

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

For NPS use only

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

received **MAY 18 1987**

date entered **JUN 18 1987**

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

**1. Name**

historic William H. Phipps House

and/or common Phipps Mansion

**2. Location**

street & number 1005 3rd Street

N/A not for publication

city, town Hudson

N/A vicinity of

state Wisconsin

code 55

county St. Croix

code 109

**3. Classification**

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

**4. Owner of Property**

name Wayne J. and Marlete G. Gerwing

street & number 1005 3rd Street

city, town Hudson

vicinity of

state Wisconsin 54016

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Register of Deeds (St. Croix County Courthouse)

street & number 911 4th Street

city, town Hudson

state Wisconsin 54016

**6. Representation in Existing Surveys**

Wisconsin Inventory of Historic Places

title Hudson/No. Hudson Intensive Survey has this property been determined eligible?  yes  no

date October, 1983

federal  state  county  local

depository for survey records State Historical Society of Wisconsin

city, town Madison

state Wisconsin 53706

## 7. Description

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

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

Located on a spacious elm-covered corner lot across the street from the historic Octagon House in the City of Hudson, the William H. Phipps house is a massive 2 1/2 story stylish Queen Anne residence. Its architectural highlights are an octagonal tower (southeast corner), wrap around verandah's on the southwest and northeast corners, an asymmetrical roof line featuring brackets, dentil moldings and pedimented gable dormers with dentils, fluted pilasters, gridwork and applied carved ornamentation. The house also has four large rectangular-shaped brick chimneys and pedimented gables with boxed cornices with either raised panels or octagonal shingles. It stands on a rock-faced stone foundation with raised joints and margins. A cobblestone sidewalk leads up to the front steps which are stair-step stacked tablets of solid rock.

The exterior of the house is the original clapboard siding with various applications of octagonal wood shingles. A verandah, wrapping around the northeast corner, features a pediment, panels with an applied twig motif, dentil moldings, and a scrolled frieze. A southwest verandah and a small verandah off the kitchen (west side) have fluted turned posts and recently added balustrades and balusters to match the northeast verandah. Balconies are located on the east side, southside and westside, all decorated on the outside edge with the original balustrades and balusters. The octagonal tower has a faceted witch's cap roof, octagonal shingles, decorative panels, brackets and an elaborate iron finial. A chamfered two-story projection on the southside has octagonal shingles, brackets at the roof line, dentil moldings and a stained glass Queen Anne window, which when opened, disappears into the ceiling to allow access to the southwest verandah. A polygonal bay located on the westside has 3 large Queen Anne style leaded stained glass windows with jewels. Other decorative windows include a leaded stained glass window with jewels on the east side, a leaded stained glass window with an acanthus scroll lintel on the north side and a second story leaded honeycomb transom, also on the north side.

An effective and variable interior use of pine and hardwoods stresses the availability of local lumber. Oak and maple are the dominant woods throughout, found in the flooring, wainscoting, six fireplace mantels, door and window frames with carved corner blocks, and a carved staircase with ornately carved balustrades and newel posts in the foyer. Parquet flooring differs from one room to another, usually evident in the geometric patterns, which form the perimeter. The six fireplaces are equally different with various colors of Italian tile and mantels which emphasize classical and Queen Anne motifs such as sunflower medallions, bead and reel moldings, vine and grape festoons, fluted ionic columns, foliation and entablatures. Much of the downstairs door hardware, hinges and knobs are solid brass carved in the minutest detail. Many other door knobs are ceramic or wood.

Only minor alterations have been made to the interior of the house. These include the conversion of the butler's pantry into a laundry room, updating of the kitchen and the addition of a fire alarm and indoor sprinkling system. No major alterations have been made to the exterior or grounds except for the replacement of the front sidewalk with brick.

# 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 checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" 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 type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

1884 (Construction)<sup>A</sup>

**Specific dates** 1884 - 1924 **Builder/Architect** Unknown

(Period of Significance)

**Statement of Significance (in one paragraph)**

The former William H. Phipps House, locally significant in the areas of architecture and association with a significant person, stands as one of the localities reigning examples of Queen Anne architecture and is associated with the life of one of its most significant residents, William Henry Phipps. His name is directly linked to the industrial, cultural, religious and architectural advancement of the community. He was an "energetic, progressive citizen, never doing things by halves but a believer in the doctrine that what is worth doing is worth doing with one's might."<sup>1</sup> The name of Phipps has assumed near-legendary status in the City of Hudson because of the philanthropies of William, and those of his son, Stephen. In 1946 the Phipps Foundation was formed, and since that time has been instrumental in establishing Hudson Memorial Hospital, the Phipps Center for The Arts and for giving student loans and scholarships and numerous other charitable contributions.<sup>2</sup>

## Architecture

The William H. Phipps house epitomizes fanciful Queen Anne architecture with its octagonal tower, multiple verandahs and balconies and exterior facade ornamentation using octagonal shingles and various applied wood detail. The interior complements the architectural quality using hardwoods, often carved in the minutest detail. The elegant Queen Anne style home built in 1884, is one of the showplaces in Hudson and continues to be one of the finest examples of the style of architecture to be found in the St. Croix Valley.<sup>3</sup> The house was described as "commodious" in 1898, and more recently, a local historian stated the house was "The 'grand dame' of Queen Anne houses in Hudson."<sup>4</sup> (See Historic Photo enclosed) The Phipps mansion radiates high integrity with the interior and exterior virtually completely intact. The integrity of the William H. Phipps house is matched only by the Samuel C. Johnson house, 405 Locust Street and the David Fulton house, 904 6th Street, City of Hudson. Many local buildings reflect Phipps' "personal touch" (the library, Presbyterian Church and the Chicago, St. Paul, Minneapolis, and Omaha Car Shops) but his private residence stands as the foremost representative of William H. Phipps.

The Phipps House is characteristic of the stately residences that formed the affluent neighborhoods identified in the Intensive Survey of Hudson and the Hudson MRA nomination. The Third and Vine Street area in particular was identified as a treasury of imposing residential structures, representing one of the finest collections of local 19th and 20th century architectural design.

# 9. Major Bibliographical References

Major Bibliographical References

Easton, Augustus B., History of the St. Croix Valley, Volume II  
 Miller, Willis H., "Historic Hudson," Hudson Star-Observer, December 27, 1984.  
 Miller, Willis H., Hudson Tales Retold.  
 (Above sources available at Hudson City Library)

# 10. Geographical Data

Acree of nominated property Less Than 1 Acre

Quadrangle name Hudson Minn-Wisc

Quadrangle scale 1:24,000

UTM References

A 

1	5	5	1	9	2	5	1	4	9	8	0	6	1	0
Zone				Easting				Northing						

B 

Zone				Easting				Northing						

C 

Zone				Easting				Northing						

E 

Zone				Easting				Northing						

G 

Zone				Easting				Northing						

D 

Zone				Easting				Northing						

F 

Zone				Easting				Northing						

H 

Zone				Easting				Northing						

**Verbal boundary description and justification** The William H. Phipps House lies on a tract of land lying partly in Outlot "48" and partly in Outlot "49", City of Hudson. It is bounded on the East by Third St. and on the South by Myrtle St. and measures 131 ft. wide by 189 ft. deep. The complete legal description is contained on Map A.

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 Wayne J. Gerwing, Owner of the Phipps House

organization N/A date \_\_\_\_\_

street & number 1005 3rd Street telephone (715-386-2773) Home  
(612-642-0488) Work

city or town Hudson state Wisconsin 54016

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

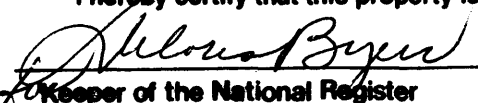
national  state  local

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

State Historic Preservation Officer signature  date 5/11/87

**For NPS use only**

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

 Keeper of the National Register entered in the National Register date 6-18-87

Attest: \_\_\_\_\_ date \_\_\_\_\_  
 Chief of Registration

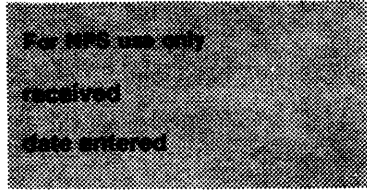
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WILLIAM H. PHIPPS HOUSE

Continuation sheet Hudson, St. Croix County, WI Item number 8

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Association with Significant Person

Areas of Significance

Industry, Social/Humanitarian

William Henry Phipps was born in Leamington, England, on June 26, 1846. His family emigrated to Manitowoc, Wisconsin, in 1855 and he remained there until 1871, when he took a position in the State Treasurer's office in Madison, a position he held for three years.<sup>5</sup>

In 1875, he accepted a position as land commissioner of the North Wisconsin Railroad Company and moved to Hudson that same year. It was through his efforts that land was procured for the Chicago, St. Paul, Minneapolis, and Omaha Car Shops, a pivotal influence for the industry to remain in North Hudson.<sup>6</sup>

The 19th century community of Hudson maintained a strong industrial influence in the region as a nucleus for the rail networks of Wisconsin's west-central region. The Chicago, St. Paul, Minneapolis and Omaha Railroad shops, previously listed in the NRHP as part of the Hudson MRA, signified one of the area's most important industries. The construction and repair of railroad cars and equipment had supplanted both lumber and agriculture as the community's leading industry by the late 19th century.

In 1893, Mr. Phipps was induced by the management of the Northern Pacific Railroad to take charge as land commissioner of its large land grant of 30,000,000 or more acres, a tract of land forty miles wide, stretching across the continent from Lake Superior to the Pacific Ocean.<sup>7</sup> Mr. Phipps' treatment of the settlers along the line of the railroad contributed in a large measure to the excellent feeling that existed toward the railroad - he early foresaw that the income to the company from the sales of its lands was of little consequence compared with the settlement of the country and the development of its resources to furnish the railroad with ever increasing business and revenues.<sup>8</sup> He held this position for 10 years after which he followed with pursuits in land and lumber.

William H. Phipps acquired considerable wealth as land commissioner and lumberman. His stature in the community is reflected in the commodious Queen Anne residence he built in 1884. Finishing touches were completed on the dwelling and trees were planted on the property in 1887.

During his Hudson residency, William H. Phipps served in a number of governmental capacities. He was elected to the St. Croix County Board of Commissioners (1885-1886) and served three terms as Hudson's mayor (1886-1889).<sup>9</sup> In 1890, he was elected to the Wisconsin Senate by the electorate of the Tenth Senatorial District and served two terms, having been re-elected in 1892.<sup>10</sup> His association with the First National Bank of Hudson spanned more than 30 years. He was a director from 1890 to 1907 and then was elected president of the bank, a position he held for many years.<sup>11</sup>

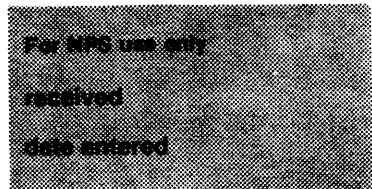
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WILLIAM H. PHIPPS HOUSE

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Mr. Phipps spent many years in Presbyterian Church offices and as Sunday School Superintendent. Around 1900, he graciously provided the Presbyterians with a Sunday School addition to their church built by John A. Lee, as a personal gift.<sup>12</sup> Another of his generousities was the annual presentation of Bibles to members of the church's confirmation classes, a procedure that is continued to this day.<sup>13</sup>

In 1902, Hudson's need for a public library caught William Phipps' attention. Phipps, along with True Republican editor, George D. Cline, personally met with Andrew Carnegie's financial agent in Hoboken, N.J. The effort of this meeting paid off with a \$10,000 contribution for the erection of the Hudson Public Library which opened July 4, 1904.<sup>14</sup> The 1904 Library was one of the earliest Carnegie-funded facilities to be completed in the state.

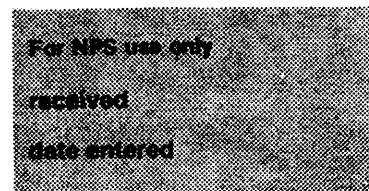
Benevolent, religious and civic-minded, William H. Phipps died in the garden of his residence at 1005 3rd Street, City of Hudson on July 12, 1924. Mr. Percy A. Roberts, the editor of the Hudson Star-Observer at the time, said about the late Mr. Phipps: "He was a man of strong convictions fearlessly expressed. His creed was home, church and nation. Philanthropy was the keynote of his character. His interest was intense."<sup>15</sup>

The life and contributions of William Henry Phipps, industrialist, lumber barron, politician, and philanthropist, has had a vital influence in the entire community. He came to Hudson in 1875 as land commissioner for the West Wisconsin Railroad and became the pivotal force in securing and improving local land for the expanded Chicago, St. Paul, Minneapolis, and Omaha Shop Yards in 1890-91. Phipps' selfless dedication to the community is also illustrated in his political service as St. Croix County Commissioner (1885-86), Hudson Mayor (1886-1889), and Wisconsin State Senator (1890-1894). William Phipps also devoted himself to interests which aided in the religious and cultural development of Hudson: personally funding and physically serving in a number of Presbyterian endeavors and was highly influential in the establishment of the Hudson Public Library. Many local buildings reflect Phipps' "personal touch" (the library, Presbyterian Church, Presbyterian Manse, and the C,St.P,M,O, Car Shops), but his private residence stands as the foremost representative of William H. Phipps.

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- A. St. Croix County Historical Society, "Hudson's Heritage" Hudson Star Observer, 1974.
1. Hudson Star Times, Semi-Centennial Supplement, June, 1898, Page 2.
  2. Willis H. Miller, Hudson Tales Retold, Pages 31 and 32.
  3. Willis H. Miller, "Historic Hudson" Hudson Star-Observer, December 27, 1984.
  4. Ibid.
  5. Augustus B. Easton, History of the St. Croix Valley, Volume II, Page 837.

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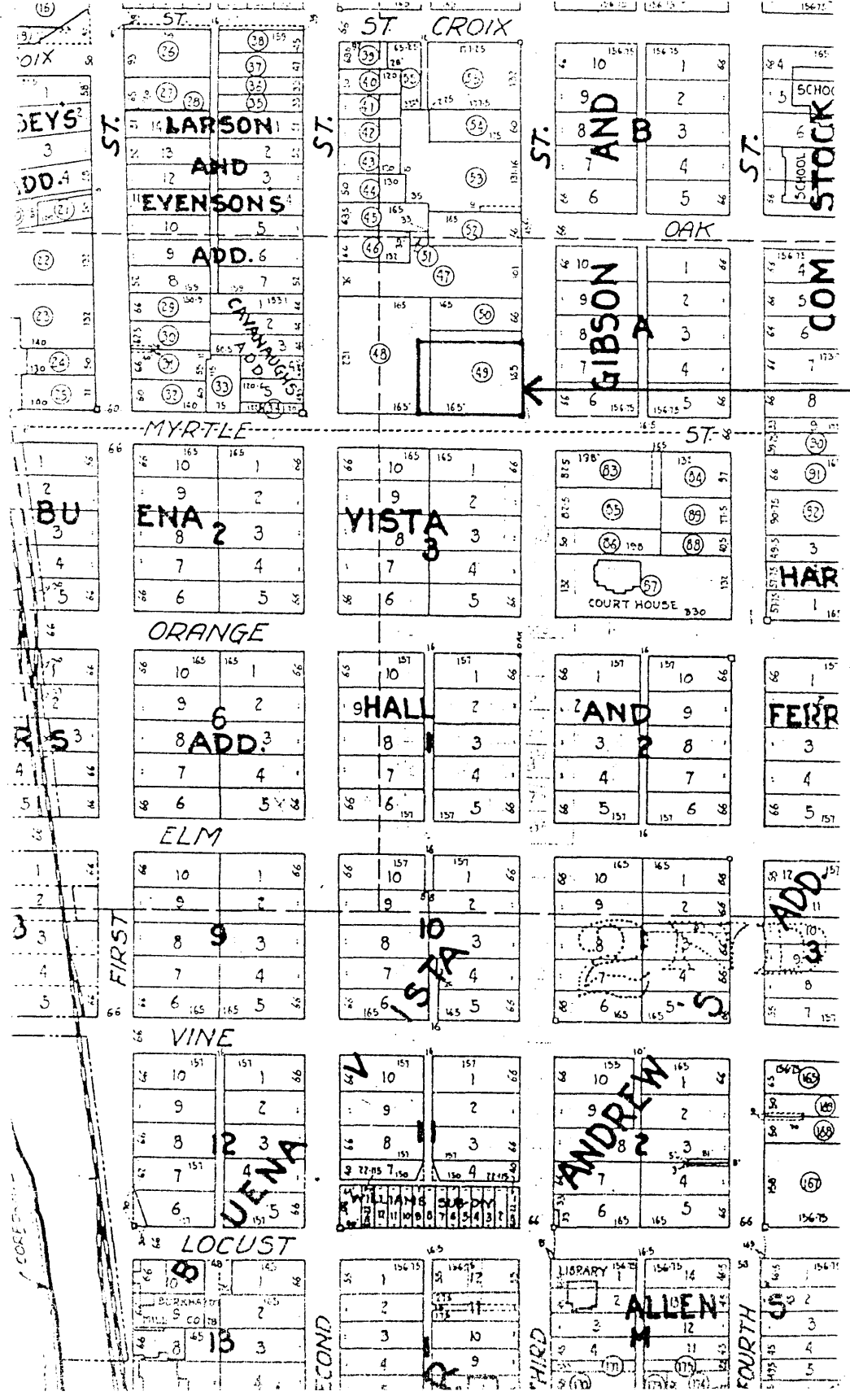


Continuation sheet WILLIAM H. PHIPPS HOUSE  
Hudson, St. Croix County, WI Item number 8

Page 3

6. Ibid.
7. Hudson Star Times, August 14, 1903.
8. Ibid.
9. Willis H. Miller, Hudson Tales Retold, Pages 31 and 32.
10. Ibid.
11. Willis H. Miller, "Historic Hudson," Hudson Star-Observer, December 24, 1984.
12. Ibid.
13. Ibid.
14. Hudson Star-Observer, "125 The Anniversary Edition," June 21, 1979, Page 20.
15. Willis H. Miller, Hudson Tales Retold, Pages 31 and 32.
16. Willis H. Miller, "Historic Hudson," Hudson Star-Observer, December 24, 1984.

\* The period of significance reflects Phipps occupancy of the house from its construction in 1884 till his death in 1924.



A tract of land lying partly in Outlot "48" and partly in Outlot "49", City of Hudson, described as follows: Commencing at a stone monument at the Northwest corner of Myrtle Street and Third Street; thence Northerly 131 feet along the West line of Third Street to a lead plug in walk; thence Westerly 189 feet parallel with the North line of Myrtle Street to an iron pipe; thence Southerly 131 feet parallel with the West line of Third Street to an iron pipe; thence Easterly 189 feet along the North line of Myrtle Street to the point of beginning. Containing 0.57 acres, in the County of St. Croix, State of Wisconsin.

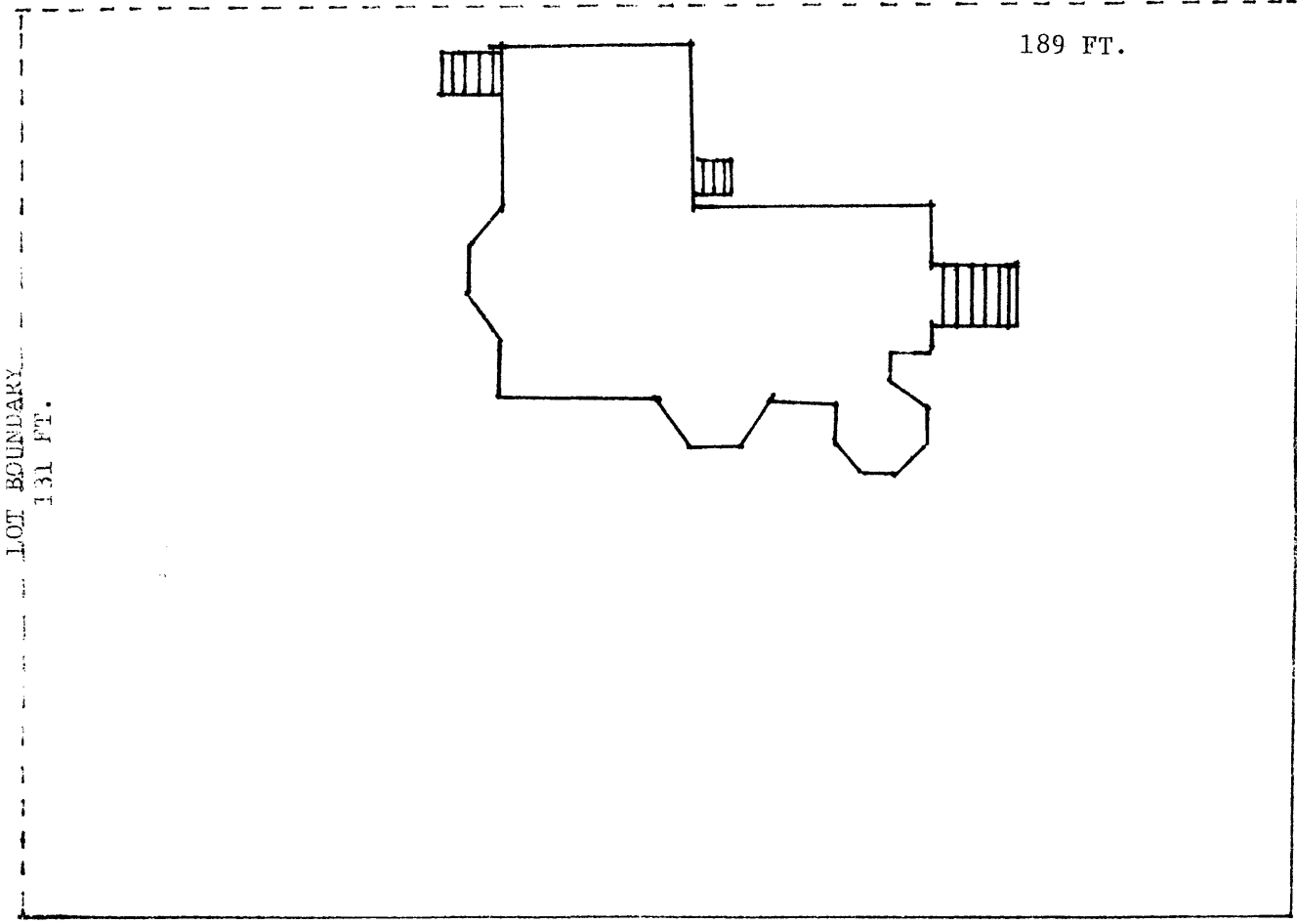
MAP A

WILLIAM H. PHIPPS HOUSE

HUDSON, ST. CROIX COUNTY, WI.

PLAT MAP





LOT BOUNDARY

189 FT.

LOT BOUNDARY  
131 FT.

THIRD STREET

MYRTLE STREET

MAP B

WILLIAM H. PHIPPS HOUSE

HUDSON, ST. CROIX COUNTY, WI

SITE PLAN

NOT TO SCALE

HISTORIC PHOTO

Hudson Star-Observer

December 14, 1984



**PHIPPS MANSION**

Built in 1884, the William Phipps mansion of 1005 Third street, is considered the "grande dame" of the Queen Anne style houses in Hudson.