

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received AUG 9 1984

date entered SEP 7 1984

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

1. Name

historic Redwood Cottage, The ~~Emily Baker~~ Residence ^S

and/or common St. Moritz Hotel

2. Location

street & number 327 Wrigley Drive n.a. not for publication

city, town Lake Geneva n.a. vicinity of

state WI 53147 code 55 county Walworth code 127

3. Classification

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

4. Owner of Property

name Marlene and Peter Pappas

street & number 327 Wrigley Drive

city, town Lake Geneva n.a. vicinity of state WI 53147

5. Location of Legal Description

courthouse, registry of deeds, etc. Walworth County Courthouse

street & number P.O. Box 1001

city, town Elkhorn state WI 53121

6. Representation in Existing Surveys

Wisconsin Inventory of Historic Places
title has this property been determined eligible? yes no

date 11-19-74 federal state county local

depository for survey records State Historical Society of Wisconsin

city, town Madison state WI 53706

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" 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

The Baker cottage is a very large, imposing Queen Anne house constructed in 1885 next door to the smaller but equally elegant Italianate Baker homestead. It is one of only a handful of summer houses remaining in the City of Lake Geneva. Most of the grand summer houses lining Geneva Lake are reached by private wooded lanes and are visible only from the lake. The Baker cottage, on the other hand, stands across from the public beach only two blocks from the bustling downtown of Lake Geneva.

The main block of the house is two stories high with a large attic under the wide gabled roof. Several secondary gables, hips and dormers add variety to the picturesque roofline. Minor changes to the side and rear rooflines have been made through the years to provide more headroom on the third floor. Four original Queen Anne chimneys have corbelled caps. One original chimney was removed below the roofline at an unknown date. Two of the chimneys rise from the basement, piercing the eaves. A three-story, rounded, corner tower with a steep witch's-cap roof rises 54 feet from a front corner of the house. The tower and the upper stories of the house are covered in bands of wood shingles in seven different patterns. The first floor of the house is clapboard. Polygonal bay windows, brackets, dentils, inset balconies and a variety of wood moldings add to the complexity of the design. Windows are double hung with the top sash of each window composed of tiny rectangular panes around a large central pane in the Queen Anne manner.

The veranda extends around the front half of the house. Paired spindled posts support the roof of the veranda and the decorative split stone foundation extends under the veranda. Plain glass windows have been added behind the original posts to provide a waiting area for the planned restaurant inside. The new veranda windows have been added in such a manner that they can be removed without damage to the original features. The wide stairways leading to the veranda have been altered many times and are now removed; the original stairway design will be restored in the next few months.

To the rear a cross-gabled, two-story wing is decorated in the same manner as the main block. A one-story wing behind was added before 1901 and later extended further to the rear at an unknown date to serve as a garage. The flat roof of this wing has been converted to a gable, pitched similarly to the others, to prevent further water damage. A new, two-story concrete block addition constructed in 1983 widens the original rear wing. It is faced in double-four aluminum with window trim and decorative moldings to match the original sections. The 1983 section is capped by a wood deck which is invisible from the street.

The only changes to the principal facades from the turn-of-the-century¹ are the glass window walls of the veranda and the loss of very low, spindled railings from two balconies. These railings will be restored in the next few months.

The floor plan of the basement, first and second stories is composed of a nine-foot wide central corridor with rooms on each side. The basement area is approximately 4350 square feet. There are eight major rooms and a series of smaller rooms around the perimeter of the building under the porch. The first floor consists of two parlors on the north side separated from each other and the corridor by pocket doors. On the south side are three smaller rooms, used for many years as hotel rooms. A wooden archway separates the front section of the house from the large stairhall. The grand Queen Anne staircase decorated in spindles, bulls'-eyes and openwork flowers is lit by a triple light at the landing.

(continued)

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This window features large central rectangular panes of translucent yellow glass surrounded by small rectangular sections with multicolored stained glass in geometric floral designs. Each of the three windows also has a stained glass transom. The center transom design is a sunburst, the side transoms are designed in a geometric, asymmetrical floral composition typical of the 1880s. Behind the stairhall is the original dining room, used for many years as the hotel office. Other rooms in the rear wing were used as service rooms and have been gutted for the new restaurant kitchen.

The second floor was originally composed of small rooms flanking the center hall. However, the walls of the front rooms have recently been partially opened to create a large dining space at the front of the house.

The third floor was originally unfinished. In a 1901 remodelling it was converted into eight small hotel rooms.² The painted woodwork and maple floors have been retained and restored but the area has been completely remodelled to serve as living quarters.

The most outstanding architectural feature of the interior is the woodwork. Redwood window and door trim is in a simple, neo-classical design, with fluted architraves, corner bulls-eyes, and reel moldings under the cornices. Wood panels fill the space below each window. Wide baseboards and plate rails complete the wood trim in each room. Each of the main rooms has a fireplace, each in a different design, some in oak and some in cherry. Tile hearths and firebox surrounds are in the Queen Anne style but most mantels and mirrored overmantels are of an earlier Victorian Renaissance style. The largest fireplace, in the front parlor, is about eight feet wide and ten feet high. At the center above the mirror is a fully carved lion's head with wooden ring in its mouth. A second story fireplace is ornamented with lions' heads in both upper corners above a round bevel-edged mirror. There are twelve fireplaces in all.

A built-in sideboard of elaborately carved cherry dominates an entire wall of the original dining room. Ten feet wide and ten feet high, it includes drawers, cabinets, shelves, bevelled mirrors, raised panelling and fretwork.

First and second story floors in all but the service rooms are of fir with parquetry borders of mixed hardwoods. The border design differs in each room. Most of the original brass hardware remains in place.

¹Picture post card dated 1901 in the possession of the owners.

²Signed and dated piece of sandpaper found recently under third story floor boards.

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

Specific dates 1885 (construction)¹
 1885-1934 (period of significance)
Builder/Architect Unknown

Statement of Significance (in one paragraph)

The Emily Baker Cottage, originally known as "Redwood Cottage"² is locally significant as an outstanding example of the Queen Anne style as applied to a large 1880s summer cottage and also for the part the cottage has played in the commercial history of Lake Geneva. The Baker Cottage is perhaps the only building remaining in Lake Geneva which has been used successivly as a summer cottage, sanitarium and hotel; three of the most important industries in the history of Lake Geneva.

Architecture

Emily C. Baker, the builder of Redwood Cottage, was the widow of the Hon. Robert H. Baker, the youngest son of the Hon. Charles M. Baker. Charles Minton Baker (1804-1872) was one of the earliest pioneers of Walworth County, arriving there in 1839. Baker was the first attorney in the county, was appointed the first District Attorney of the county in 1839, was elected to the Territorial Council in 1842 and held numerous other public offices including being appointed Judge of the Circuit Court in 1856. After a five-year absence, Baker returned to Lake Geneva around 1870 and either built or acquired the fine brick Italianate-style house known as the Baker homestead which is still standing next door to the Emily Baker Cottage at 335 Wrigley Drive. In partnership with his son, Robert Hall Baker and others he then became President of the State Line and Union Railroad which became the first railroad to Lake Geneva, entering the town on July 26, 1871. His son, Robert Hall Baker (1839-1882) was born in Lake Geneva and after attending Beloit College, moved to Racine and in 1860 became associated with the fast-growing agricultural implement firm of J. I. Case. In 1863 he bought a one-fourth interest in the firm and this, plus his interests in many other firms, made him a wealthy man by his early 30's. Besides his extensive commercial activities Baker also held many public offices including that of Mayor of Racine (1874-1875) and State Senator (1872-1876). Throughout his lifetime Baker maintained close ties with Lake Geneva, remaining active in many local philanthropic activities and being a principal mover in the effort to bring the railroad to the village in 1871. When Baker died in 1882 he left an estate of \$890,900 to his widow Emily and his four children.

Emily Carswell Baker (?-1894) married Robert H. Baker in 1859. After her husband's death in 1882 she maintained the family's close ties with Lake Geneva and in the summer of 1884 she redecorated and improved the old Baker homestead for her family and members of the Charles Baker family. In 1885 she decided to build her own summer cottage on family-owned land next door. Items in the local paper chronicled the building of the cottage, which rose in cost from \$10,000 to \$15,000 as the summer progressed. In July of that year the Geneva Lake Herald said: "The new Baker cottage being built on the east shore will be one of the handsomest about the lake when finished and the grounds are arranged. The design is not only unique but tasty and it will add much to the beauty of that shore."³ The resulting picturesque Queen Anne style cottage is the largest, most ornate, and most intact example of the style remaining in the city of Lake Geneva as well as the only large 1880s summer house open to the general public.⁴

(continued)

9. Major Bibliographical References

See Continuation Sheet

10. Geographical Data

Acreeage of nominated property less than one

Quadrangle name Lake Geneva, WI

Quadrangle scale 1:24,000

UTM References

A

1	6	3	8	2	4	8	3	4	7	1	5	8	2	0
Zone		Easting				Northing								

B

Zone		Easting				Northing								

C

Zone		Easting				Northing								

D

Zone		Easting				Northing								

E

Zone		Easting				Northing								

F

Zone		Easting				Northing								

G

Zone		Easting				Northing								

H

Zone		Easting				Northing								

Verbal boundary description and justification

See Continuation Sheet

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

state code county code

state code county code

11. Form Prepared By

name/title Marlene Pappas, owner, and Timothy F. Heggland and Katherine H. Rankin, private consultants

organization for the owners date May 15, 1984

street & number 1109 Sherman Avenue telephone (608) 256-2905

city or town Madison state WI 53703

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 

title Director, Historic Preservation Division date Aug 6, 1984

For NPS use only

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

Entered in the National Register

date 9-7-84

Keeper of the National Register

Attest:

date

Chief of Registration

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The cottage is also of interest as an historical artifact because of the unusual combination of Queen Anne exterior and interior design elements intermixed with others of the earlier Renaissance Revival style. The resulting transition between styles is most in evidence in the design of the interior woodwork and the many fireplace mantels.

Commerce

Mrs. Baker used the cottage as a summer home until her death in 1894. After her death the property passed to Robert Baker, Jr.. He then sold the house to Mrs. Celinda M. Walkup in 1897 for \$15,000. Mrs. Walkup then operated the Baker cottage as a sanitarium called Lakeside Cottage in conjunction with the Lakeside Sanitarium which had been established next door in the former dormitory of the defunct Lake Geneva Seminary. Both of these sanitariums were part of a group of sanitariums collectively called the Lake Geneva Sanitariums which had been founded in Lake Geneva in 1885 by Dr. Oscar A. King of Chicago. Dr. King was one of the pioneer neurologists in the Midwest. He was chosen Professor of Neurology in the College of Physicians and Surgeons in Chicago in 1882, and was head of the Neurology Department from 1882-1912. He was elected Secretary of the College in 1893 and in 1904 was elected Vice-Dean of the College of Physicians and Surgeons, The College of Medicine of the University of Illinois. In 1883 Dr. King requested the Wisconsin legislature to pass a law governing the operations of sanitariums for psychological disorders. His bill⁶ was passed with only minor amendments and was the principal cause of "the great number of sanitariums, in Wisconsin, which are more numerous than those of any other state in the Union."⁷ The first of the sanitariums, Oakwood (demolished), was built by King and opened for patients in 1885. In 1893 Lakeside Sanitarium was founded in the former Lake Geneva Seminary dormitory located next to the Baker property (demolished). In 1896 Lakeside Cottage, the former Baker cottage, was added to the sanitarium facility. This is the only sanitarium building still in existence. These sanitariums were a major source of income for Lake Geneva, providing a steady annual income of \$80,000 - \$100,000 in the early part of this century. A local historian, writing in 1912 said, "Apart from the summer villas, their residents and their guests, the most important interest of Lake Geneva is, without doubt, the sanitariums. Our summer residents⁸ the sanitariums and our dairies are about our only original sources of revenue."⁸ Although these sanitariums were principally psychiatric, they were open to all patients and served an important civic role. "The sanitariums are not alone important to us on account of the money they bring to Lake Geneva, but their rooms are conveniently open to any one requiring the service of a hospital. Any patient, whether surgical, medical or nervous, may put himself under the skillful care of its physicians and nurses. The doors are open to any local or other reputable physician to bring his patient to the surgery, the Lakeside Sanitarium or to Oakwood, and there attend him throughout his illness. If desired, physicians can bring with them their own nurses. Members of the consulting staff are able to arrive within a few hours, from Chicago, on being called. To anyone suffering from injury or illness, other than a contagious malady, the doors are open. Thus Lake Geneva is well provided with hospital facilities, far beyond most cities larger in size."⁹

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Lakeside Cottage retained the decor and atmosphere of a private home. A wide variety of recreational and social activities were offered to patients. Nevertheless, treatment of the sick was the major occupation of the staff which included doctors of national reputation. A nursing school was established and demand for accommodations in the sanitariums increased steadily.

Mrs. Walkup operated the Lakeside Cottage facility until her death in 1905. The property was purchased at a Sheriff's auction by her daughter, Celinda Walkup Johnston. In 1910 Mrs. Johnston sold it to Dr. King, founder of the sanitariums. The house continued in use as a sanitarium until about 1925. The cause of the sale of the sanitarium properties is unknown but the death of Dr. King is believed to be a factor. In 1926 the property was sold to Mr. Finsky and became the Lakeside Hotel. Finsky's mortgage was foreclosed in 1942. The property was bought at a Sheriff's sale by St. Clara College and immediately resold at a profit to Lloyd Barnard. By that time the Lakeside Sanitarium building next door was also a hotel. In a joint effort to promote the "Switzerland of America" concept, the hotel owners renamed their establishments the Luzern and the St. Moritz Hotel. Through several subsequent owners the house has continued in constant operation as the St. Moritz Hotel. Most local residents are unaware of the early history of the property but the St. Moritz has become a local landmark in its own right.

¹Geneva Lake Herald, July 25, 1885.

²Letter to the owners from Mrs. Rosamond B. Stanton, granddaughter of Emily Baxter, dated September 22, 1983.

³Geneva Lake Herald, July 25, 1885.

⁴The other houses in Lake Geneva using similar design elements are all considerably smaller in size and generally less intact than the Baker Cottage. The most representative as well as the best of this period found in the Wisconsin Inventory of Historic Places are: (1) 824 Geneva Street, (2) 930 Geneva Street, (3) 605 Haskins Street, (4) 702 Henry Street, (5) 110 S. Main Street, and (6) Main Street, south side, 400' from intersection with Elmwood Street.

⁵Beckwith, Albert Clayton, History of Walworth County Wisconsin, Indianapolis, Indiana, 1912, page 1490.

⁶Laws of 1883, Chapter 220.

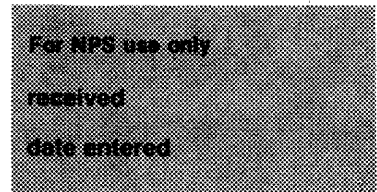
⁷Beckwith, op. cit., page 1491.

⁸Ibid., page 1490.

⁹Ibid., page 1490.

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Baker, C.M., "A Trip Through Wisconsin in 1838", Wisconsin Magazine of History, 8:445-53, 1925
Beckwith, Albert Clayton, History of Walworth County Wisconsin, Vol II, B.F. Bowen
& Company, Indianapolis, Indiana, 1912.
Commemorative Biographical Record of Prominent and Representative Men of Racine and
Kenosha Counties Wisconsin, Chicago, 1906.
Directory of Physicians, Dentists and Druggists, of Chicago, Including Suburbs in
Cook County, J. Newton McDonald, Publisher, Chicago, 1889.
Geneva Lake Herald, October 26, 1882, May 23, 1884, February 21, 1885, April 4, 1885,
July 25, 1885, December 28, 1894.
Letter to the owners from Mrs. Rosamond B. Stanton, Granddaughter of Emily Baxter,
dated September 22, 1983.
Simmons, James, Annals of Lake Geneva, Wisconsin, 1835-1897, The Herald, Lake Geneva,
1897.
Wisconsin State Journal, October 5, 1882.
Wolfmeyer, Ann and Gage, Mary Burns, Lake Geneva, Newport of the West, Lake Geneva
Historical Society, Inc., 1976.

10. Geographical Data (Verbal boundary description and justification):

A tract of land commencing at a point in the West line of Block 34 of the Village (now City) of Lake Geneva according to the survey and plat of said village of record in the Office of the Register of Deeds of Walworth County, 180.39 feet North of the South end of said West line, thence South 67° West on the North line of lands owned or lately owned, by the heirs of C.M. Baker, Dec'd., 300 feet to the street line, thence North 31° West on the East line of said street 109 feet to a cut stone monument with lead on the top, on the East line of said street, and being the Southwest corner of lands owned by Lake Geneva Sanitarium, formerly Oakwood Retreat Association, thence North 70 1/4° East on the South line of lands owned by said Lake Geneva Sanitarium to an angle whereat is placed a stone monument, thence East on the South line of said lands 83 3/4 feet to a stone monument which stands in the aforesaid line of said Block 34, thence South on said West line of Block 34, 65 1/4 feet to the place of commencement, being the lands described in deed from Luella W. Johnston to Lake Geneva Sanitariums dated January 25, 1910, and recorded July 29, 1910, in Volume 127 of Deeds, Page 501, Walworth County, Wisconsin.