

Discover Baden-Baden's urban landscape.

Route number 6 introduces you to the historic building culture of the Annaberg mansion quarter.



Other World Heritage walks:

- 1 Historic building culture in the Beutig mansion quarter
- 2 From guesthouse to grand hotel
- 3 Kurgarten & Michaelsberg promenading area
- 4 Where it all began – hot springs and baths
- 5 Mansion quarter in the suburb of Lichtental

## Great Spas of Europe – Baden-Baden

### Summer capital & town of historic importance

The youngest of Baden-Baden's mansion districts can be found at the foot of the Friesenberg, today's Annaberg. Beginning around 1900, building development came to a halt with the outbreak of World War I but continued again in the 1920s. One attraction from this era still widely respected today is the *Paradies* – an Italian renaissance-style garden with a water art installation designed by Max Laeuger and laid out in 1922-25. Also playing a highly important role in this area is urban heritage conservation. This relates, for instance, to mansion districts in which infill developments not only threaten the historically important gardens but also endanger the historic structure of the quarters as a whole. At the suggestion, and with the professional guidance of the State Office for the Preservation of Historic Monuments, the municipality of Baden-Baden has taken action by commissioning the latest urban heritage analyses and worthiness plans, which, in combination with planning regulations, should help safeguard the historic and urban characteristics of such areas.

With these assets, Baden-Baden belongs to a group of towns known as the Great Spas of Europe which is currently applying for recognition as a UNESCO World Heritage Site.

Volkmars Eidloth, Baden-Württemberg State Office for the Preservation of Historical Monuments

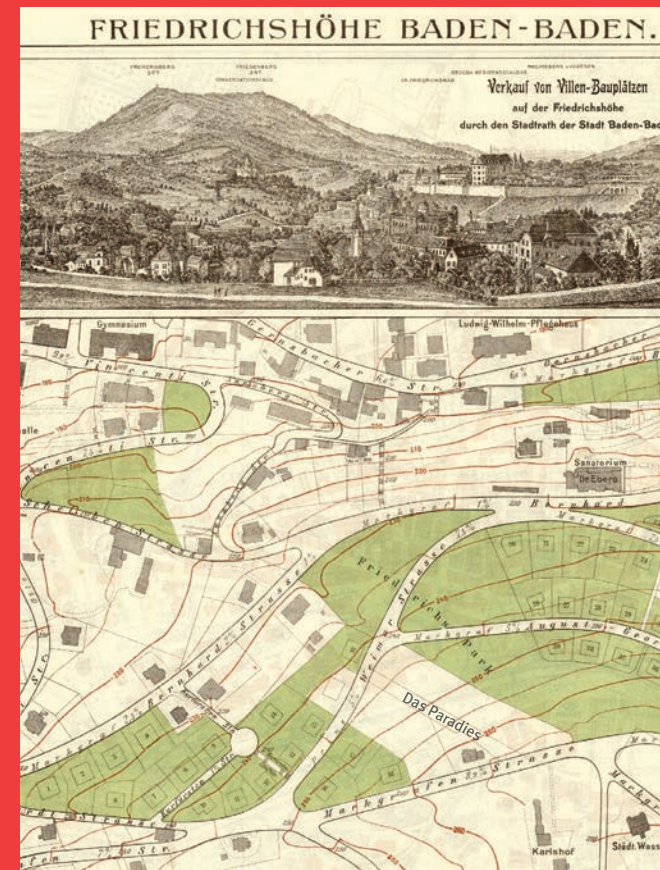
By means of the World Heritage walks, Stadtbild Baden-Baden, a society that concerns itself with the town's urban landscape, invites you to discover more about its heritage.

Printed and distributed in cooperation with:



Information on exclusive guided tours, half-day or full-day guides with certified tour guides from the Baden-Baden Convention & Visitors Bureau is available as follows:  
Telephone +49 (0) 7221 275 256 or sales@baden-baden.com

Texts on architectural monuments taken from the List of Cultural Monuments in Baden-Württemberg | Maps: Stadt Baden-Baden, Office for World Heritage  
Cover map: town museum/archives | Images: Stadtbild Baden-Baden  
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## Mansions from the turn of the century around the *Paradies*

A water art installation in the Annaberg mansion quarter. Tracing the sales brochure from 1903.

World Heritage walk. Route no. 6

A guide produced by Stadtbild Baden-Baden.



BADEN-BADEN  
UNSER ERBE –  
WELTERBE

The entire town as a World Heritage Site  
Landscape, architecture, thermal water and health

Dear Friends of Baden-Baden,

The members of Stadtbild Baden-Baden have made it their business to promote the preservation, maintenance and development of Baden-Baden's urban landscape and to increase public awareness of these issues.

In an excellent assessment by the State Office for the Preservation of Historic Monuments published in the Baden-Baden town atlas of 1993, the following was noted:

*The centrepiece of the Friedrichshöhe is still represented by the water art installation 'Das Paradies', inaugurated in 1925.*

The surrounding streets display a rare variety of buildings that mirror Germany's reform architecture movement and the international styles at the turn of the twentieth century. This tour introduces you to 30 mansions, 24 of which are listed. The buildings in-between, mostly post-war structures are generally in keeping with the ensemble. But there are a number of alien designs that blot the otherwise harmonious urban landscape.

On this tour, discover the diversity and richness of detail of the water art installation and the exemplary, historic mansion architecture in its vicinity.

Further information:

[www.stadtbild-baden-baden.de](http://www.stadtbild-baden-baden.de)





1

**Das Paradies**  
Water art installation by Prof. Max Laeuger. Inaugurated in 1925. Garden art and architecture with views of the town and surrounding countryside.



2

**Zeppelinstr. 10**  
Mansion in neoclassic, German reform architecture style with hipped roof and flared gables. Plans by architect Knurr from 1925, completed by architects Krätz & Weinschütz in 1935.



3

**Zeppelinstr. 9**  
Neo-baroque mansion with art nouveau influences. Built in 1922 to plans by architects Rottermehl & Oser. Alien roof cladding with modified colour.



4

**Zeppelinstr. 6**  
Neo-baroque mansion with richly ornamented ashlar dressings. Built in 1923 to plans by architects Rottermehl & Oser.



5

**Zeppelinstr. 7**  
Mansion in German reform architecture style. Built in 1923 to plans by architects Rottermehl & Oser. Alien new perimeter wall.



6

**Zeppelinstr. 5**  
Neo-baroque mansion with profiled sandstone dressings. Mansard roof with wall dormer and richly decorated gable above the bay. Built in 1923 by architect Heinrich Knurr.



7

**Zeppelinstr. 3**  
Reform-style mansion with neoclassic elements. Hipped roof with stepped gabled dormers and retracted pillared portico. Built at the same time as the neighbouring buildings.



8

**Zeppelinstr. 2**  
Art nouveau mansion with varied roof intersections, split gables and rich ornamentation. Built in 1911 by architect L. Hengst.



9

**Das Paradies 4**  
Dwelling conforming to Laeuger's design principles. Clear axes and rectangular upright windows with partitioned windows and doors.



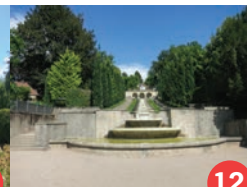
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**Das Paradies 5**  
Dwelling conforming to Laeuger's design principles. Built in 1936 by architect O. Krätz. Modest design with hipped roof and sparse ashlar dressings.



11

**Das Paradies 6**  
Dwelling conforming to Laeuger's design principles. Built in 1936-37 by architect O. Krätz. Paired with no. 5



12

**Das Paradies 2**  
Laeuger's design makes reference to the Italian mansions and water art installations of the 16th century and borrows elements from these.



13

**Prinz-Weimar-Str. 3**  
Mansion with hipped roof built to plans by architect O. Krätz in 1936.



14

**Prinz-Weimar-Str. 5**  
Mansion with hipped roof built to plans by architect O. Krätz in 1936. Paired with no. 3.



15

**Prinz-Weimar-Str. 2**  
Neo-baroque mansion, garden façade influenced by New Objectivity movement. Built by Munich architect Prof. Pfeiffer in 1922.



16

**Prinz-Weimar-Str. 4**  
Dwelling built in 1934 to plans by Max Laeuger from 1924.

**The Paradies assemblage**  
The water art installation together with the surrounding mansions are key from a heritage conservation point of view.

**Directions**

By car, follow signs for the Merkurbahn (funicular railway). Parking is available on the Friedrichshöhe at the reservoir or in Markgrafenstraße. Bus routes 204 and 205 from the town centre pass Max-Laeuger-Platz at the top of the Paradies. Alight at Friedrichshöhe bus stop.



**Obtrusive architecture in the mansion ensemble**

This tour introduces you to 30 mansions, 24 of which are listed. The buildings in-between, mostly post-war structures are generally in keeping with

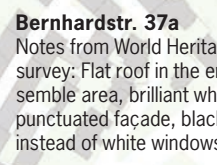
the ensemble. But there are a number of alien designs that blot the otherwise harmonious urban landscape.



**A Zeppelinstr. 12**  
Alien new building with overpowering design and garage driveways spoiling the hillside contours



**B Zeppelinstr. 1**  
Mansion in reduced reform architecture style. Colour and brightness alien to the area. Roof tiles, window frames and shutter colour modified and alien.



**C Bernhardstr. 37a**  
Notes from World Heritage survey: Flat roof in the ensemble area, brilliant white, punctuated façade, black instead of white windows.



**D Markgrafenstr. 15**  
Alien new building with overpowering design and garage driveways spoiling the hillside contours



17

**Prinz-Weimar-Str. 6**  
Historic-style mansion with sandstone dressings and half-hipped roof. Built in 1909 by architect L. Hengst.



18

**Prinz-Weimar-Str. 8**  
Neo-baroque mansion with pilaster detailing and hipped roof. Neo-baroque window and door frames. Built in 1924 by architect E. Ritzinger.



19

**Prinz-Weimar-Str. 10**  
Mansion with German reform architecture and ashlar doorway. Appearance from the street spoilt by alien canopy and plant bed.



20

**Prinz-Weimar-Str. 12**  
Neo-baroque mansion with sparing ashlar dressings. Echoes of New Objectivity movement and Black Forest houses. Built to plans by architects Rottermehl & Oser.



21

**Bernhardstr. 33**  
Villa Fieser, built in 1902 by architect W. Vitalli to plans by architect R. Riemenschmidt. Façade characterised by segmental-arch windows, bay and balcony. Mansard roof with balcony recess.



22

**Bernhardstr. 34**  
Villa Hengst, historic-style building with varying window frames and sandstone ornamentation. Built by architect L. Hengst for himself.



23

**Bernhardstr. 38**  
Villa Brum, built in 1902 to plans by architect W. Vitalli for the Magnetberg owner Dr Brum. The building exhibits art nouveau qualities of particular note.



24

**Bernhardstr. 40**  
Villa Ritzinger (architect), 1908. Window design in reform architecture style but the building's shape and ornamentation very much art nouveau. Antiquated doorway and ashlar base.



25

**Bernhardstr. 39**  
Details from 'Baufibel' design handbook: classified as 3rd-category (last), 1950s architecture with undifferentiated balcony.



26

**Markgrafenstr. 13**  
Former Villa Sulzer from 1871, renovated in 1901 by architects Vitali & Scherzinger. Historic-style dwelling, façade with sandstone dressings and corner pilaster strips.



27

**Markgrafenstr. 26**  
Art nouveau mansion with sandstone dressings and half-hipped roof. Built in 1909 by architects Trapp & Herrmann. Balcony added in 1933.



28

**Markgrafenstr. 19**  
Villa with arched and segmental-arch windows, hipped roof with protruding eaves. Portico with balcony, wrought-iron railings with neo-baroque motif.



29

**Markgrafenstr. 30**  
Mansion with art nouveau architecture, entrance projection with ashlar dressings. Hipped roof with shed and barrel dormers. Built in 1913 by architects Schober & Eurich.



30

**Markgrafenstr. 32**  
Historic-style mansion with entrance projection, hipped roof with protruding, panelled eaves. Built in 1911 to plans by architect Otto Dielerle.



31

**Markgrafenstr. 34**  
Newly constructed mansion incorporating the styles of neighbouring buildings. Colour, positioning and massing are well matched.



32

**Markgrafenstr. 29**  
Japanese-style mansion with 2 side projections and hipped roof. Allegories made from majolica ceramics. Built in 1921 by architect Prof. Brand.