

**St. Karlshof/Salesianum, Zug**

November 2023

## HISTORY OF ST. KARLSHOF

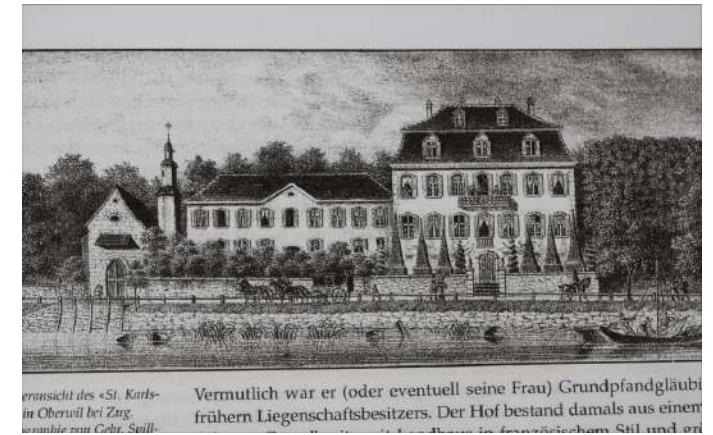
The chapel Kapelle St. Karl (Borromäus) was built 1616 by Jacob Stocker (Stockerhof - later absorbed by the St. Karlshof) to commemorate the visit to Zug in 1570 of Stocker. The Herrenhaus (Mansion) was built in 1637 by Kaspar Weissenbach, the Chief of the Zug Mint (Hauptmünzmeister), at the time known as Villa St. Karl.

The first Mittelbau (connecting building) was built in 1750 by Johann Kaspar Lutiger.

The second currently visible Mittelbau was built by the convent Institut Menzingen in 1909, after buying the Karlshof in 1898.

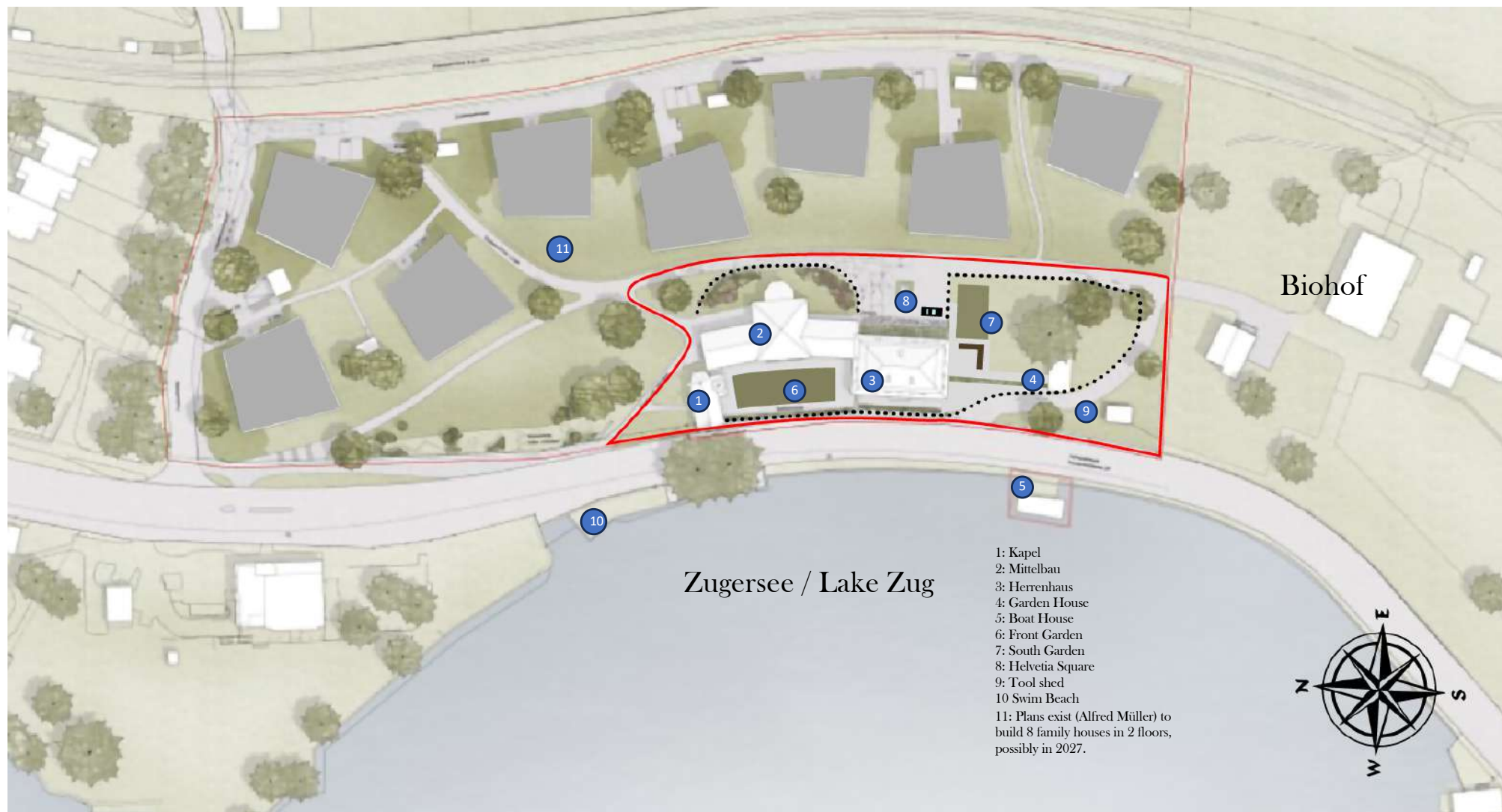
Famously the Schweizerpsalm (Swiss national anthem) was written and first performed at the St. Karlshof. In 1840 Peter Zwysig von Altdorf bought the estate, and when his brother, the monk Alberich Zwysig had to flee his monastery during religious and political strife, Alberich lived at the Karlshof with his brother. Alberich wrote the Schweizerpsalm In 1841 at the St. Karlshof.

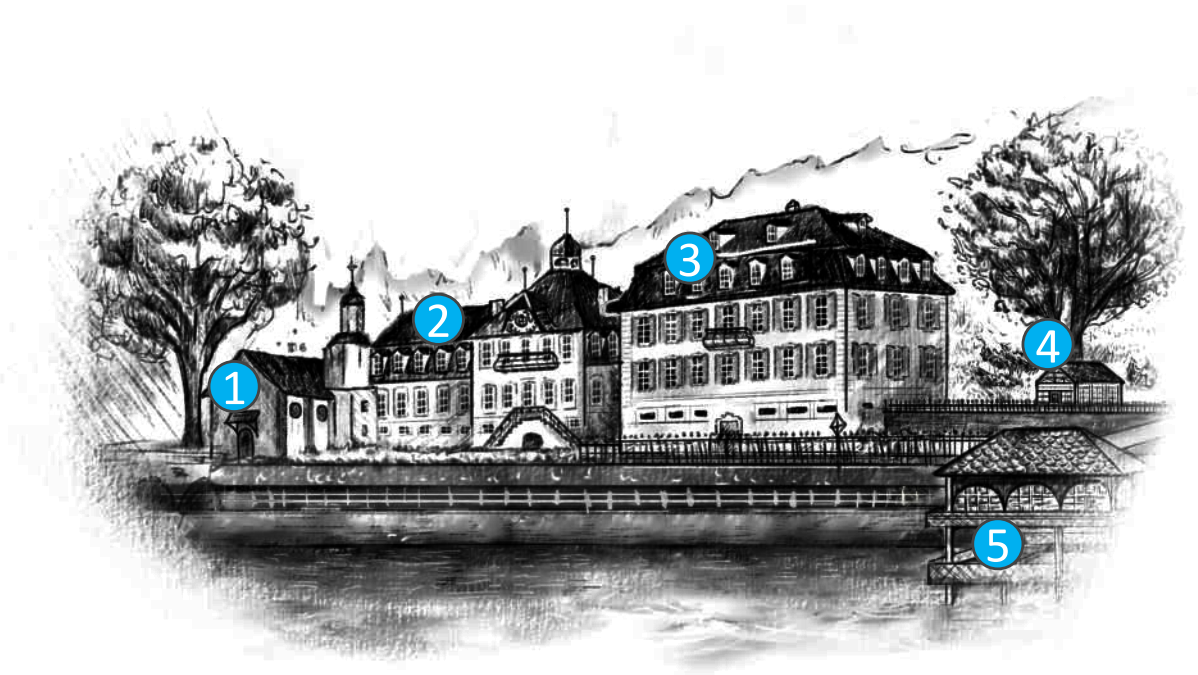
In 1898, the St. Karlshof was purchased by Institut Menzingen (Catholic Church) and soon thereafter, became the frame around the renowned domestic sciences school *Haushaltungsschule Salesianum St. Carl*. In 1908/1909 the Mittelbau was extensively renovated / rebuilt to its current look, physically connecting all three main buildings.





## SURROUNDINGS





The historic buildings of the St. Karlshof encompass the:

1. **Kapelle St. Karl (the chapel)**
2. **The Mittelbau (middle building)** and
3. **The Herrenhaus (mansion)**

Furthermore, in connection with the extensive 2019-2023 renovation, 600m<sup>2</sup> of new basements have been dug on the East side of the Mittelbau and Herrenhaus, most of it allocated to parking garage.

Permission exists to build 26m<sup>2</sup> heated and isolated **garden guest house (4)** as well as to restore (rebuild) the neglected **boathouse (5)**.

In addition a small toolshed near the Biohof of 15m<sup>2</sup> has been rented for 30 years (not visible).

### The 2019-2023 Renovation and Restoration

After the famous domestic sciences school, the Salesianum, closed down in the late 1970's, the building served in a period as the Lakeside School. After this, the building was vacant for years, until it was used from 2013 as a asylum center. With no major restoration having been made for more than 100 years, the property had in 2018 fallen into severe disrepair.

From 2019 to 2023, the St. Karlshof underwent a major renovation and restoration, bringing the building up to modern building code standards, from the foundations to the rooftops. The building was restored to it's 1909 look and plumbing, cabling and electricity, water/sanitation, heating, isolation, statics, isolation, windows and every part of the building, was completely replaced with modern installations of the highest standards.

The buildings were converted from it's school layout, back into serving as a manor, surviving historic parts restored where possible and where not, artisans and craftsmen from all over Europe refurbished the house, mostly in the Victorian/Edwardian style, with elements of Rococo and Barok where appropriate.



## EXTERIOR



Mittelbau :



Herrenhaus :



Helvetia :



Parking lift :



## EXTERIOR



Stairway from South Garden :



Part of Mittelbau :



View from Lake Zug :

View from Lake Zug :



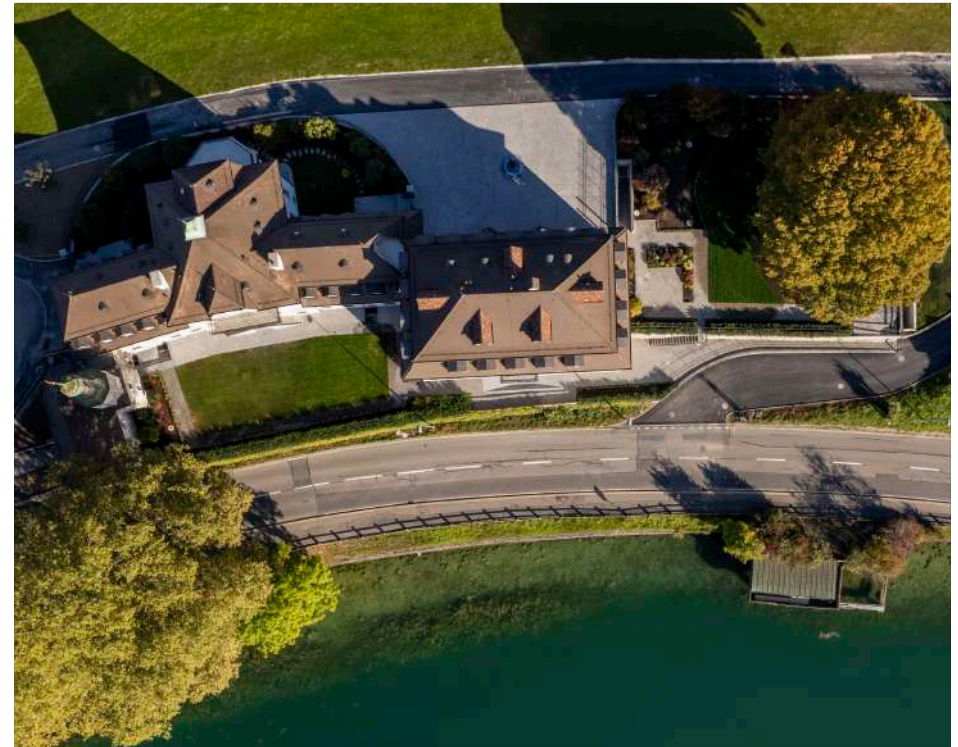
Chapel :



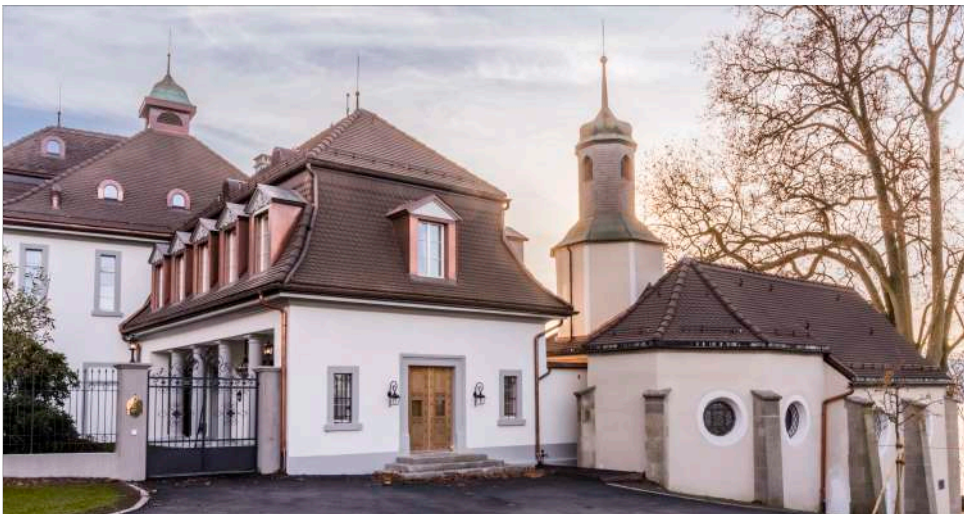
## EXTERIOR



St. Karlshof :



St. Karlshof from above :



Chapel and Mittelbau :

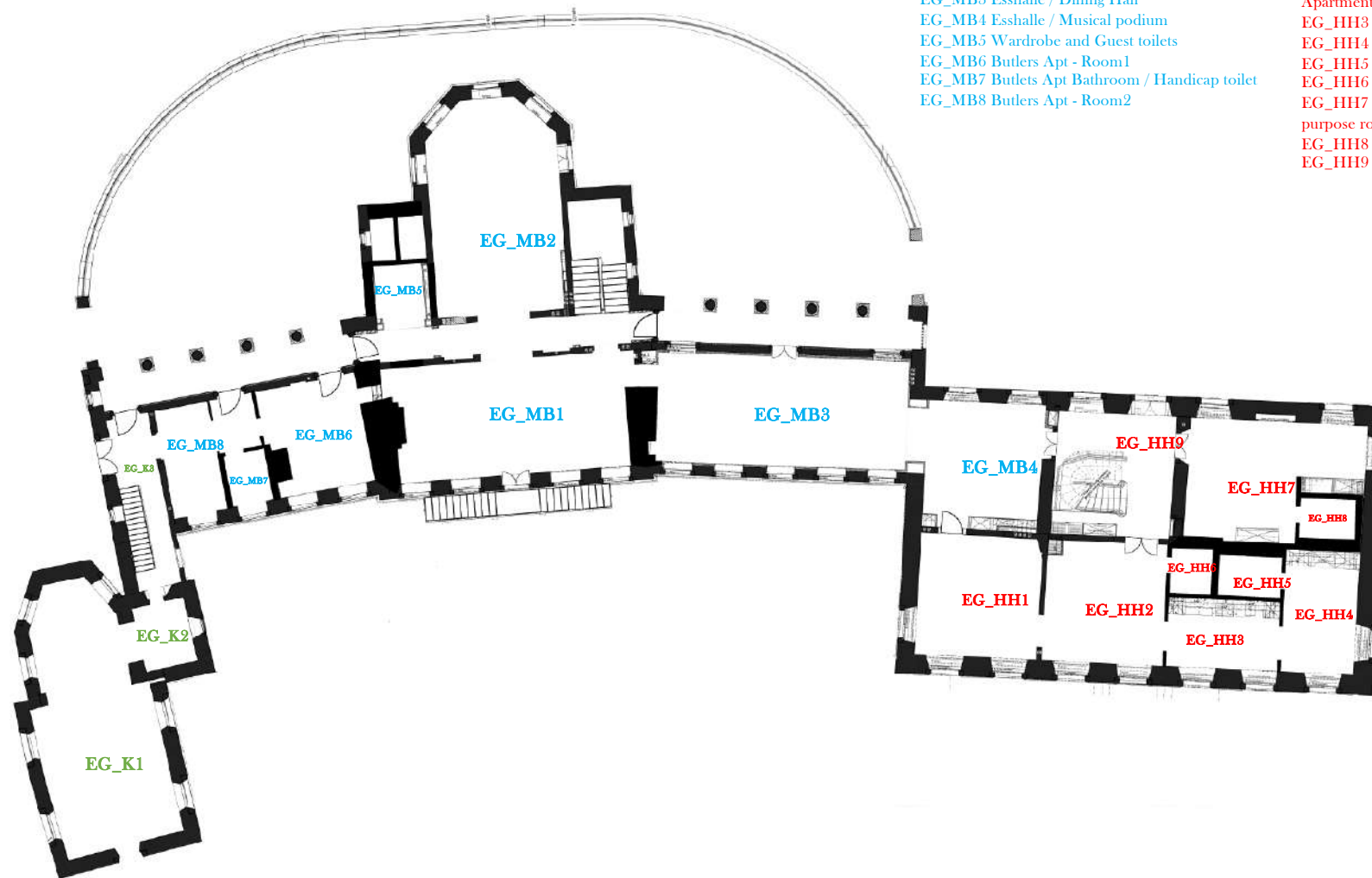


Herrenhaus from South Garden:



Stairway to front garden:

## FLOORPLAN - Ground floor EG



EG\_MB1 Grand Salon / Lounge  
 EG\_MB2 Orangerie / Dance Hall  
 EG\_MB3 Esshalle / Dining Hall  
 EG\_MB4 Esshalle / Musical podium  
 EG\_MB5 Wardrobe and Guest toilets  
 EG\_MB6 Butlers Apt - Room1  
 EG\_MB7 Butlers Apt Bathroom / Handicap toilet  
 EG\_MB8 Butlers Apt - Room2

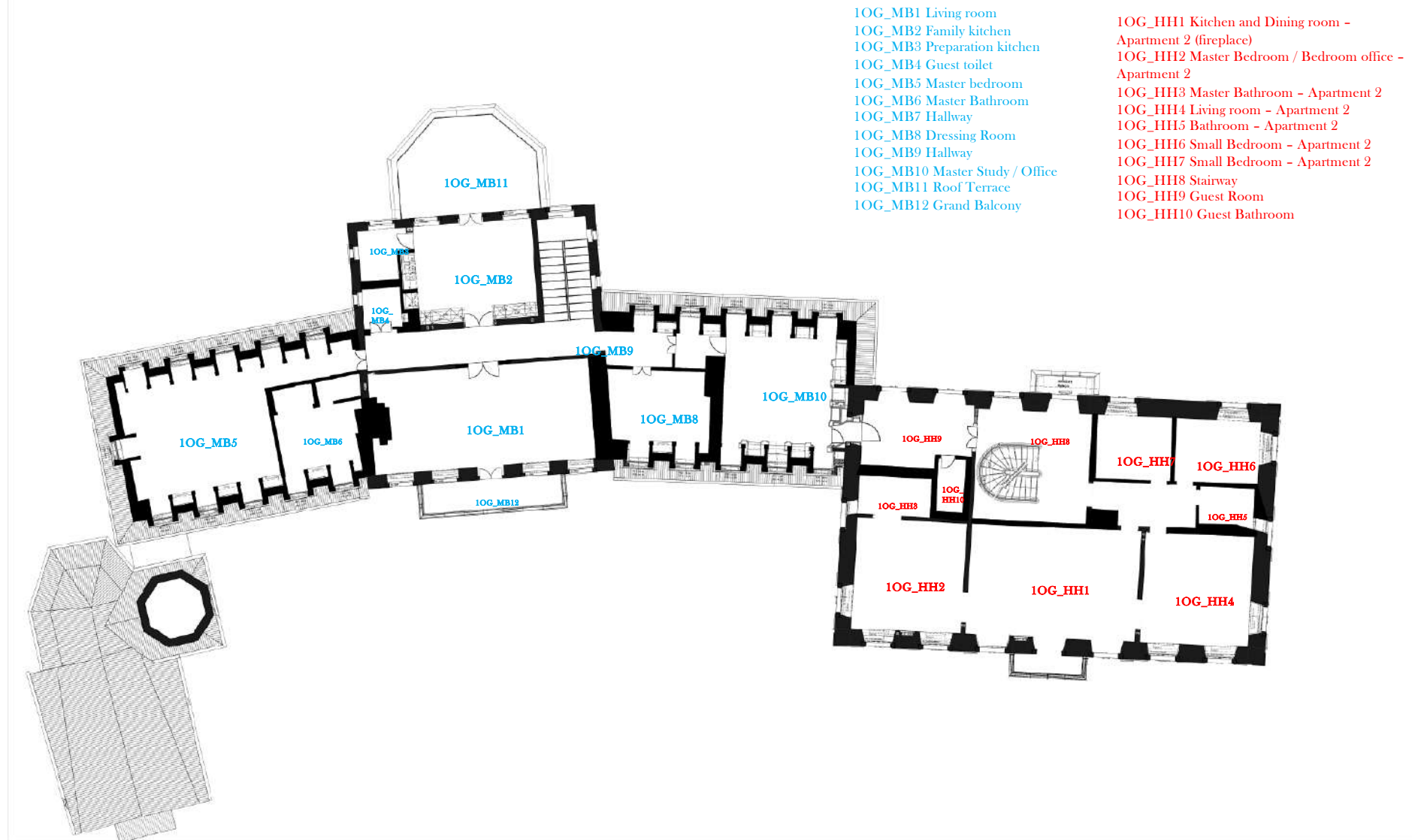
EG\_HH1 Living room - Apartment 1  
 EG\_HH2 Entrance / Living room - Apartment 1  
 EG\_HH3 Kitchen - Apartment 1  
 EG\_HH4 Bedroom - Apartment 1  
 EG\_HH5 Bathroom - Apartment 1  
 EG\_HH6 Guest toilet - Apartment 1  
 EG\_HH7 Independent large Guest / multi purpose room  
 EG\_HH8 Guest toilet  
 EG\_HH9 Stairway

EG\_K1 Chapel  
 EG\_K2 Kitchen / Flower room  
 EG\_K3 Chapel Toilet





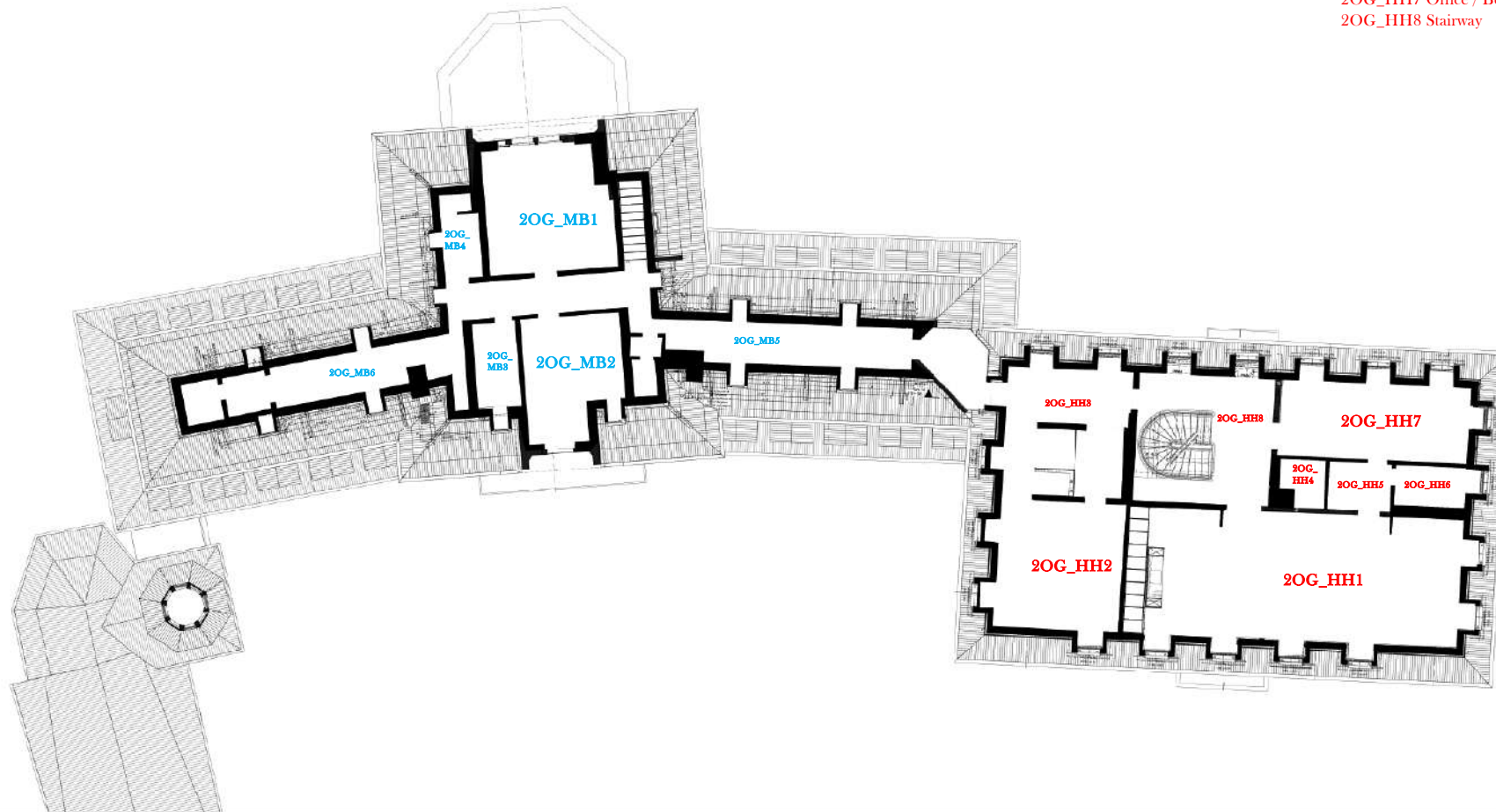
## FLOORPLAN - First floor 1.OG



## FLOORPLAN - Second floor 2OG

2OG\_MB1 Children Bedroom - Twins  
 2OG\_MB2 Children Bedroom  
 2OG\_MB3 Bathroom  
 2OG\_MB4 Walk-in closet  
 2OG\_MB5 Playroom  
 2OG\_MB6 Technik and ventilation

2OG\_HH1 Kitchen and living room - Apartment 3  
 2OG\_HH2 Master bedroom - Apartment 3  
 2OG\_HH3 Master Bathroom - Apartment 3  
 2OG\_HH4 Laundry and storage - Apartment 3  
 2OG\_HH5 Hallway - Apartment 3  
 2OG\_HH6 Bathroom - Apartment 3  
 2OG\_HH7 Office / Bedroom - Apartment 3  
 2OG\_HH8 Stairway





## FLOORPLAN - Basement UG

UG\_MB1 Guest Room and bathroom with garden access  
 UG\_MB2 Fur Room  
 UG\_MB3 Laundry Room  
 UG\_MB4 Porcelain Room / Dishwashers  
 UG\_MB5 Gastro Kitchen

UG\_B1 Parking Garage for 11 cars  
 UG\_B2 Storage room  
 UG\_B3 Technique (Air-condition)  
 UG\_B4 Parking Lift / Car elevator  
 UG\_B5 Bank Vault  
 UG\_B6 Technique (Water)  
 UG\_B7 Technique (Electricity)  
 UG\_B8 Storage room

UG\_HH1 Archive Room (convertible to guest room with bathroom)  
 UG\_HH2 Wine Cellar  
 UG\_HH3 Cigar Lounge / Wine Bar

UG\_G1 Garden House Basement (Ground heating system)



## STATE ROOMS – Grand Salon / Lounge

The Grand Salon serves as a part of the common entertainment area of St. Karlshof, where guests have the possibility to enjoy an after dinner coffee together with a magnificent view over the front garden and Lake Zug.



EG\_MB1 – Grand Salon / Lounge (Floorplan page 8) :



EG\_MB1 – Grand Salon / Lounge (Floorplan page 8) :

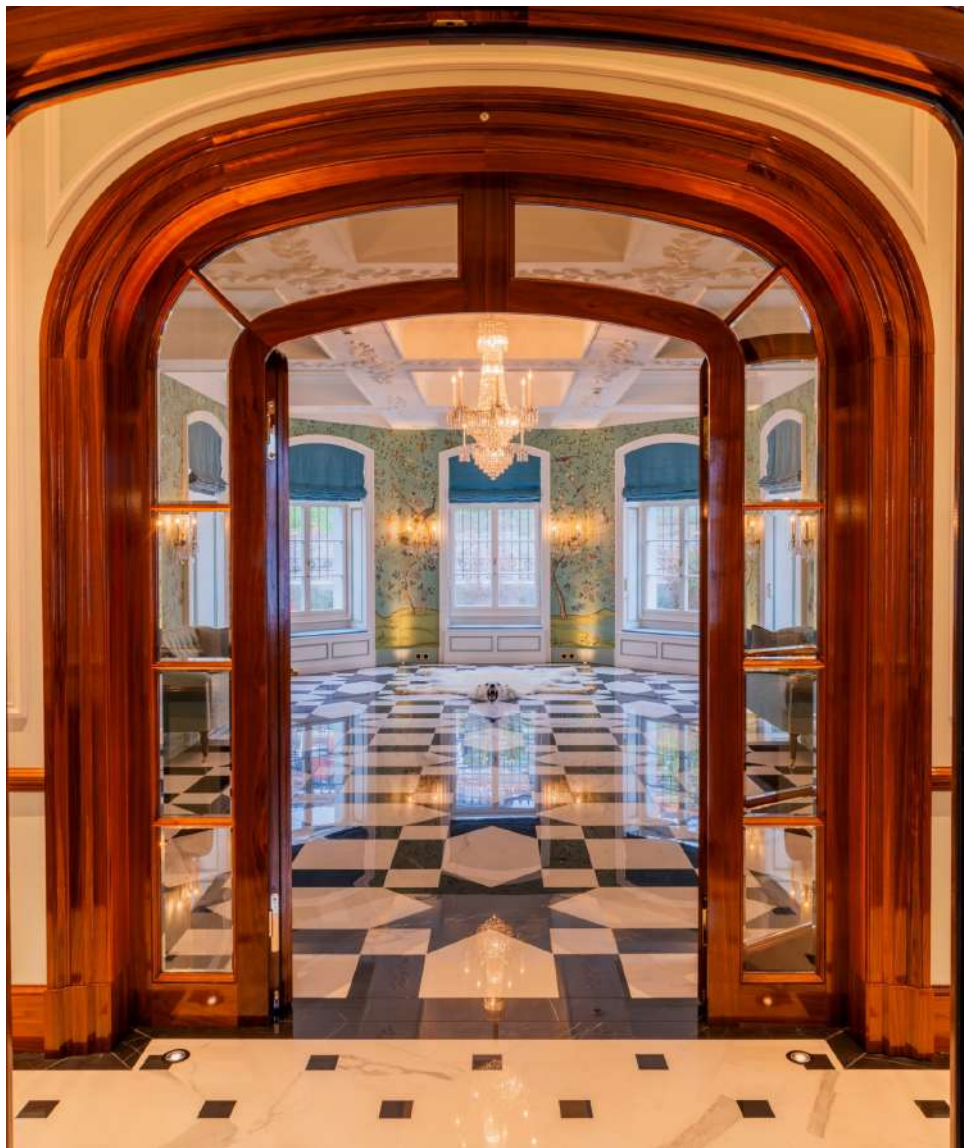


EG\_MB1 – Grand Salon / Lounge (Floorplan page 8) : Secret Library door



## STATE ROOMS – Orangerie / Dance Hall

Orangerie / Dance Hall is the place where guests will be welcomed with a glass of Champagne on arrival.



EG\_MB2 – Orangerie / Dance Hall (Floorplan page 8) :



EG\_MB2 – Orangerie / Dance Hall (Floorplan page 8) :



EG\_MB2 – Orangerie / Dance Hall (Floorplan page 8) :



## STATE ROOMS – Dining Hall, Esshalle

The main Dining Hall, also known as Esshalle. *Additional text pending*



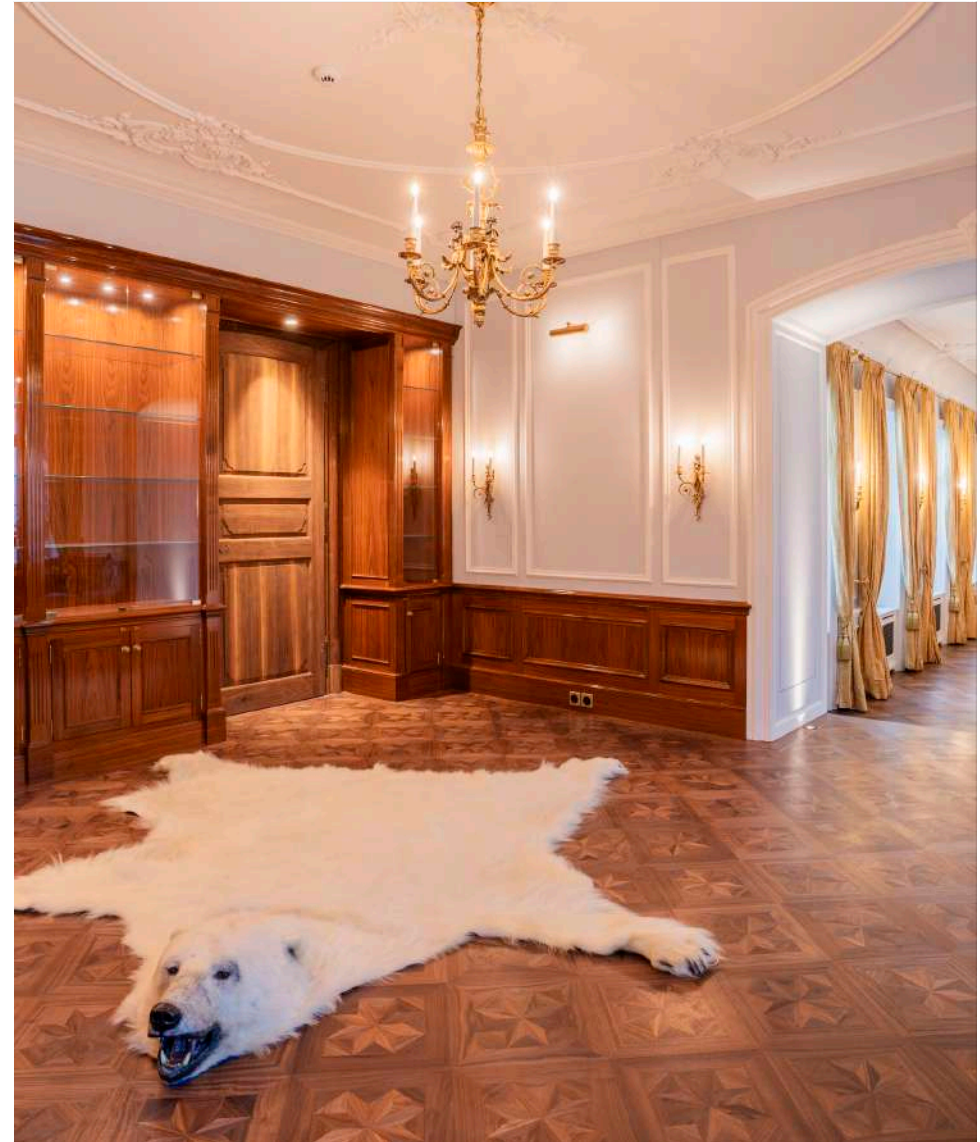
EG\_MB3 – Dining Hall / Esshalle (Floorplan page 8) :



## STATE ROOMS – Dining Hall, Esshalle



EG\_MB3 – Dining Hall / Esshalle (Floorplan page 8) :



EG\_MB4 – Dining Hall / Esshalle Musical podium (Floorplan page 8) :

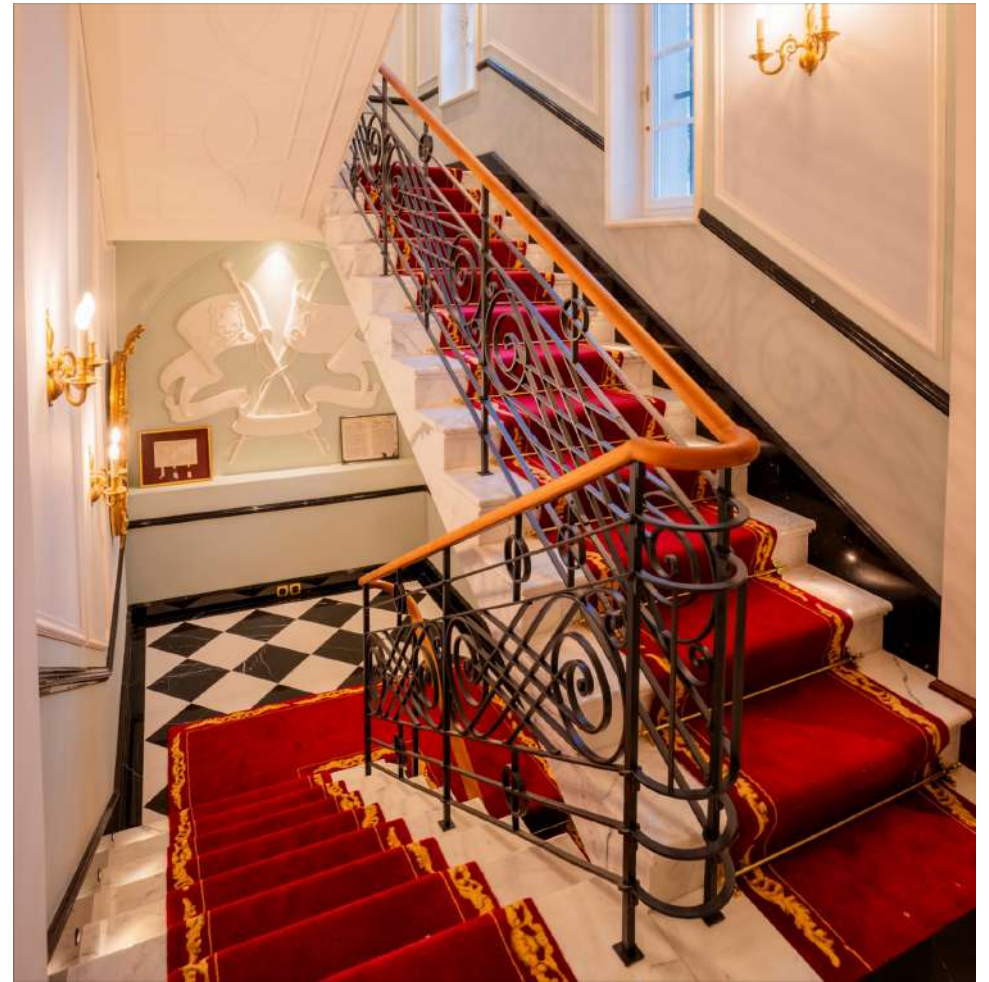


## ENTRANCE & HALLWAY

*Additional text pending*



EG\_MB5 - Guest Toilets and wardrobe (Floorplan page 8) :



EG\_MB - Stairway to basement and first floor :



## APARTMENT MITTELBAU - Living Room

*Additional text pending*



1OG\_MB1 - Living Room (Floorplan page 9) :

## APARTMENT MITTELBAU - Living Room



1OG\_MB1 - Living Room (Floorplan page 9) :



1OG\_MB1 - Living Room (Floorplan page 9) :



## APARTMENT MITTELBAU – Family Kitchen

Family Kitchen is equipped with everything in modern appliances which is hidden behind a classic look. From the Family Kitchen there is access to the Roof terrace facing east.



1OG\_MB2 – Family Kitchen (Floorplan page 9) :



1OG\_MB2 – Family Kitchen (Floorplan page 9) :



1OG\_MB2 – Family Kitchen (Floorplan page 9) :

## APARTMENT MITTELBAU – Master Bedroom and Bath

Master Bedroom and adjoining Master Bathroom with view over Lake Zug *Additional text pending*



1OG\_MB5 – Master Bedroom (Floorplan page 9) :



1OG\_MB6 – Master Bathroom (Floorplan page 9) :



**APARTMENT MITTELBAU - Master Bedroom and Bath**



**1OG\_MB6 - Master Bathroom** (Floorplan page 9) :



**1OG\_MB5 - Master Bedroom** (Floorplan page 9) :



**1OG\_MB6 - Master Bathroom** (Floorplan page 9) :



## APARTMENT MITTELBAU - Master Study

Master Study is handcrafted by Artichoke, UK in finest materials in a maritime theme. *Additional text pending*



1OG\_MB10 - Master Study (Floorplan page 9) :



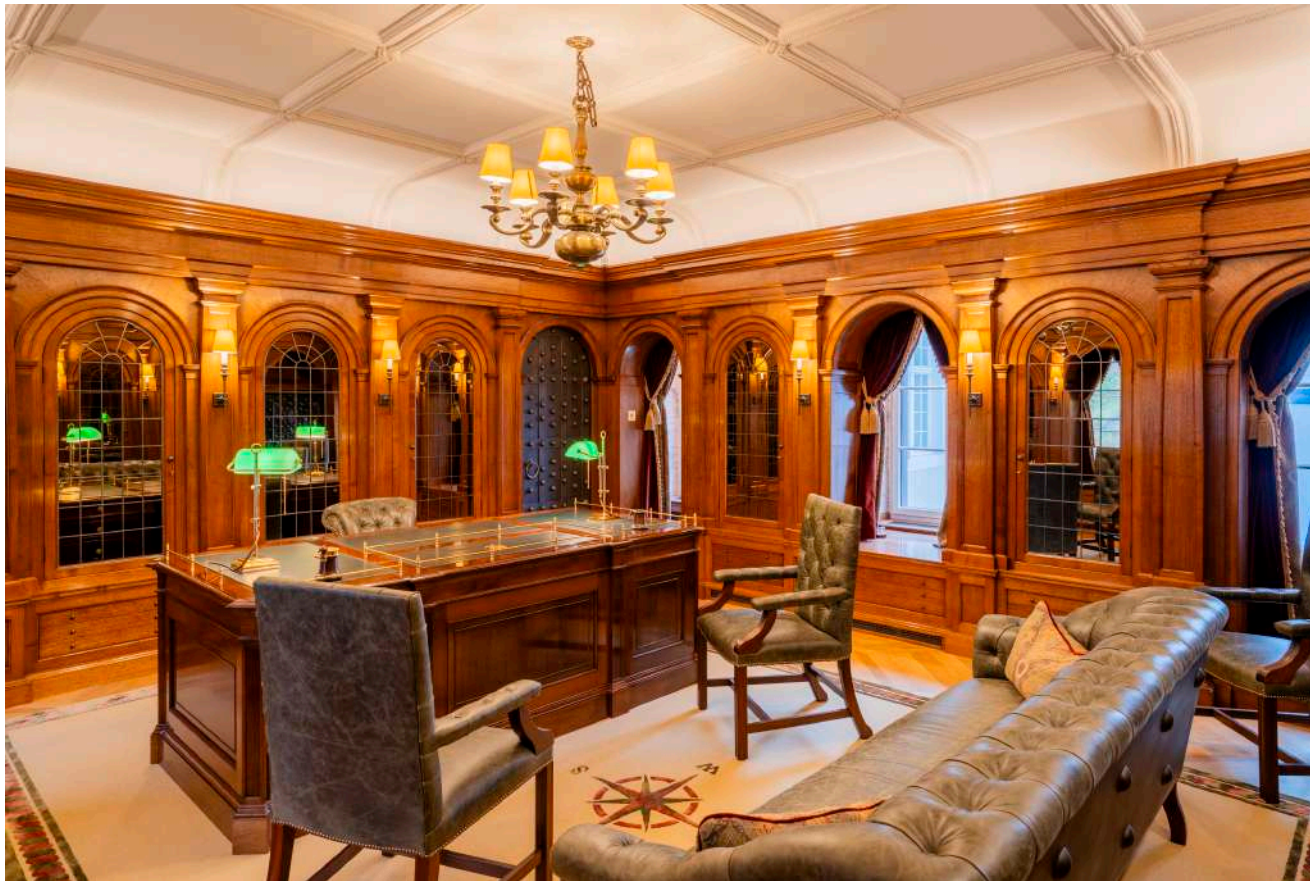
1OG\_MB10 - Master Study (Floorplan page 9) :



1OG\_MB10 - Master Study (Floorplan page 9) :



## APARTMENT MITTELBAU – Master Study



1OG\_MB10 – Master Study (Floorplan page 9) :

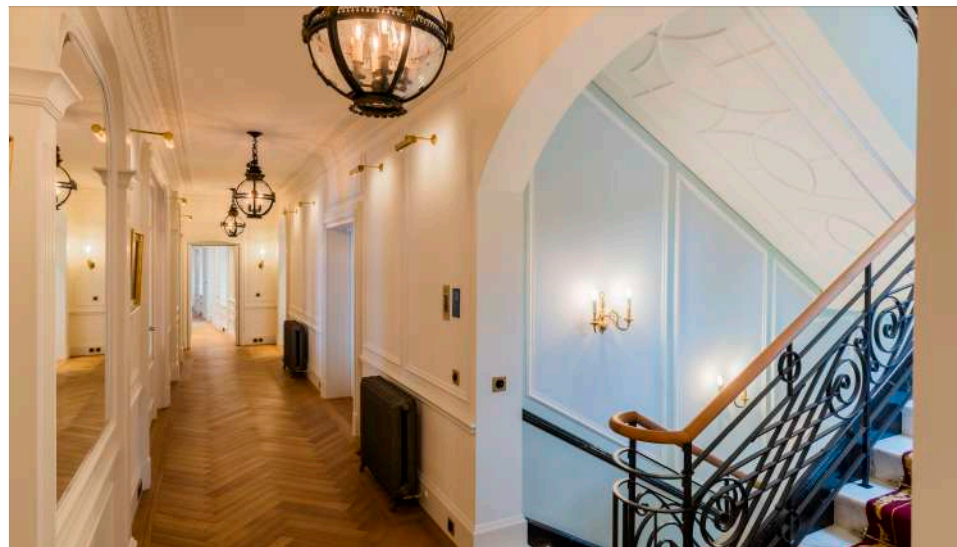


1OG\_MB10 – Master Study (Floorplan page 9) :

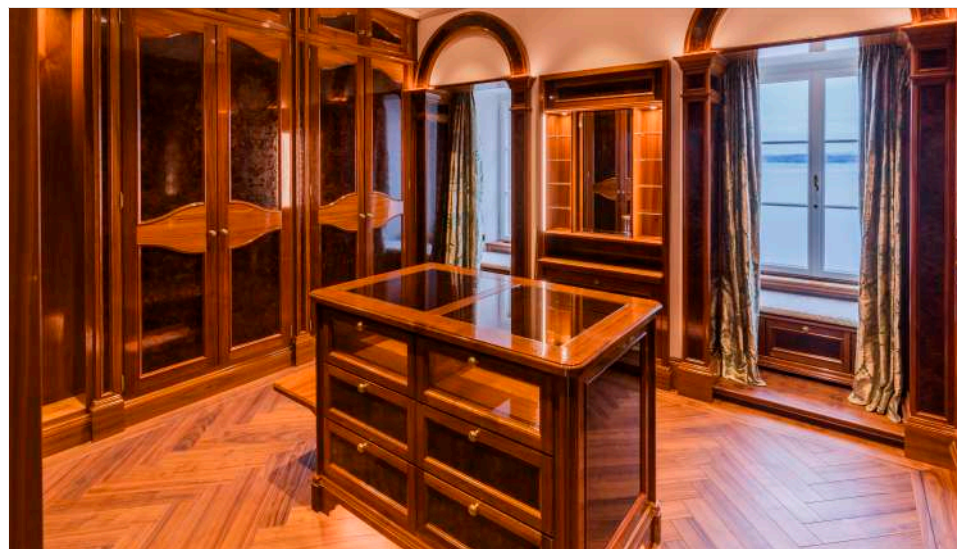
## APARTMENT MITTELBAU



1OG\_MB9 - Hallway (Floorplan page 9) :



1OG\_MB9 - Hallway (Floorplan page 9) :



1OG\_MB9 - Dressing Room (Floorplan page 9) :



## APARTMENT MITTELBAU – Children's floor



**2OG\_MB – Hallway** (Floorplan page 10) :



**2OG\_MB1 – Children's Bedroom – Twins** (Floorplan page 10) :



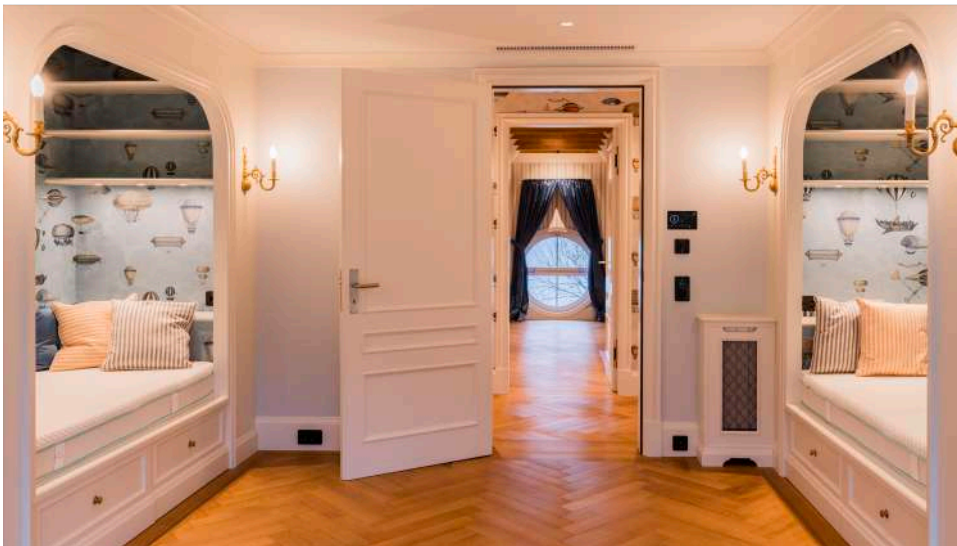
**2OG\_MB1 – Children's Bedroom – Twins** (Floorplan page 10) :



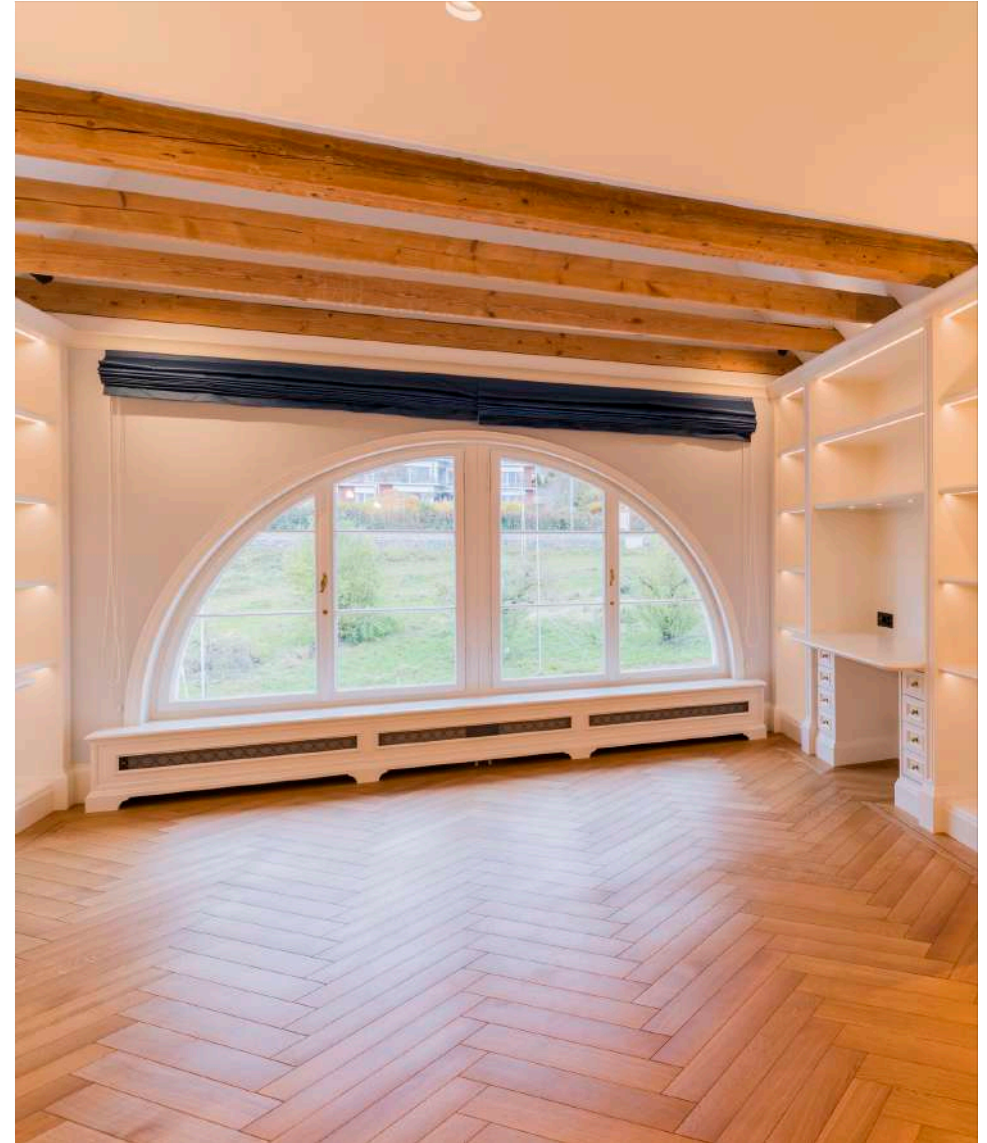
## APARTMENT MITTELBAU – Children's floor



2OG\_MB5 – Playroom (Floorplan page 10) :



2OG\_MB1 – Children's Bedroom – Twins (Floorplan page 10) :



2OG\_MB1 – Children's Bedroom – Twins (Floorplan page 10) :



## APARTMENT MITTELBAU – Children's floor



**2OG\_MB2 – Children's Bedroom** (Floorplan page 10) :



**2OG\_MB2 – Children's Bedroom** (Floorplan page 10) :



**2OG\_MB5 – Playroom** (Floorplan page 10) :

## APARTMENT MITTELBAU – Children's floor



2OG\_MB3 – Children's Bathroom (Floorplan page 10) :



2OG\_MB2 – Children's Bedroom (Floorplan page 10) :



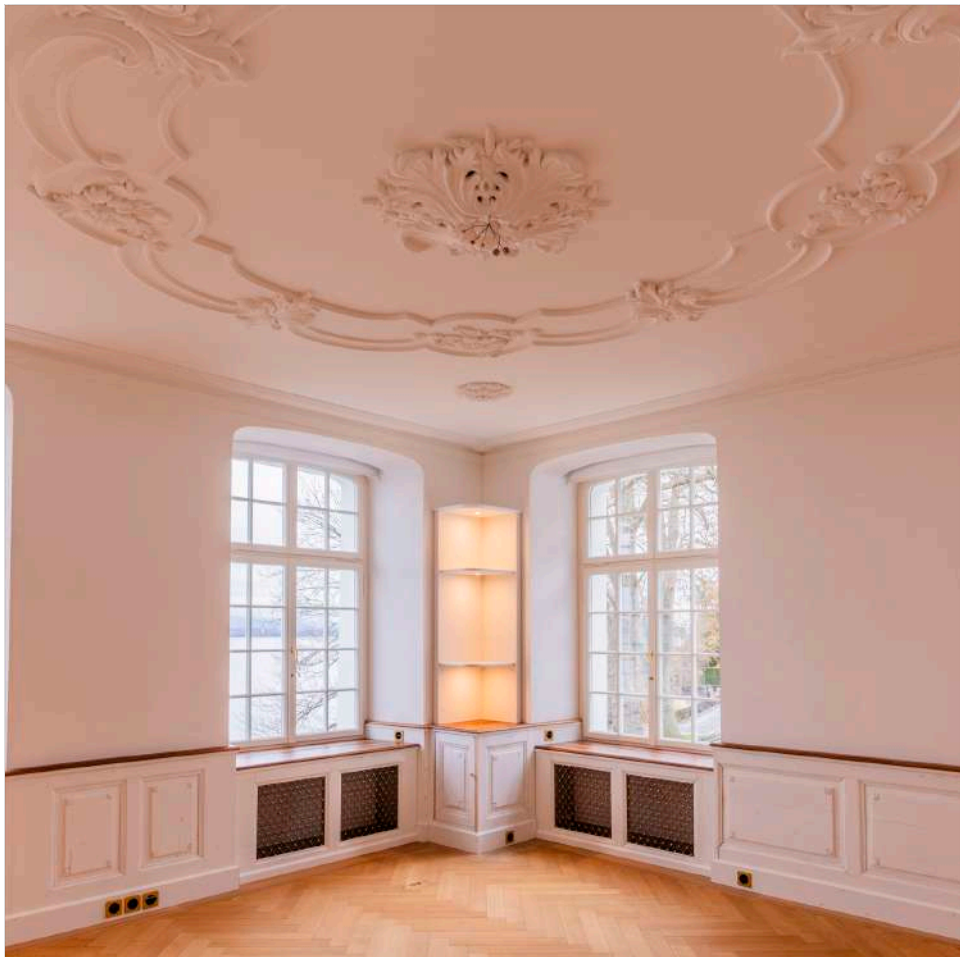
2OG\_MB1 – Children's Bedroom - Twins (Floorplan page 10) :



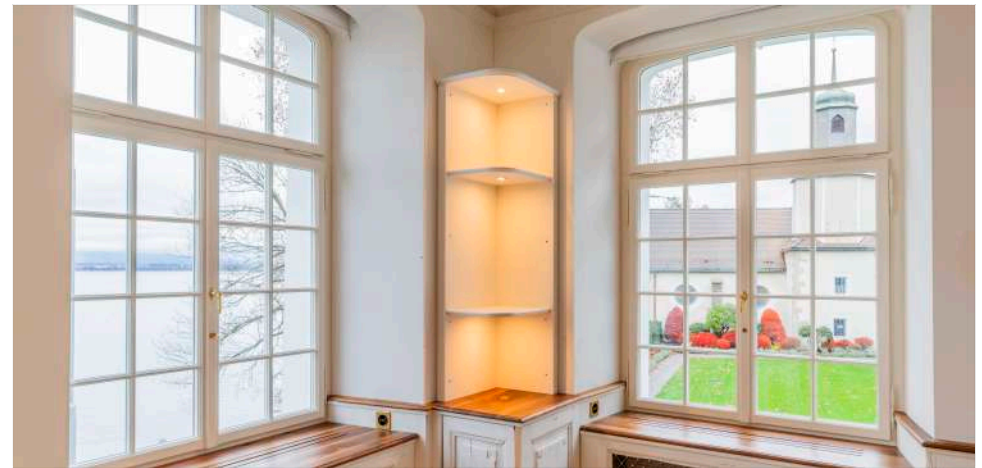


## APARTMENT HERRENHAUS – Ground Floor EG

The Apartment on ground floor in Herrenhaus has a stunning view to both the lake and the garden. *Additional text pending*



EG\_HH1 – Living room (Floorplan page 8) :



EG\_HH1 – Living room (Floorplan page 8) :



EG\_HH2 – Entrance / Living room (Floorplan page 8) :

## APARTMENT HERRENHAUS – Ground Floor EG



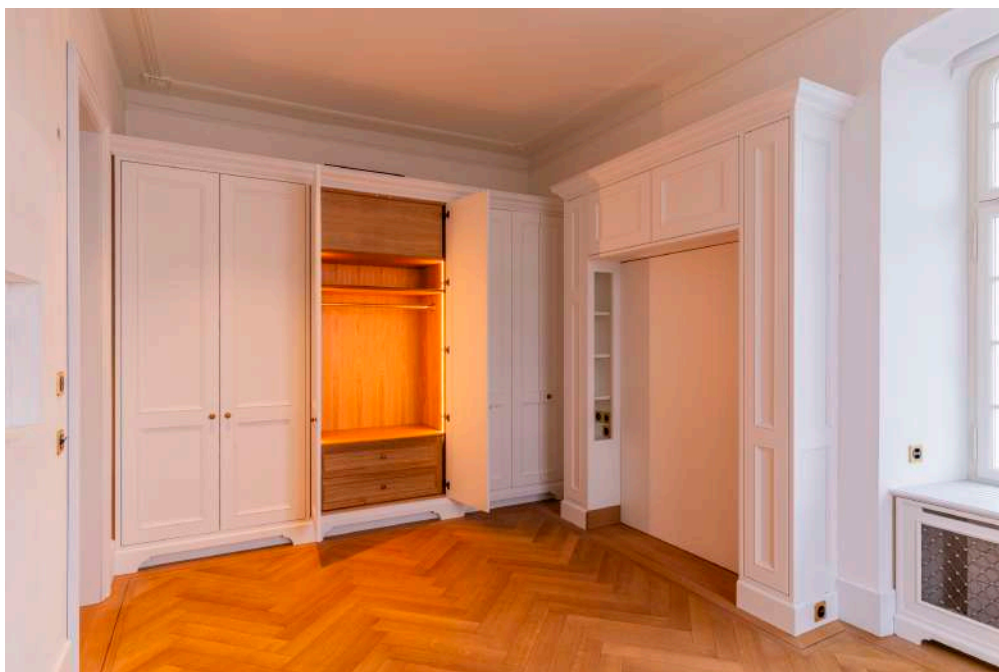
**EG\_HH3 – Kitchen** (Floorplan page 8) :



**EG\_HH3 – Kitchen** (Floorplan page 8) :



## APARTMENT HERRENHAUS – Ground Floor EG



**EG\_HH4 – Bedroom** (Floorplan page 8) :

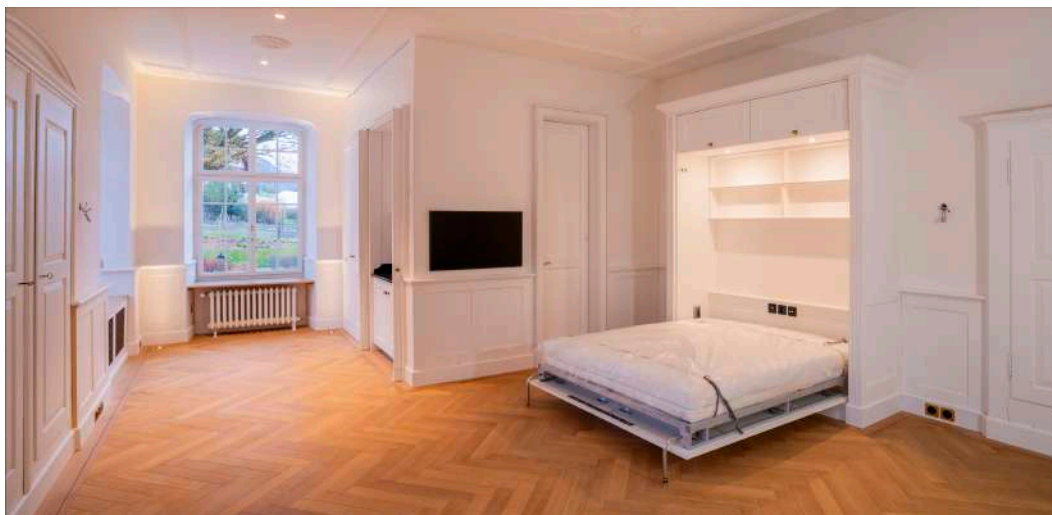


**EG\_HH4 – Bedroom** (Floorplan page 8) :

## HERRENHAUS – Ground Floor EG Guest Room



EG\_HH7 – Independent large Guest / multi purpose room (Floorplan page 8) :



EG\_HH7 – Independent large Guest / multi purpose room (Floorplan page 8) :



EG\_HH8 – Guest Toilet (Floorplan page 8) :



**HERRENHAUS – Ground Floor EG Entrance to Apartments**



**EG\_HH9- Entrance and Stairway (Floorplan page 8) :**



**EG\_HH9- Entrance and Stairway (Floorplan page 8) : Staircase Stucco**



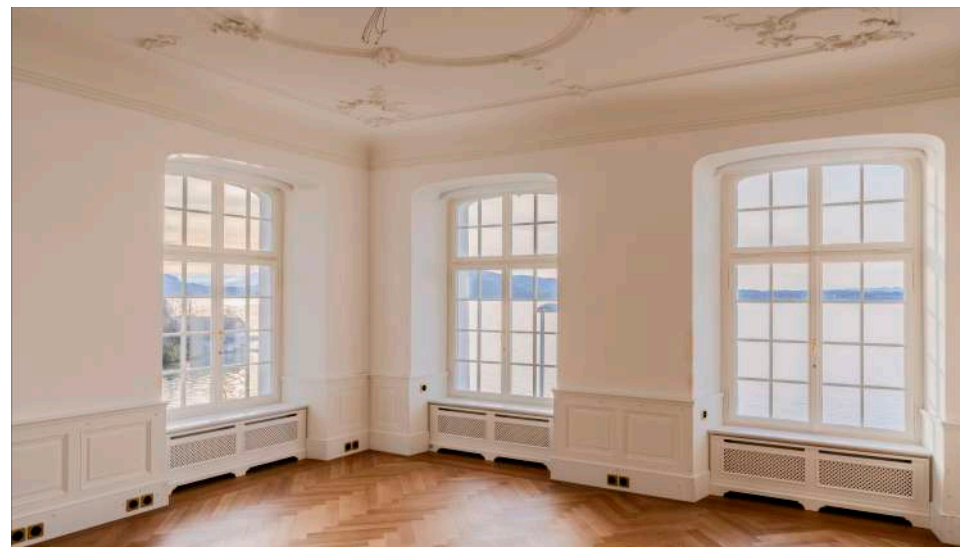
**EG\_HH9- Entrance and Stairway (Floorplan page 8) :**

## APARTMENT HERRENHAUS – First Floor 1OG

*Additional text pending*



**1OG\_HH1 – Kitchen and Dining Room** (Floorplan page 9) :



**1OG\_HH4 – Living Room** (Floorplan page 9) :

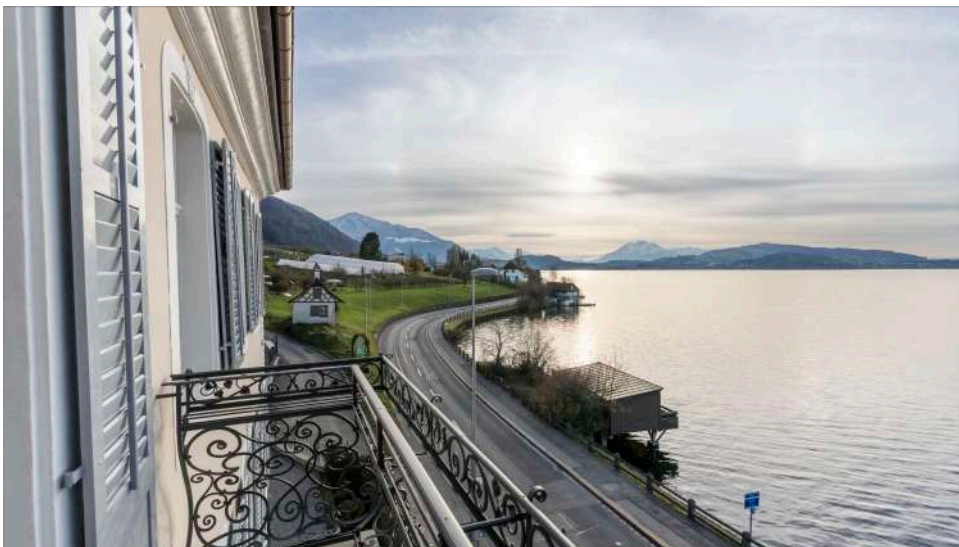


**1OG\_HH1 – Kitchen and Dining Room** (Floorplan page 9) :

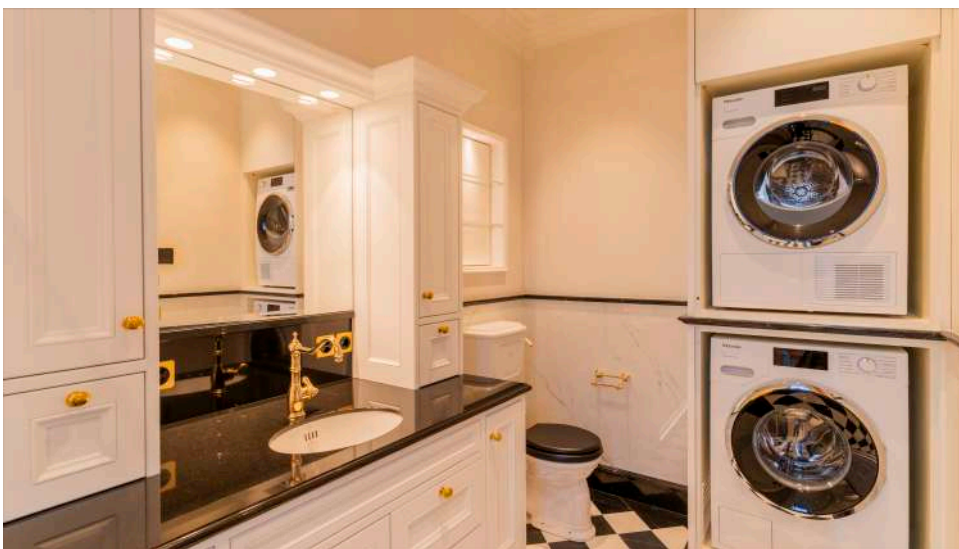




## APARTMENT HERRENHAUS – First Floor 1OG



**1OG\_HH1 - Balcony** (Floorplan page 9) :



**1OG\_HH3 - Master Bathroom** (Floorplan page 9) :



**1OG\_HH2 - Master Bedroom with walk-in closet** (Floorplan page 9) :



## APARTMENT HERRENHAUS – First Floor 1OG



**1OG\_HH1 - Balcony** (Floorplan page 9) :



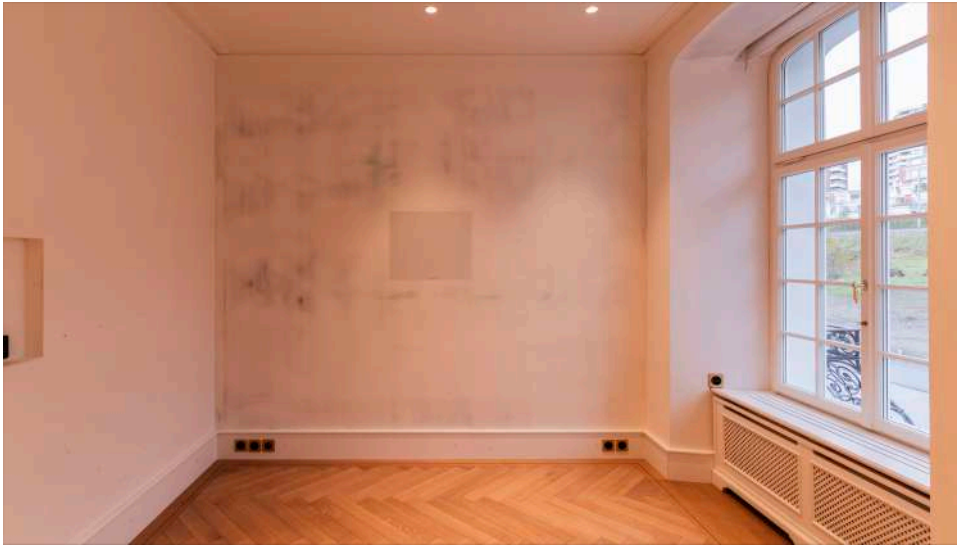
**1OG\_HH2 - Master Bedroom with walk-in closet** (Floorplan page 9) :



**1OG\_HH9 - Guest Bedroom** (Floorplan page 9) :



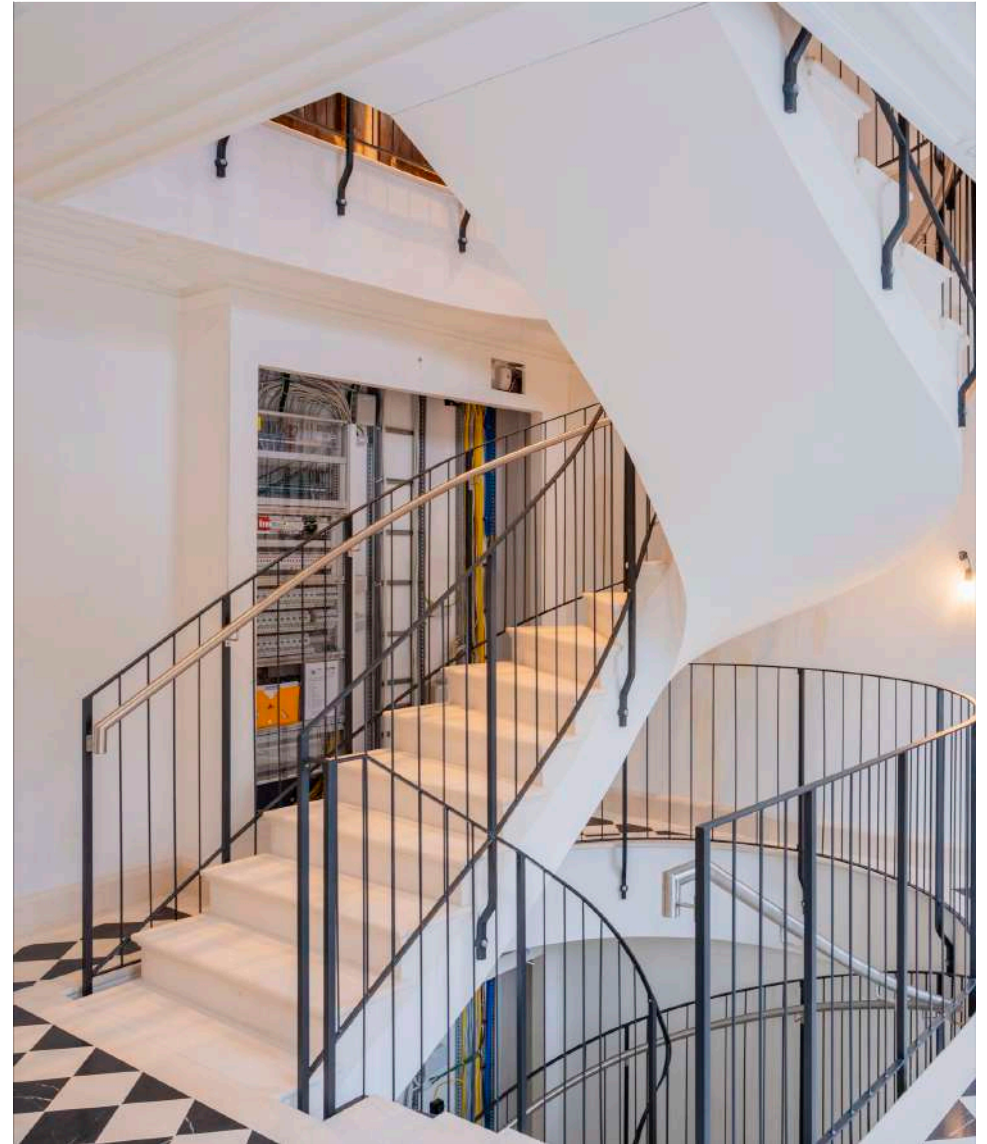
## APARTMENT HERRENHAUS – First Floor 1OG



1OG\_HH7 – Small Bedroom (Floorplan page 9) :



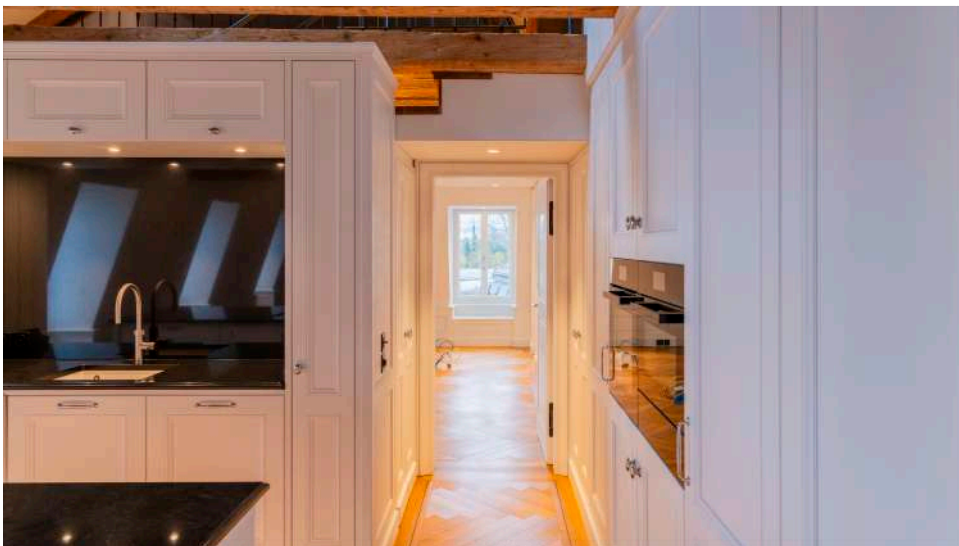
1OG\_HH1 – Kitchen and Dining Room (Floorplan page 9) :



1OG\_HH8 – Stairway (Floorplan page 9) :

## APARTMENT HERRENHAUS – Second and Third Floor 2OG and 3OG

*Additional text pending*



**2OG\_HH1 – Kitchen and Living Room (Floorplan page 10) :**



**2OG\_HH1 – Kitchen and Living Room (Floorplan page 10) :**



**2OG\_HH1 – Kitchen and Living Room (Floorplan page 10) :**

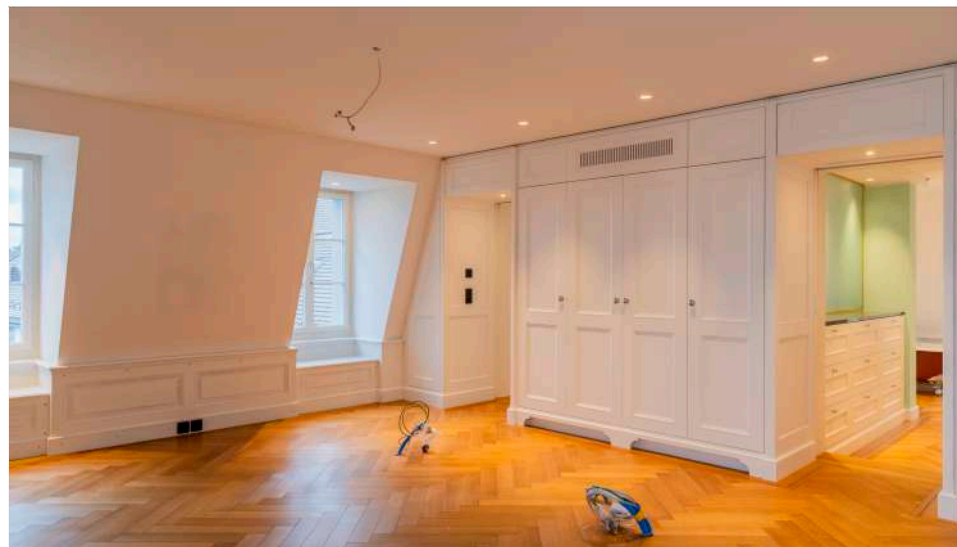




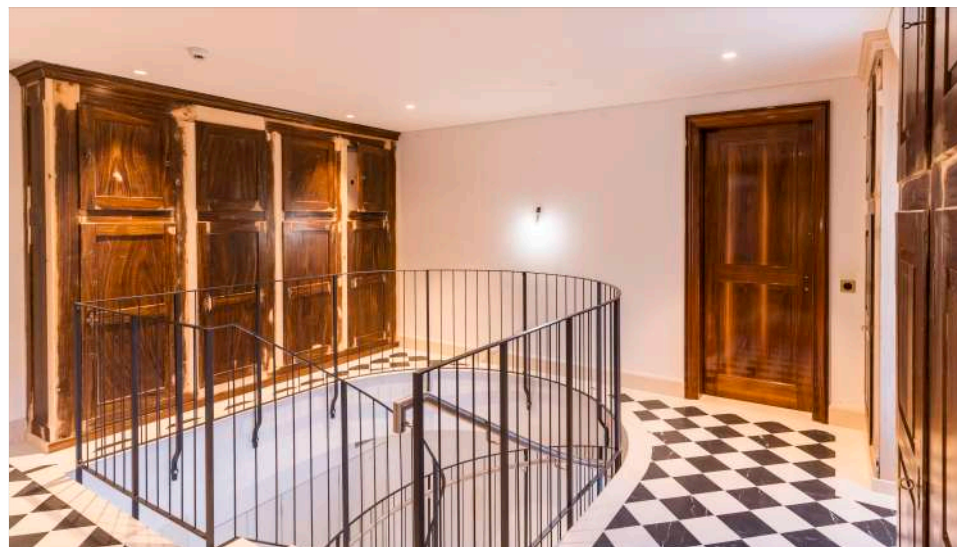
## APARTMENT HERRENHAUS – Second and Third Floor 2OG and 3OG



**2OG\_HH3 – Master Bathroom** (Floorplan page 10) :



**2OG\_HH2 – Master Bedroom** (Floorplan page 10) :



**2OG\_HH8 – Stairway** (Floorplan page 10) :

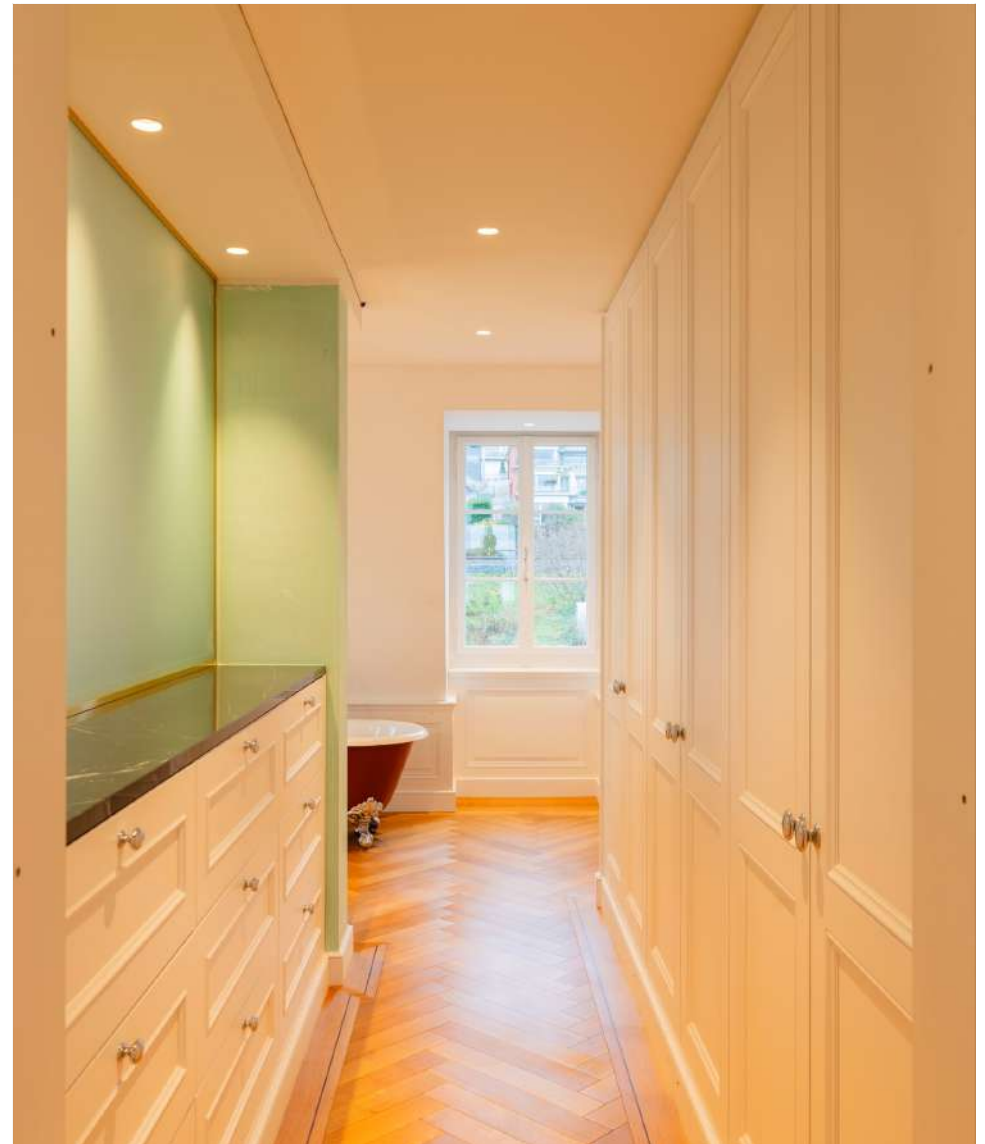
## APARTMENT HERRENHAUS – Second and Third Floor 2OG and 3OG



**2OG\_HH3 – Master Bathroom** (Floorplan page 10) :



**2OG\_HH7 – Office / Bedroom** (Floorplan page 10) :



**2OG\_HH3 – Master Bathroom** (Floorplan page 10) :



## APARTMENT HERRENHAUS – Second and Third Floor 2OG and 3OG



3OG\_HH Stairway to Living Room :



3OG\_HH - Living Room :



3OG\_HH - Living Room :

**BASEMENT – Gastro Kitchen**

*Additional text pending*



**UG\_MB5 – Gastro Kitchen** (Floorplan page 11) :



**UG\_MB5 – Gastro Kitchen** (Floorplan page 11) :



**UG\_MB5 – Gastro Kitchen** (Floorplan page 11) :



**UG\_MB5 – Gastro Kitchen** (Floorplan page 11) :



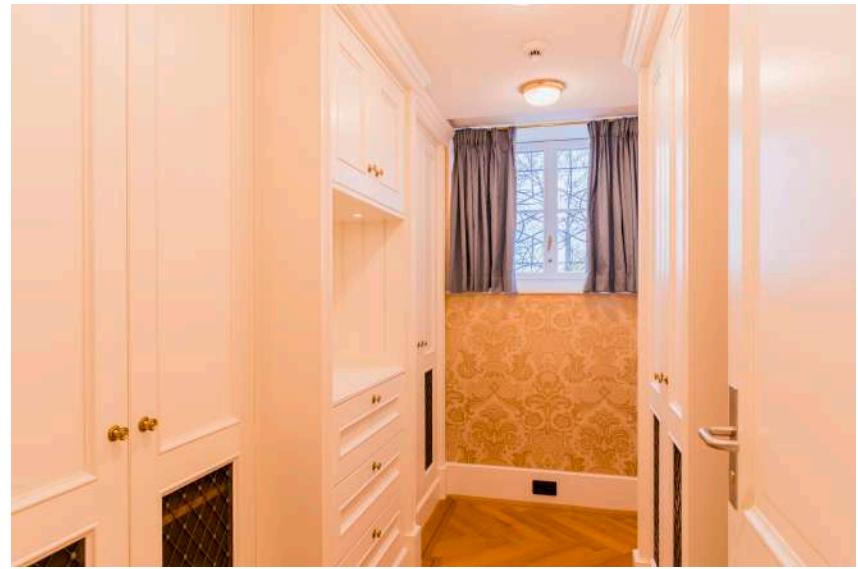


## BASEMENT – Living areas

*Additional text pending*



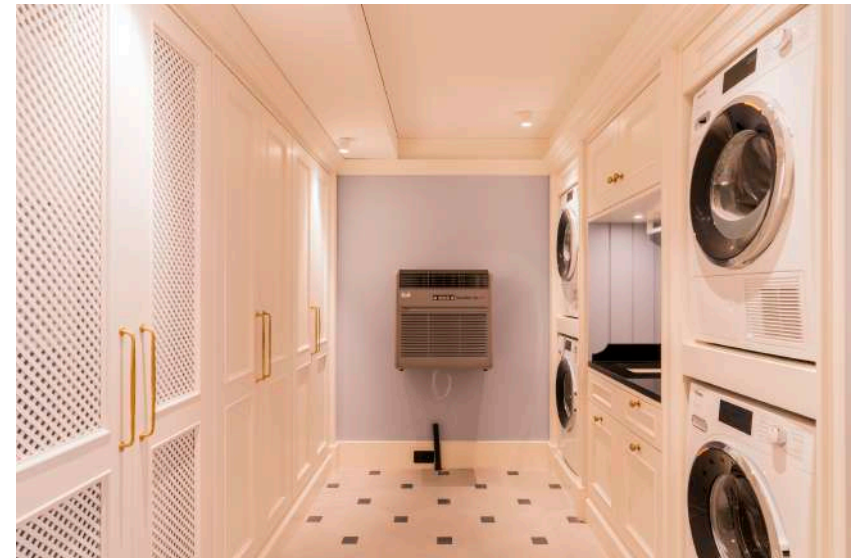
**UG\_MB1 – Guest Bedroom** (Floorplan page 11) :



**UG\_MB2 – Fur Room** (Floorplan page 11) :



**UG\_MB4 – Porcelian Room / Dishwashers** (Floorplan page 11) :



**UG\_MB3 – Laundry Room** (Floorplan page 11) :



## BASEMENT - Wine Cellar

*Additional text pending*



UG\_HH2 - Wine Cellar (Floorplan page 11) :



UG\_HH2 - Wine Cellar (Floorplan page 11) :



UG\_HH2 - Wine Cellar (Floorplan page 11) :



UG\_HH2 - Wine Cellar (Floorplan page 11) :

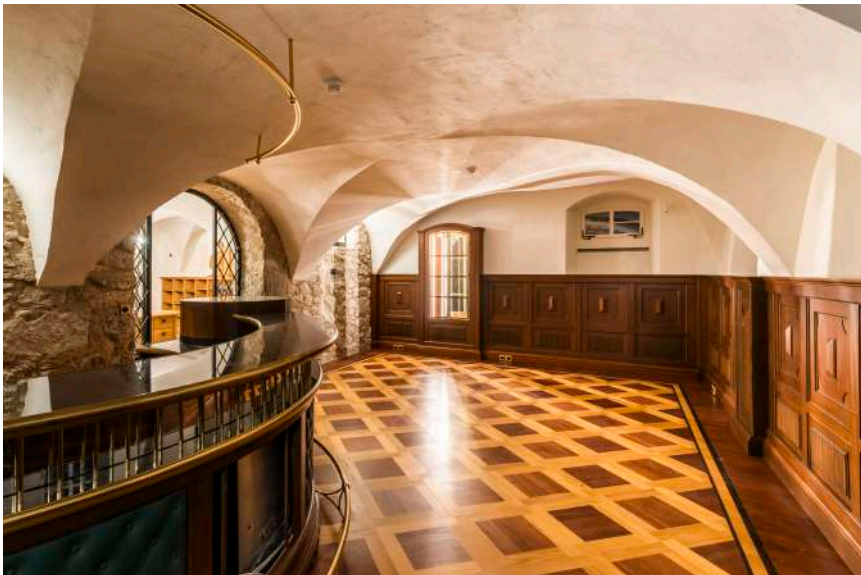


## BASEMENT – Cigar Lounge / Wine Bar

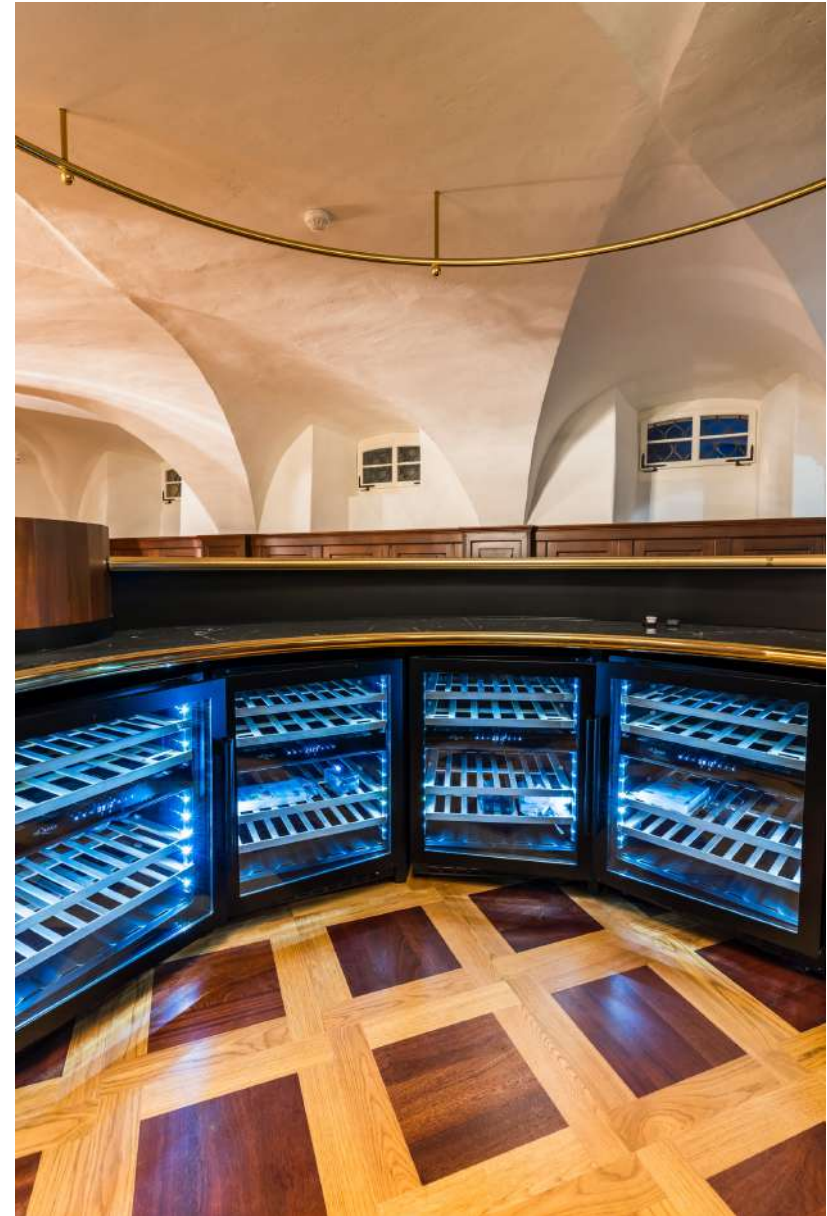
*Additional text pending*



UG\_HH3 – Cigar Lounge / Wine Bar (Floorplan page 11) :



UG\_HH2 – Wine Cellar (Floorplan page 11) :



UG\_HH3 – Cigar Lounge / Wine Bar (Floorplan page 11) :



## Kapelle St. Karl

*Additional text pending*



**EG\_K1 - Chapel** (Floorplan page 8) :



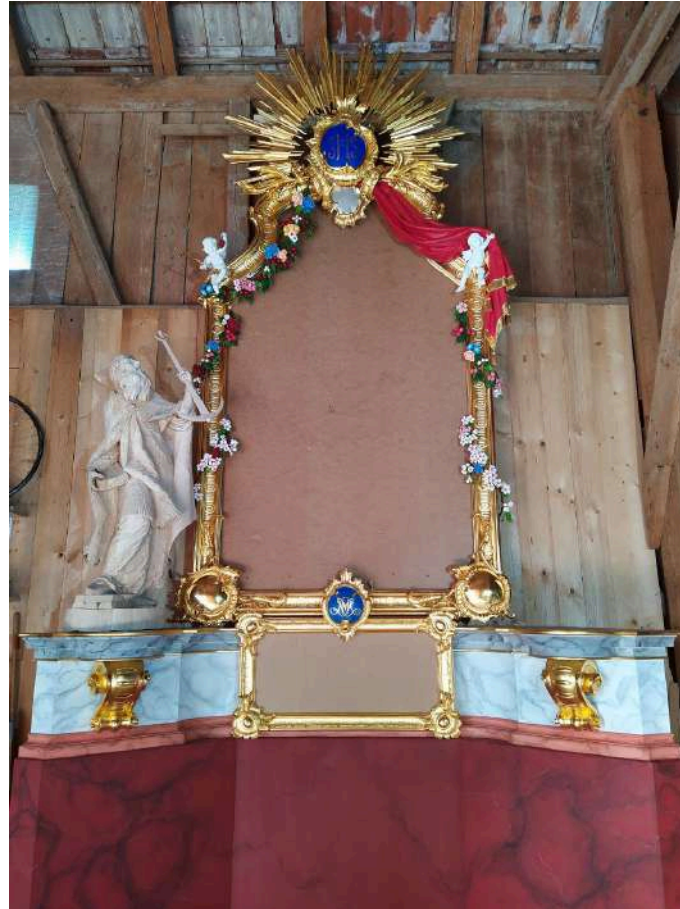
**EG\_K1 - Chapel** (Floorplan page 8) :





## Kapelle St. Karl

*Additional text pending*



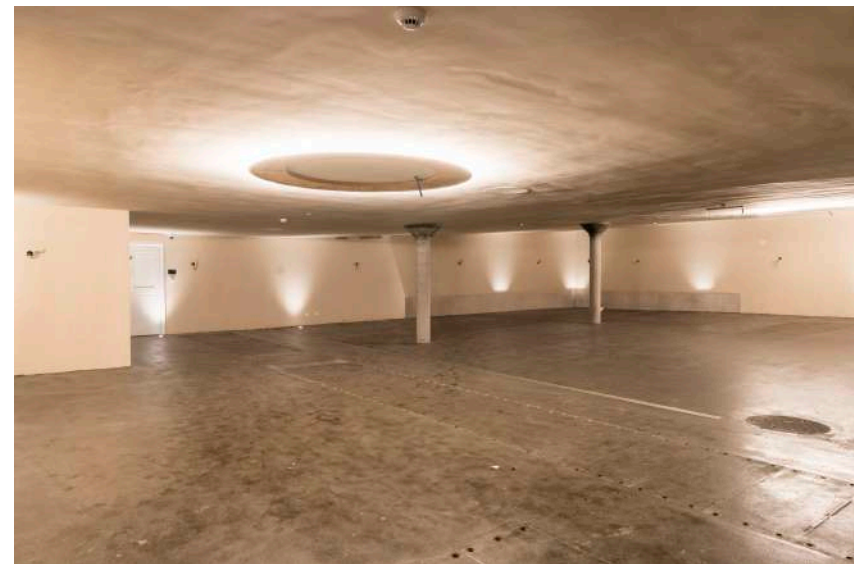


## BASEMENT - Parking Garage

The underground parking is accessed via the parking lift and has space for 11 cars. *Additional text pending*



UG\_B1 - Parking Garage (Floorplan page 11) :



UG\_B1 - Parking Garage (Floorplan page 11) :



UG\_B4 Parking Lift (Floorplan page 11) :



UG\_B4 Parking Lift (Floorplan page 11) :





## BASEMENT - Technique

The whole house has been updated to highest standard within technique. *Additional text pending*



**UG\_B7 Technique Electricity** - (Floorplan page 11) :



**UG\_B6 Technique Water** - (Floorplan page 11) :



**UG\_B3 Technique Ventilation** - (Floorplan page 11) :



**2OG\_MB\_B6 Technique** - (Floorplan page 10) :



## HELVETIA

*Additional text pending*



Get the full story behind "Helvetia und der Schwizerpsalm" at

<https://www.youtube.com/watch?v=P0uSD18M4oY>





## BATTERIE ST. KARLSHOF

The battery is made up of eight field cannons, 4x6-pounder field cannons and 2x3-pounder field cannons in solid Cu88Sn12 bronze, with a total barrel weight of ~2500 kilo.

Additionally, to adorn the lake side of the castle, there are 2x3-pounder Danish naval cannons in bronzed steel, in the Oldenburg pattern.

All carriages for the 3-pounder and 6-pounder field guns of the Swiss Ordonnanz 1815 Federal pattern (M1843/51) are made from oak wood with traditional hand-wrought iron fittings and painted in the traditional colors.

While some are displayed at the St. Karlshof/Salesianum Zug, the hope is to also make these fully functional cannons available for local artillery and shooting associations, town events and similar.





## GARDEN - Front garden

The Front Garden is located on the Lake (West) facing side of the Karlshof. It is enclosed on 3 sides by the main buildings and by the Lake on the fourth, making it ideal for garden parties.



Front Garden : Looking towards the facade of the Mittelbau



Front Garden : Looking South to North at the Front Garden from the Herrenhaus towards the Chapel



## GARDEN - South Garden

The South Garden is the largest of the fenced gardens. It sports a large lawn (fully laid 2024), several large flower beds with flowery trees and bushes and three apple trees in the South end. It is completely enclosed by a tall black iron fence and hedges. The hedges on the West side enclose plexiglass walls for noise reduction.

On the Lake (West) facing side of the garden, a building permit exists for a 26m<sup>2</sup> Garden/Guest House, where the basements and the foundations have already been built/laid.



South Garden : A tall black iron fence enclose the gardens and most of the Karlshof



South Garden : Looking North towards the Mittelbau from 2/3 into the South Garden.



South Garden : The hedges hide Plexiglass walls, installed to reduce noise from traffic.



## GARDEN - Private Garden Mittelbau

Besides the two larger gardens, the Front Garden and the South Garden, a number of smaller gardens exists behind the black iron fence around the Mittelbau. Furthermore, there are flower beds on the North side of the Karlshof and around the Chapel, as well as a small public part (2025) on the North side.



Private Garden Mittelbau :



Private Garden Mittelbau :



Private Garden Mittelbau :



## VIEW FROM THE STREET (West)

The St. Karlshof is raised between 2 and 2.5m from the Artherstrasse, providing some protection from the traffic noise. Plexiglass walls inside of the hedges in the front- and south gardens, provide further noise protection. As the property is located on a slope, the historic basements all have windows on the Lake (West) facing side.

The facade sports two balconies, the Grand Balcony on the Mittelbau (6.4m wide) and the smaller Balcony on the Herrenhaus 1OG (2nd floor). All windows are sound proof, thermal – and come with electrically operated shades.



## Carpentry - Built-in furniture I

The 4 apartments and many other rooms of the St. Karlshof is home to more than 300 pieces of high-quality built-in furniture, closets, cabinets, drawers, wardrobes etc, mostly fashioned in the Edwardian style. These provide ample storage space for any family, leaving additional furnishing to be mostly for decorative purposes. Pictures do the craftsmanship (Bucher, Zug & Artichoke, England) no justice and the carpentry needs to be experienced at location.





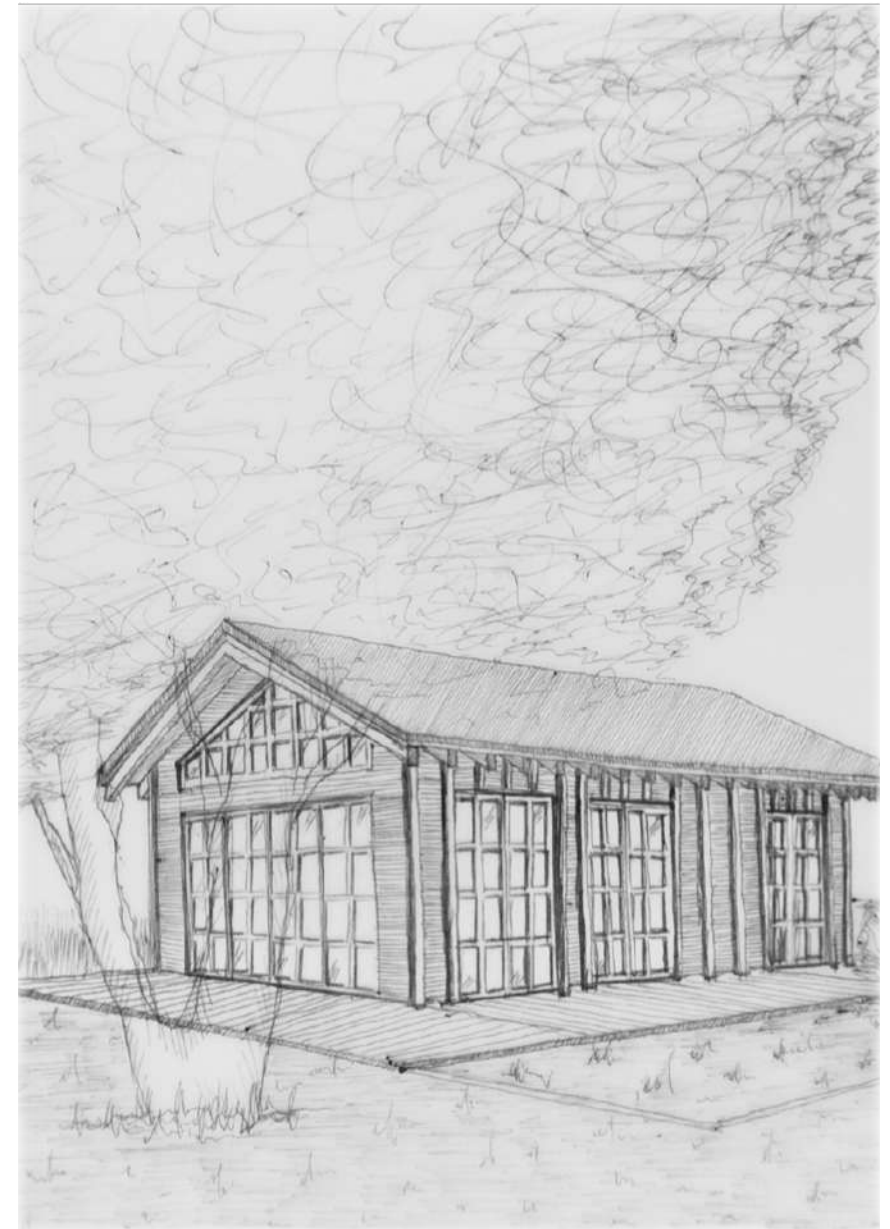
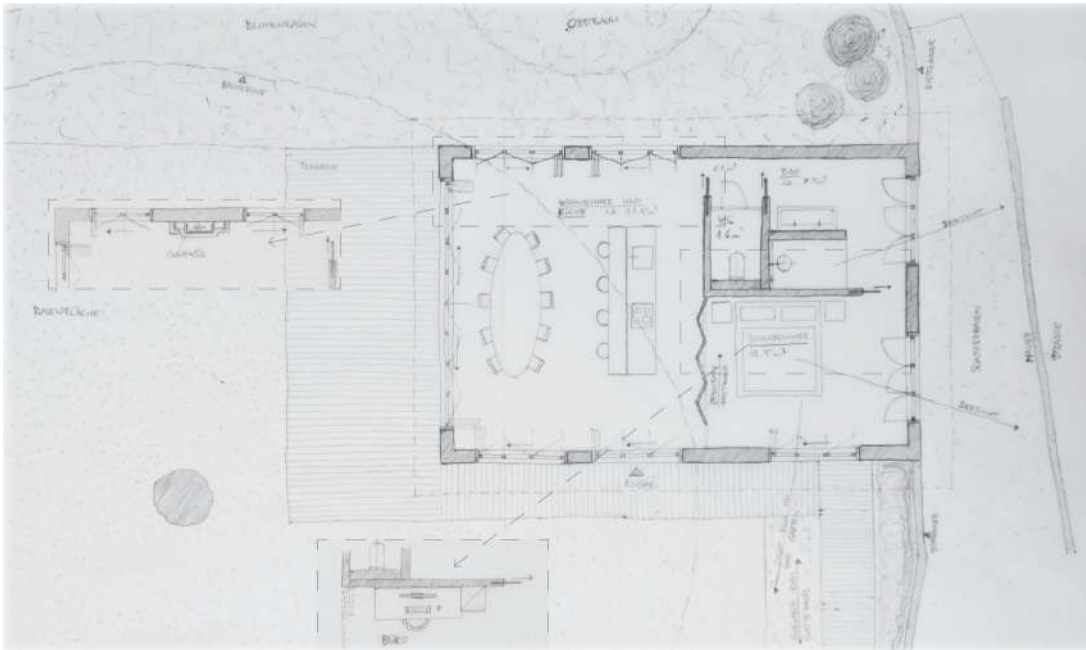
## PROJECT – Garden/Guest House

In a household of many friends and a big family, spare rooms come in many shapes and sizes. The Garden House (to be built 2024) offers a panoramic view of the St. Karlshof garden and Zugersee and comfortable living for guests, with all facilities one could need.

The original garden guest house was torn down in 2022 due to neglect, but may be rebuilt (26m<sup>2</sup>). The house may be heated and isolated – and have running water, and can thus also serve as a guest house.

The foundations and basement of the garden house has already been laid/built – and the basement will house (Jan. 2024) the geothermal installations and heat pumps, which provide the entire Karlshof with heating.

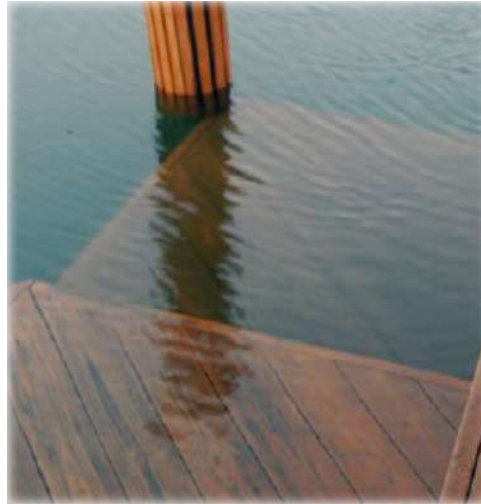
The plan for the new garden guest house has yet to be approved by the authorities, who have mandated it to be a mostly wooden construction.



## PROJECT - Boat house

The current boat house will be torn down due to neglect and rebuilt in 2024.

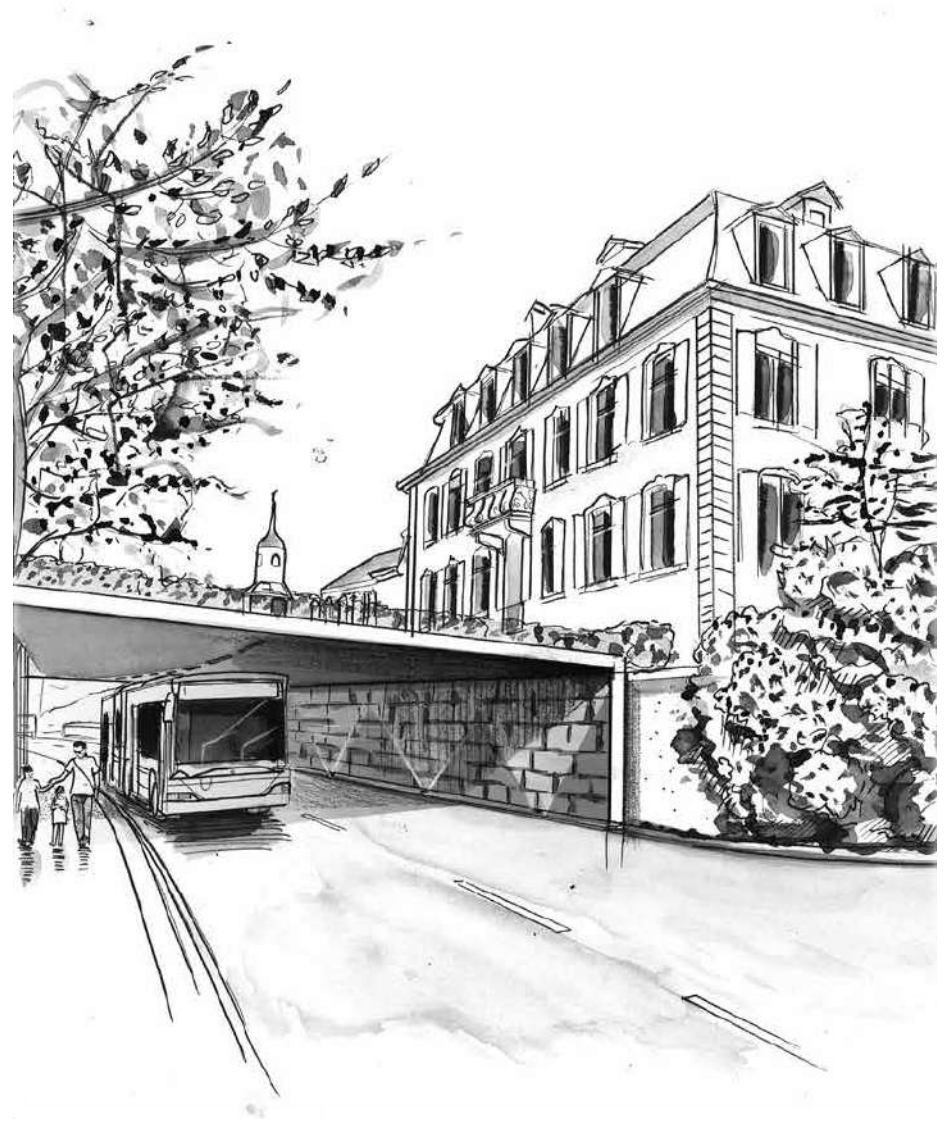
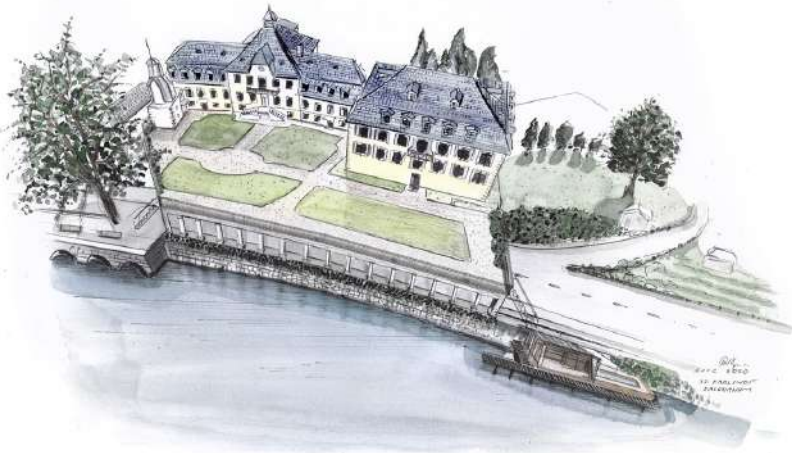
The plan for the new boat house has yet to be approved by the authorities.





## PROJECT - Überdachung

Currently not approved by the Kanton, plans and drawings exist to cover the Artherstrasse, to increase both public and private utilization of the St. Karlshof, through a significantly enlarged front garden with no noise from the traffic.



## VIEW OVER ZUGERSEE

The main buildings of the St. Karlshof, with their many large windows and several balconies and terrasses, offers a stunning view, Westover the Lake Zug & South-West overt the Lake and towards the Alps. This picture was taken from the grand balcony, looking directly West towards the setting sun.





