
builders: Carl S. Sealander, Eklund

A one-story basalt house with a wood-shingled gabled roof and basalt foundation. Wood trim, painted white, includes window and door frames, moldings and enclosed eaves. The house originally had a one-room plan with front exposure on the north (gable) wall. In 1907 Eklund added a room to the north wall: in 1940 a wood porch was added to the north wall; and in 1948 a rear ell of frame construction was added to the south wall and the wood porch was removed.

The 1902/1907 portions of this house retain sufficient integrity to represent that period of the farmstead's development.

2. house non-contributory
built circa 1915
remodeled circa 1960
builders: Carl Lundblade, Charles Borg

A one-story brick Colonial Revival-style house with a wood-shingled gabled roof and concrete foundation. The house is oriented to face east, but the rear (west) door is the more generally used exposure. The original pink brick has been painted gray. In 1960 a rear porch and a front garage were added and the front porch was enclosed. Brick is laid in common bond. Eaves are enclosed. Original windows are remodeled using glass brick. Leaded-glass windows in east wall were moved from elsewhere in the house in the 1960 remodeling. Interior murals, painted by Charles Borg of Riverview were covered in the remodeling.

3. barn contributory
built 1910 (central section), 1915

A wood balloon-frame building with shiplap siding painted red. A rafter roof with no ridgepole supports metal roofing. The roof has a gable profile with lean-tos. There is no loft.

4. milking barn non-contributory
built circa 1958
builder: Walt Phillips

A one-story cinderblock barn with metal gabled roof and glass brick windows.

5. pump basement/washhouse contributory
built before 1931

A one-story balloon-frame building painted red with white trim. The gabled roof has rafters with 4 x 6 ties and asphalt roofing. Wood porch on west exposure was removed from building 1 and placed on this building in 1948. Windows are multi-light, double-hung sash or fixed single sash. This building has also been used as a bunkhouse.

6. tent house non-contributory
built circa 1943

A one-story wood-frame building with a shingled gabled roof and shiplap siding painted white. The building was used by a hired hand and his family to sleep in; it was moved to this location from north of the washhouse.

7. machine shed contributory
built before 1931
builder: Eklund

A one-story wood post-and-beam-framed building with a shingled gabled roof. Board and batten siding is painted red. The building is open on the north exposure, where a lean-to roof was added sometime after original construction.

8. garage contributory
built before 1931
builder: Eklund

A one-story balloon-frame building with an asphalt-shingled gabled roof supported on rafters. Shiplap siding is painted red; the trim is painted white.

49. granary contributory
built before 1931

A cylindrical metal granary with a conical roof. The granary bears the label "S. Peterson Co., Salt Lake, City, Utah."

10. granary contributory
built before 1931

A one-story balloon-framed wood building with a wood-shingled gabled roof. The building has "inside-out" granary construction. That is, the interior sheathing is tightly-fit horizontal lumber, and there is no exterior sheathing, leaving the structural studs exposed to view. The exterior is painted red.

11. hired-man's quarters contributory
built before 1931

A one-story wood-frame building with a lean-to roof. The building has a board and batten exterior and an interior sheathing of horizontal boards. Originally used as hired-man's quarters, the building is now a chicken house.

12. chicken brooders non-contributory
built 1940's
builder: Claus Sealander

Wood-framed brooders set on metal skids so that they can be moved with a tractor.

13. loafing shed non-contributory
built early 1960's
builder: Claus Sealander

Basalt and post-and-beam-framed shed with horizontal lumber siding and a lean-to-roof. The shed is open to the southeast.

14. loafing shed non-contributory
built early 1960's
builder: Claus Sealander

Basalt and post-and-beam-framed shed with horizontal lumber siding and a lean-to roof. The shed is open to the southeast.

15. bull pen non-contributory
built early 1960's
builder: Claus Sealander

Post-and-beam-framed shed with horizontal lumber siding and a metal roof with an asymmetrical gable profile.

The Carl S. and Lizzie Sealander Farmstead is historically significant for its association with the settlement and development of the rural ethnic community of New Sweden. The farm reflects the ethnic heritage of its builders and their creative adaptation of ethnic heritage to American lifeways. The farm is architecturally significant for its display of Swedish and American farm layout, house plan, and construction materials and techniques as they were used by Swedish-American builders.

The Sealander Farm primarily represents the second (1905-1920) and third (1029-1941) eras of New Sweden development. The Sealanders came to New Sweden after the first major wave of immigrants to the area. They were not part of the Nebraska-centered group of Mission Friends who made up the core of the settlement. They came to New Sweden in 1902 from Park City, Utah. Carl, born Carl Gustafson in Hinnryd, Sweden, in the province of Smaaland, came to the United States in part to escape Swedish universal conscription. A sister and brother had preceded Carl in immigrating and had changed their last name to Sealander. He decided to do the same. Carl worked as a miner in Colorado and Utah. Lizzie Eklund, born in Vasa, Finland, had worked in Minnesota and Salt Lake City, where she met Carl. Some of Lizzie's family preceded her to New Sweden; her father helped the Sealanders with construction of several of the buildings on the farm. The Sealanders were Lutheran and attended the Swedish Lutheran church in Idaho Falls. Carl was actively engaged in Socialist politics and unsuccessfully ran for office on the Socialist ticket. In many ways the Sealanders represent the diversity that existed within the ethnic New Sweden community.

The Sealanders established their farm at a location on the edge of The Lavas that was within the Great Western Canal system and that was sheltered by lava outcroppings. The farmstead underwent two distinct periods of development. First, in establishing the farm the Sealanders settled on the general double-courtyard layout that survives to this day. Between 1902 and 1931 the farmyard (including contributory building 3) and the domestic courtyard (including the two houses and contributory outbuildings 5, and 7-11) were constructed by Carl, his father-in-law, and local Swedish-American builder Carl Lundblade.

In the second period of development the Sealander's only son, Claus, and his wife, Edith, made numerous changes to the farmstead after coming to live on the home place in 1940 or 1941; modifications accelerated after Carl and Lizzie died in the mid-1950's. Claus further developed Sealander Park, where he built a stage, fireplace, and restrooms. Mixing concrete in a homemade mixer, he laid driveway and sidewalks. The lava rock house and the main house were remodeled, and new outbuildings in the farmyard were built. Claus and Edith Sealander's contributions to the farmstead date primarily from the period 1941 to 1970, when Claus retired from farming. They include non-contributory buildings, 2, 4, 6, and 12-15. Claus was an active member of the New Sweden Pioneer Association, and he was well-known throughout southeast Idaho as an excellent accordianist who specialized in folk and popular dance music.

The 1902 Sealander farmhouse, the pre-1931 outbuildings, and their arrangement exhibit the Carl Sealanders' cultural choices. As discussed at some length in the New Sweden and Riverview MPL, these cultural choices represent a creative blending of American and Swedish heritages. The 1902 farmhouse survives to represent some of the most substantial construction accomplished by farmers during the earliest phase of New Sweden development. It is one of the earliest extant New Sweden farmhouses, and it is of significance also as an example of a gabled-front plan (in the 1902/1907 sections of the house) that suggests the Swedish gavelhus. The house and related basalt fencing, sculpture, and structures exhibit the Sealanders' adaptive and inventive use of a plentiful but previously unfamiliar building material. The Sealander farm also includes distinct domestic and farmyard groupings that suggest the combined influence of Swedish courtyard plans and American scattered plans. A variety of early outbuildings exhibiting the typical red paint are represented in the farmstead; they include a large barn, pump basement/washhouse, machine shed, garage, granaries, and hired-man's quarters.

The Sealander farm retains the core of its farm layout from the period of significance, a majority of buildings dating from the period of significance, and a majority of buildings still intact enough to represent the history of community development and the process of ethnic adaptation. All but one non-contributory building moved into the domestic courtyard assemblage (building 6) are located at their original locations, and few buildings have been lost from the farmstead. The farm retains its original rural setting at the edge of The Lavas. Individual buildings retain their architectural character sufficient to represent the types, layouts, materials, and construction techniques from the period of significance. Non-contributory buildings are compatible with the historic character of the farmstead, and most of them are small in scale and located where they have minimal visual impact. In the context of other extant New Sweden and Riverview farms, this farm as a whole possesses good integrity of location, design, setting, materials, workmanship, feeling, and association.

Anderson, Chas. E., et al. *After Fifty Years*. Caldwell, Idaho: Caxton Printers, 1941. P. 45.

Beautiful Bonneville; County of Contrasts. Logan, Utah: Herff Jones, 1989. Pp. 83, 84.

Cannon, Hal. "New Sweden Pioneer Day." Pp. 68-80 in *Idaho Folklife; Homesteads to Headstones*, ed. Louie W. Attebery. Salt Lake City: University of Utah Press, 1985.

Deed records on file at Bonneville County Courthouse, Idaho Falls, Idaho.

Metsker 1940 map of Bonneville County.

Photographs in personal collection of David Sealander.

Sealander, David. Personal communication. 8 February 1990, 26 September 1990, 1 April 1991, 26 June 1991.

U.S. Census for Bingham County, Idaho (manuscript). 1910.

VERBAL BOUNDARY DESCRIPTION

The nomination includes the Carl S. and Lizzie Sealander Farmstead and the property on which it is located, the NE4 NE4 section 12 and the SE4 SE4 section 1 T1N R36E, Boise Meridian.

BOUNDARY JUSTIFICATION

Boundaries for the nomination are identical to boundaries for the Carl S. and Lizzie Sealander Farmstead as it was acquired and developed by the Sealanders during the period of significance.

PHOTOGRAPH KEY

Jennifer Eastman Attebery
With the exception of building #3, all photographs were taken in June, 1991. The photograph of building #3 was taken in April, 1991.
The location of the original photograph is the Idaho State Historical Society, Boise, Idaho.

Photograph #1
Building 1, house, NW

Photograph #2
Building 1, house, NE

Photograph #3
Building 3, barn, SE

Photograph #4
Building 5, pump basement/washhouse, NE

Photograph #5
Building 6, tent house, NW

Photograph #6
Building 7, machine shed, NE

Photograph #7
Building 7, machine shed, interior view, NE

Photograph #8
Building 9, granary, SE

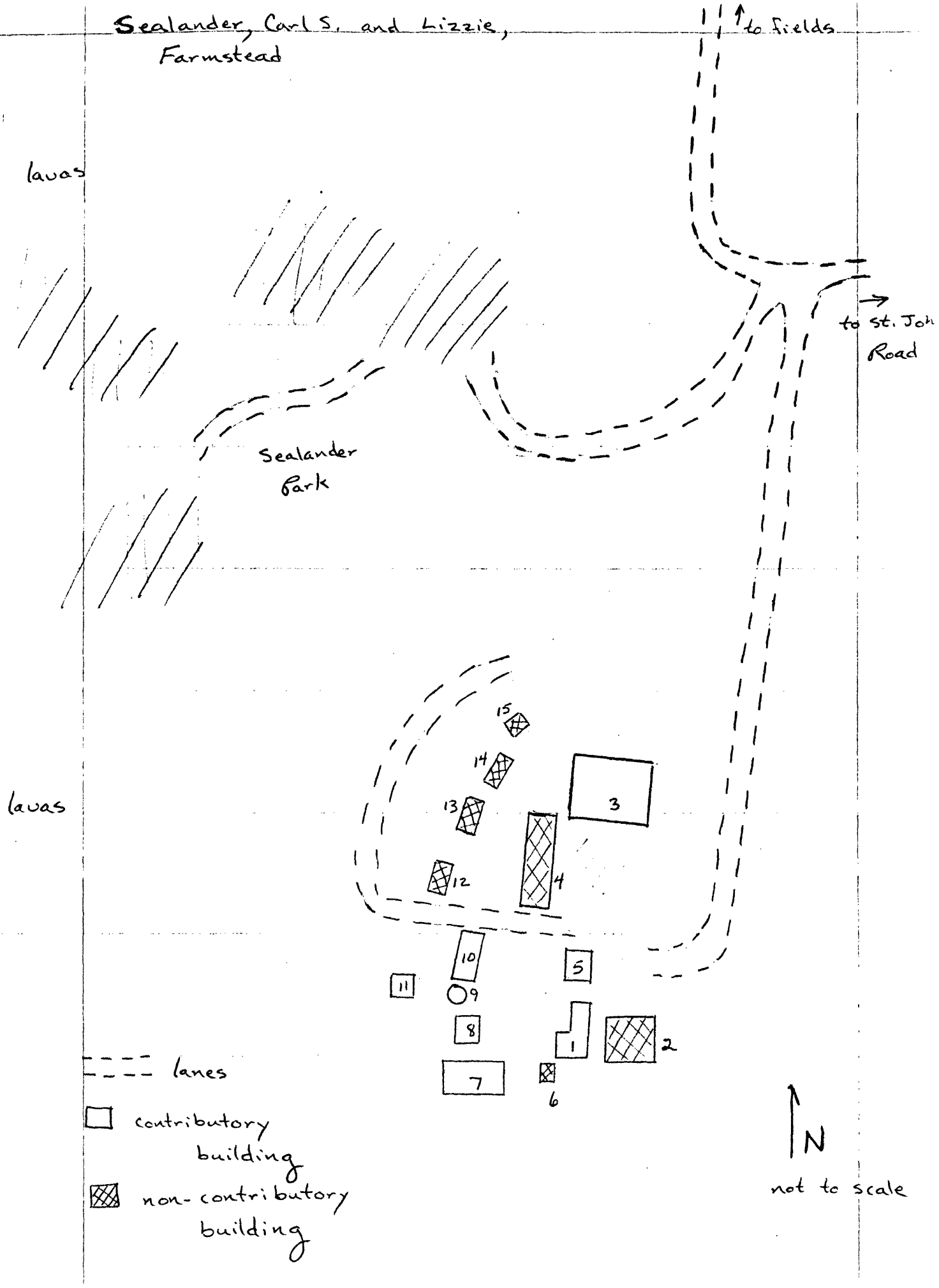
Photograph #9
Building 10, granary, SE

Photograph #10
Building 11, hired man's quarters, SE

Photograph #11
Building 12, chicken brooders, SE

Photograph #12
Building 14, loafing shed, E

Sealander, Carl S. and Lizzie, Farmstead



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 92000414 Date Listed: 5/5/92

Carl S. and Lizzie Sealander Farmstead
Property Name

Bonneville **ID**
County **State**

N/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

for Antoinette J. Lee
Signature of the Keeper

6/2/92
Date of Action

Amended Items in Nomination:

Function or Use: Both the historic and current functions are amended to read: Domestic/single dwelling/secondary structure and Agriculture/subsistence/storage, animal facilities, agricultural outbuildings.

This information was confirmed with Don Watts of the Idaho State Historic Preservation Office.

DISTRIBUTION:
National Register property file
Nominating Authority (without nomination attachment)

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 92000414 **Date Listed: 5/5/92**

Carl S. and Lizzie Sealander Farmstead
Property Name

Bonneville **ID**
County **State**

N/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Beverly A. Cox 5/8/92
Signature of the Keeper **Date of Action**

Amended Items in Nomination:

Classification: The number of resources within property is amended to read 6 contributing buildings and 2 contributing structures; 5 non-contributing buildings and 2 non-contributing structures.

Function or Use: Both the historic and current functions should read: Domestic/single dwelling/secondary structure and Agriculture/subsistence/storage, animal facilities, horticultural facility.

Statement of Significance: The significant dates should read 1902, 1910, and 1915.

This information was confirmed with Don Watts of the Idaho State Historic Preservation Office.

DISTRIBUTION:
National Register property file
Nominating Authority (without nomination attachment)

Sealander, Carl S. and Lizzie, Farmstead
Bonneville County, Idaho

photograph #1: building #1, house, NW view

Seaslander, Carl S. and Lizzie Farmstead
Bonneville County, Idaho
photograph #2: building #1, house, NE view

Sealander, Carl S. and Lizzie Farmstead
Bonneville County, Idaho
photograph #3, building #3, barn, SE view

Sealander, Carl S. and Lizzie Farmstead
Bonneville County, Idaho
photograph #4, building #5, pump basement/
washhouse, NE view

Sealander, Carl S. and Lizzie Farmstead
Bonneville County, Idaho
photograph #5, building 6, tent house, NW view

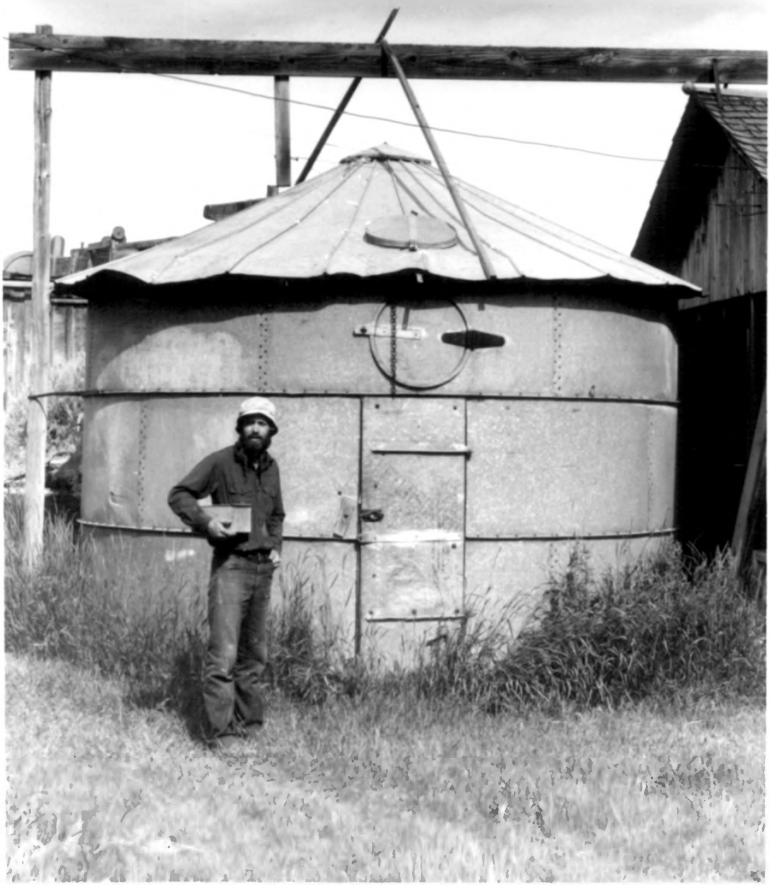
FOOD FREEZER
Whirlpool
FOOD FREEZER
Whirlpool

Sealander, Carl S. and Lizzie Farmstead
Bonneville County, Idaho
photograph #6, building 7, machine shed, NE view

Sealander, Carl S. and Lizzie
Farmstead

Bonneville County, Idaho

photograph #7, building 7, interior
view of machine shed, NE view



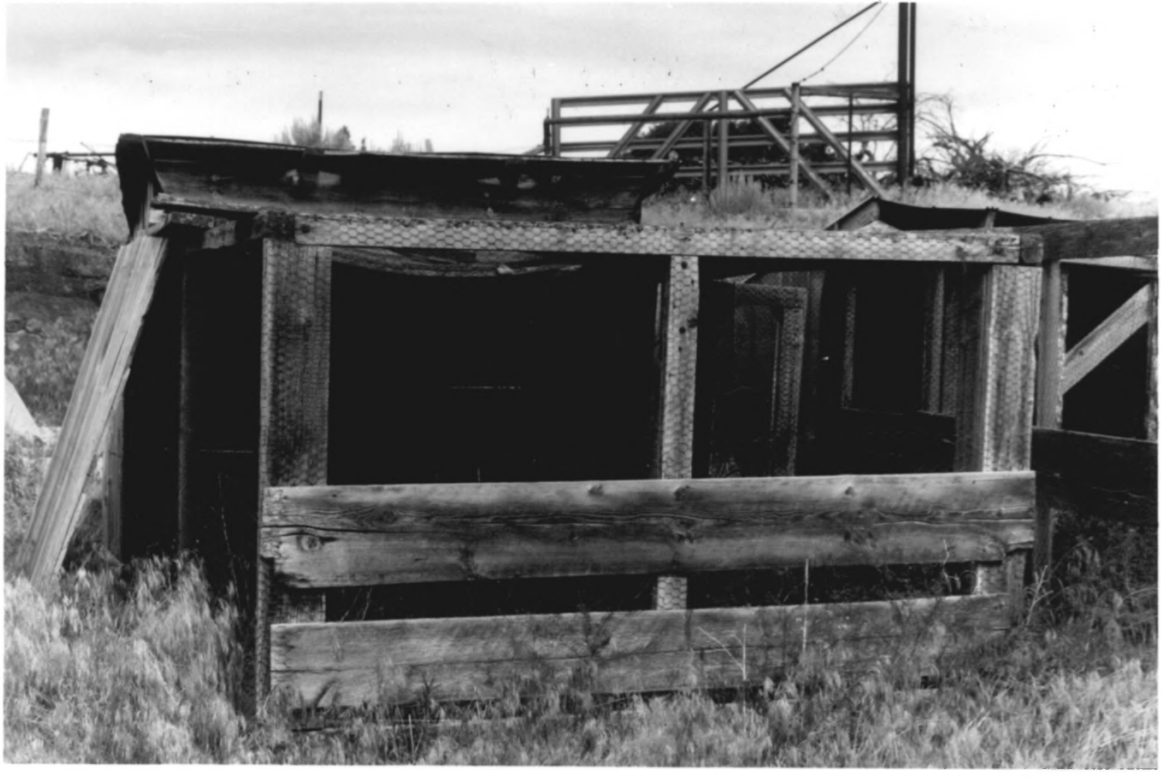
Sealander, Carl S. and Lizzie
Farmstead
Bonneville County, Idaho
photograph 8, building 9, granary
SE view

Sealander, Carl S. and Lizzie Farmstead

Bonneville County, Idaho

photograph 9, building 10, granary, SE view

Sealander, Carl S. and Lizzie Farmstead
Bonneville County, Idaho
photograph 10, building 11, hired man's quarters,
SE view



Sealander, Carl S. and Lizzie Farmstead
Bonneville County, Idaho
photograph 11, building 12, chicken brooders, SE view

Sealander, Carl S. and Lizzie Farmstead
Bonneville County, Idaho
photograph 12, building 14, loafing shed, view
from E