

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 10/12/2017      Date of Pending List: 11/16/2017 12:00:24 PM      Date of 16th Day: 11/29/2017      Date of 45th Day: 11/27/2017      Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

☒ Accept      ☐ Return      ☐ Reject      11.27.17 Date

Abstract/Summary Comments:  **REMOVED from National Register**

Recommendation/ Criteria

Reviewer Edson Beall  Discipline Historian

Telephone \_\_\_\_\_ Date 11.27.17

DOCUMENTATION:    see attached comments : No    see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

Minnesota Historic Preservation Office

Request for Removal from the National Register of Historic Places



**Name of Property:** Spicer, John M., House (NR 86001545)

**Address:** 515 Seventh Street NW

**City/Township:** Willmar

**County:** Kandiyohi

**Reason for Removal:** The property has ceased to meet the criteria for listing because the qualities which caused it to be listed have been lost or destroyed (36 CFR 60.15 (a)).

**Dates and Nature of Change:** Razed, 2014

**Comments:**

Nominated to the National Register in 1980, the John M. Spicer House was considered significant for its association with John Spicer, "an important force in the development of north-south railway connections . . . through Kandiyohi County."<sup>1</sup> The circa 1873 house, originally part of a six-acre property, was a 1 ½ story clapboard structure with "Queen Anne-inspired Victorian architecture," considered to be in "fair" condition.<sup>1</sup>

By October 2012, the house's condition had deteriorated to the point that the Willmar City Council ordered the owner to make exterior repairs or demolish the building. It was in foreclosure in 2014 when the West Central Minnesota affiliate of Habitat for Humanity purchased the property with the intent of tearing down the house and building a new one on the site.<sup>2</sup> The property was demolished in 2014. In September 2015 Habitat for Humanity put the land up for sale and in June 2016, it is still on the market, without any building on it, at a price of \$29,900.<sup>3</sup>

When it was nominated to the National Register, the John M. Spicer House retained the seven aspects of integrity (location, setting, design, workmanship, materials, feeling, and association). The *setting* for the property is much the same—it is still a quiet residential street in one of Willmar's oldest residential neighborhoods with many turn-of-the-20<sup>th</sup>-century homes. But the integrity of the building's *location, feeling, design, workmanship, materials, and association* with John M. Spicer were lost when the building was razed.









United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Inventory—Nomination FormSee instructions in *How to Complete National Register Forms*

Type all entries—complete applicable sections

For NPS use only

received JUL 9 1986

date entered AUG 13 1986

## 1. Name

historic John M. Spicer House

and/or common N/A

## 2. Location

street &amp; number 515 Seventh St. NW

N/A not for publication

city, town Willmar

N/A vicinity of

state Minnesota

code 22

county Kandiyohi

code 067

## 3. Classification

## Category

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

## Ownership

☐ public  
☒ private  
☐ both

## Public Acquisition

☒ in process  
☐ being considered

## Status

☒ occupied  
☐ unoccupied  
☐ work in progress  
**Accessible**  
☐ yes: restricted  
☐ yes: unrestricted  
☒ no

## Present Use

☐ agriculture  
☐ commercial  
☐ educational  
☐ entertainment  
☐ government  
☐ industrial  
☐ military  
☐ museum  
☐ park  
☒ private residence  
☐ religious  
☐ scientific  
☐ transportation  
☐ other:

## 4. Owner of Property

name Alan R. and Barry Guptill

street &amp; number Route 2

city, town New London

N/A vicinity of

state Minnesota 56273

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Kandiyohi County Courthouse

street &amp; number Becker Ave. W.

city, town Willmar

state Minnesota 56201

## 6. Representation in Existing Surveys

title Minnesota Statewide Historic  
Sites Surveyhas this property been determined eligible? ☐ yes ☒ no

date 1984-85

☐ federal ☒ state ☐ county ☐ local

depository for survey records State Historic Preservation Office, Fort Snelling History Center

city, town St. Paul

state Minnesota 55111

## 7. Description

### Condition

☐ excellent  
☐ good  
☒ fair

☐ deteriorated  
☐ ruins  
☐ unexposed

### Check one

☐ unaltered  
☒ altered

### Check one

☒ original site  
☐ moved date N/A

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

The John M. Spicer House is located on Seventh St. NW in one of Willmar's oldest residential neighborhoods. The house was apparently originally entered from the south side, but now conforms to neighboring buildings with an east facade main entrance. It is set back farther on the lot than neighboring buildings (and once stood on a six acre site) and is surrounded by late nineteenth and early twentieth century woodframe houses, most of which postdate the Spicer House.

The Spicer House, built circa 1873, is a 1 1/2 story clapboard-covered building with a steeply pitched gabled roof and complex design typical of Queen Anne-inspired Victorian architecture. The south facade of the house (the original main facade) has an open intact hipped roofed porch with very narrow square columns with entablature-like capitals, and a two story polygonal bay window at a projecting gable end, a gabled wall dormer, and a second porch, now enclosed. The present main (east) facade has two prominent roof gables, a one story polygonal bay window, and an open shed roofed porch with turned columns and perforated, curving fretwork. Within the porch is a large rectangular window with a stained glass transom.

The design of the present Spicer House represents at least one major enlargement of the circa 1873 house which was expanded to the north and east circa 1885-95. Subsequent exterior alterations have included enclosing the southeast porch and reroofing the house with asphalt shingles. Despite these changes, the house retains its late nineteenth century character. It is in fair condition.

## 8. Significance

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

**Specific dates** Circa 1873 **Builder/Architect** Unknown

### Statement of Significance (in one paragraph)

The John M. Spicer House in Willmar is historically significant as the home of John M. Spicer, a figure important to the early development of Kandiyohi County and a prominent local businessman and railroad official.

John Spicer was born in 1841 in Chambersburg, Pennsylvania, grew up in Illinois, and moved to St. Paul in 1860. After living in St. Paul and for a short time in Belle Plaine, he moved to Willmar in 1870. He arrived in Willmar soon after the city received its first rail service, the St. Paul and Pacific Railroad built to Willmar from St. Paul, and a year after the city was platted. Spicer was married to Eliza Frances Deming (1851–1909) in 1869 in Belle Plaine. The couple had seven children. In Willmar, Spicer first established a mercantile business with partner Andrew M. Larson, and was active in establishing the Kandiyohi County Bank (1879) and the First National Bank of Willmar.

Spicer was an important force in the development of north-south railway connections (to supplement east-west St. Paul and Pacific) through Kandiyohi County. In an arrangement made between Spicer and James J. Hill, Hill would provide a railway link between St. Cloud and Willmar if Spicer would arrange for the construction of a southern line from Willmar to Sioux Falls. Through connections to Hill's Great Northern System, these two lines would provide a link between the agricultural areas of central and southwestern Minnesota and the port facilities of Duluth to the north and stockyards of Sioux City, Iowa, to the south. The Willmar and Sioux Falls Railway Company, founded and headed by Spicer and financed by a group of Kandiyohi County investors, was incorporated in March of 1886. The company built the line leading south from Willmar and eventually expanded by purchasing the Sioux Falls, Yankton and South Western Railroad in 1893, the Sioux City and Northern Railroad in 1900, the Sioux City and Western Railroad in 1900, and the Sioux Falls Terminal Railroad in 1900. Spicer was president of the system until it was sold to the Great Northern in 1907.

Spicer was reportedly the largest land owner in Kandiyohi County and an 1889 biographer reported that he "has probably done more to aid in the settlement and development of Kandiyohi County than any other man."<sup>1</sup> He was president and principal owner of the Willmar and Sioux Falls Townsite Company which owned and developed several townsites in the 1880's along the Willmar and Sioux Falls line including Spicer, Raymond, Russell, and Ruthton (named after Spicer's children). Another firm, the Spicer Land Company, owned and developed thousands of areas of farmland in Kandiyohi County, and Spicer owned several commercial buildings in Willmar and other towns. In addition to his business career, Spicer was active in Democratic politics and was involved in debates and county, state, and national Democratic conventions. He was instrumental in educational, social, religious, and political organizations, serving as president of the City Council, president of the School Board, and a member of the Episcopal church and several fraternal orders.

The John M. Spicer House, was built circa 1873 in one of Willmar's oldest residential neighborhoods, northwest of downtown. It predates nearly all surrounding buildings, and once stood on a six acre site surrounded by shade and ornamental trees. The house served as the Spicer's primary residence until 1893 when he built a summer house on Green Lake,

SEE CONTINUATION SHEET

## 9. Major Bibliographical References

Willmar Tribune, May 23 and May 20, 1928.

Latham, Eunice Spicer. Sunset Tales from Medayto. 1929.

Illustrated Album of Biography of the Famous Red Reiver Valley of the North and the Park Regions. Chicago: Alden, Olge, and Co., 1889.

## 10. Geographical Data

Acree of nominated property Less than 1 acre

Quadrangle name Solomon Lake

Quadrangle scale 1:24000

### UTM References

A 15 338440 4998750  
Zone Easting Northing

B                    
Zone Easting Northing

C                  

D                  

E                  

F                  

G                  

H                  

### Verbal boundary description and justification

Lots 5 and 6, Lot 3, Nelson's Addition to Willmar.

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

state N/A code N/A county N/A code N/A

state N/A code N/A county N/A code N/A

## 11. Form Prepared By

name/title Susan Granger/Contract Historian

organization State Historic Preservation Office  
Minnesota Historical Society

date June 1985

street & number Fort Snelling History Center

telephone (612) 726-1171

city or town St. Paul

state Minnesota 55111

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

   national    state X local

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

State Historic Preservation Officer signature

title Russell W. Fridley  
State Historic Preservation Office

date

6/30/86

### For NPS use only

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

Minneapolis  
National Register

date

8-13-86

for Delores Byers  
Keeper of the National Register

Attest:

date

Chief of Registration



**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received

date entered

Willmar, Kandiyohi County, MN

Continuation sheet John M. Spicer House,

Item number 8

Page 1

Item #8 (Significance) continued:

north of Willmar near the town of Spicer. After 1893 his house in Willmar served as his winter residence, although during the 1920's he often spent some winter months in California. Spicer died May 19, 1928 in Minneapolis and is buried in the Spicer, Minnesota, cemetery.

The John M. Spicer House was included in a recent eight month historic sites survey of Kandiyohi County conducted by the State Historic Preservation Office. The Spicer House is also an important representative of the "Agricultural Development and Railroad Construction" context unit of the Resource Protection Planning Process (RP3) program developed recently by the State Historic Preservation office to assist in the study and assessment of the state's historic sites.

† Illustrated Album of Biography of the Famous Red River Valley of the North and the Park Regions. Chicago: Alden, Olge, and Co., 1889.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

John M. Spicer House, Willmar, Kandiyohi County, Minnesota

Continuation sheet

Resource Count

Item number

8

Page

2

For NPS use only

received

date entered

The John M. Spicer House Nomination contains 1 contributing building.





John M. Spicer House  
Willmar, Minnesota  
Susan Granger  
1985

Minnesota Historical Society,  
690 Cedar St., St. Paul, MN  
Looking west  
07851/11

07851#11

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John M. Spicer House

Willmar, Minnesota

Susan Granger

1985

Minnesota Historical Society,

690 Cedar St., St. Paul, MN

Looking southwest

07851/12

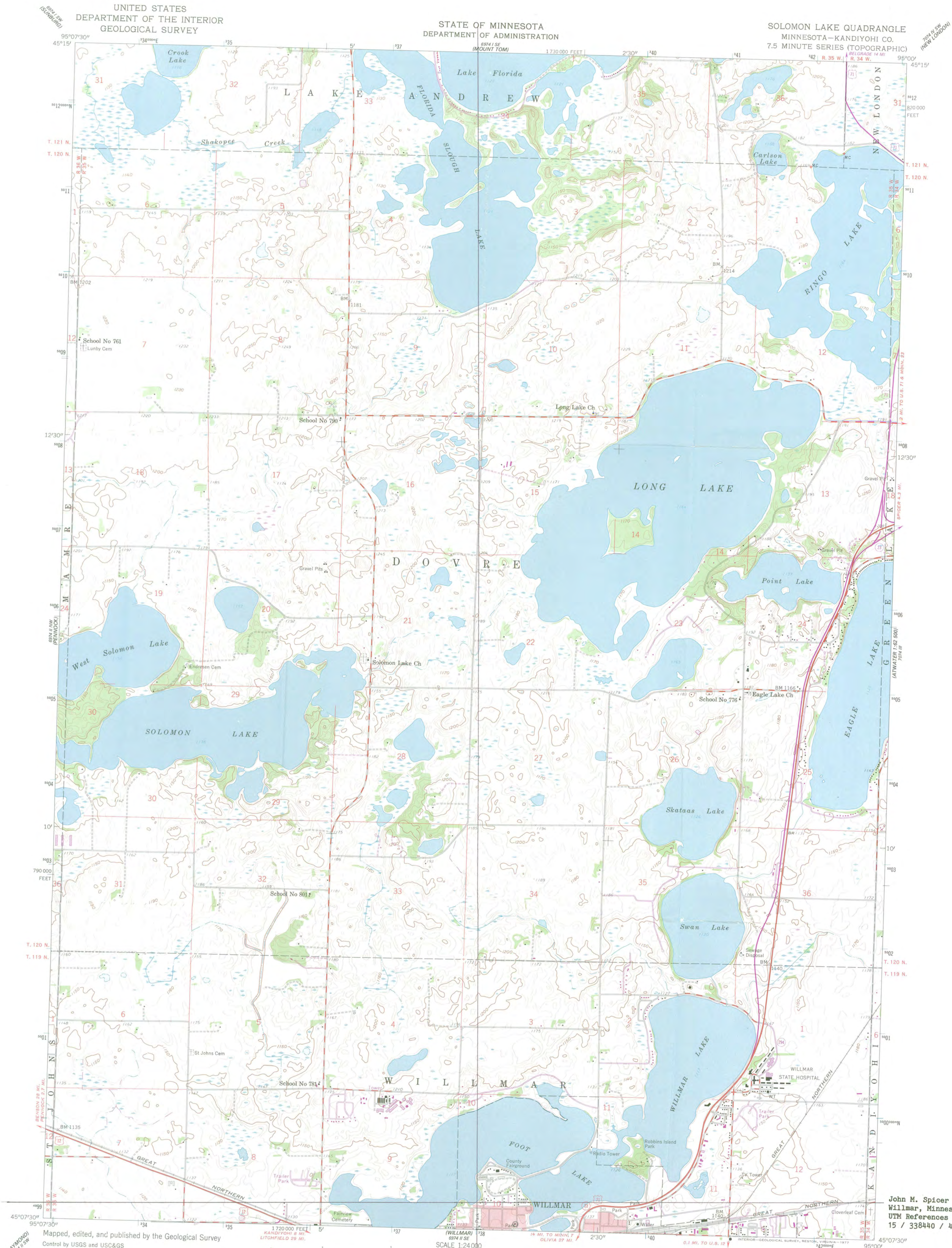
07851 #12

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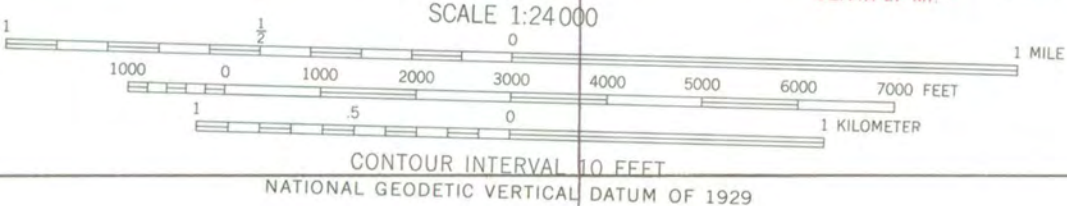
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Mapped, edited, and published by the Geological Survey  
Control by USGS and USC&GS  
Topography from aerial photographs by photogrammetric methods  
Aerial photographs taken 1956-1957. Field check 1958  
Polyconic projection. 1927 North American datum  
10,000-foot grid based on Minnesota coordinate system, south zone  
1000-meter Universal Transverse Mercator grid-ticks,  
zone 15, shown in blue  
Red tint indicates areas in which only  
landmark buildings are shown  
Revisions shown in purple compiled from aerial photographs  
taken 1976. This information not field checked



ROAD CLASSIFICATION  
Heavy-duty ——— Light-duty ———  
Medium-duty ——— Unimproved dirt ———  
U.S. Route ——— State Route ———

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

SOLOMON LAKE, MINN.  
N 4507.5-W 9500/7.5

1958  
PHOTO-REVISED 1976  
AMS 6974 II NE-SERIES 7872

John M. Spicer House  
Wilmar, Minnesota  
UTM References  
15 / 338440 / 4998750

127A



86001545

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Spicer, John M., House  
Kandiyohi County  
MINNESOTA

JUL 9 1986

Working No. \_\_\_\_\_  
Fed. Reg. Date: 2/3/87  
Date Due: 8/13/86 8/23/86  
Action: ☒ ACCEPT 8-13-86  
☐ RETURN  
☐ REJECT  
Federal Agency: \_\_\_\_\_

Entered in the  
National Register

- ☐ resubmission  
☐ nomination by person or local government  
☐ owner objection  
☐ appeal

Substantive Review: ☐ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Recom./Criteria \_\_\_\_\_  
Reviewer \_\_\_\_\_  
Discipline \_\_\_\_\_  
Date \_\_\_\_\_  
\_\_\_\_\_ see continuation sheet

Nomination returned for: \_\_\_\_\_ technical corrections cited below  
\_\_\_\_\_ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

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

Describe the present and original (if known) physical appearance

- ☐ summary paragraph  
☐ completeness  
☐ clarity  
☐ alterations/integrity  
☐ dates  
☐ boundary selection

---

## 8. Significance

Period      Areas of Significance—Check and justify below

Specific dates      Builder/Architect

Statement of Significance (*in one paragraph*)

- ☐ summary paragraph
- ☐ completeness
- ☐ clarity
- ☐ applicable criteria
- ☐ justification of areas checked
- ☐ relating significance to the resource
- ☐ context
- ☐ relationship of integrity to significance
- ☐ justification of exception
- ☐ other

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## 9. Major Bibliographical References

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### 10. Geographical Data

Acreage of nominated property \_\_\_\_\_

Quadrangle name \_\_\_\_\_

UTM References \_\_\_\_\_

Verbal boundary description and justification \_\_\_\_\_

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### 11. Form Prepared By

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### 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

\_\_\_\_ national      \_\_\_\_ state      \_\_\_\_ local

State Historic Preservation Officer signature

title      date

---

### 13. Other

- ☐ Maps
- ☐ Photographs
- ☐ Other

Questions concerning this nomination may be directed to \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_ Phone: \_\_\_\_\_



OT 86001545



Minnesota Historical Society  
State Historic Preservation Office  
345 Kellogg Blvd West, St. Paul, Minnesota 55102  
651-259-3451

**TO:** Paul Loether, Keeper  
National Register of Historic Places

**FROM:** Denis P. Gardner

**DATE:** 10/6/2017

**NAME OF PROPERTY:** Spicer, John M., House

**COUNTY AND STATE:** Kandiyohi County, Minnesota

**SUBJECT:** National Register:  
☐ Nomination  
☐ Multiple Property Documentation Form  
☐ Request for determination of eligibility  
☒ Request for removal (Reference No. 86001545)  
☐ Nomination resubmission  
☐ Boundary increase/decrease (Reference No. )  
☐ Additional documentation (Reference No. )

**DOCUMENTATION:**

☐ Original National Register of Historic Places Registration Form  
☐ Multiple Property Documentation Form  
☐ Continuation Sheets  
☒ Removal Documentation  
☒ Photographs  
☒ CD w/ image files  
☐ Original USGS Map  
☐ Sketch map(s)  
☐ Correspondence  
☐ Owner Objection  
The enclosed owner objections  
Do ☐ Do not ☐ constitute a majority of property owners

**STAFF COMMENTS:**