

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Murer House and Gardens **DRAFT**

Other names/site number: N/A

Name of related multiple property listing:

N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 1125 Joe Murer Court

City or town: Folsom State: California County: Sacramento 95630

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ **national** ___ **statewide** ___ **local**

Applicable National Register Criteria:

___ **A** ___ **B** ___ **C** ___ **D**

Murer House and Gardens
Name of Property

Sacramento, California
County and State

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
 determined eligible for the National Register
 determined not eligible for the National Register
 removed from the National Register
 other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
Public – Local
Public – State
Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
District
Site
Structure
Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing Noncontributing

Murer House and Gardens
Name of Property

Sacramento, California
County and State

<u>3</u>	<u>0</u>	buildings
<u>1</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>4</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Domestic/Single Dwelling/Residence

Domestic/Secondary Structure/Garage

Domestic/Secondary Structure/Workshop

Landscape/Garden

Current Functions

(Enter categories from instructions.)

Recreation and Culture/Museum

Murer House and Gardens
Name of Property

Sacramento, California
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

Late 19th and 20th Century Revival/Italian Renaissance

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

RESIDENCE

Foundation: Concrete.

Walls: Poured in place concrete coated with stucco.

Roof: Terra Cotta Mission tile.

Other: Base course at cornice level, concrete pilasters with molded caps, wood casement windows, cove-molded cornice, wooden gutter troughs with metal downspouts, square tower, concrete stoop and stairway, two (2) concrete and stucco chimneys.

GARAGE

Foundation: Concrete.

Walls: Poured in place concrete coated with stucco.

Roof: Metal (steel) covered with tar and gravel and faced with mission tile.

Other: Double-folding wood doors with recessed panels.

WORKSHOP

Foundation: Concrete

Walls: Wood (i.e., tongue and groove) and plastered.

Roof: Metal (aluminum)

Other: Shed-roofed porch with modern double plywood doors.

GARDEN

Other: foundation shrubbery, a large lawn, fruit and shade trees, grape vines, border plantings, and concrete pathways

Murer House and Gardens
Name of Property

Sacramento, California
County and State

7. Narrative Description

Summary Paragraph

The Murer House and Gardens is located in Folsom, California and sits on a triangular-shaped lot measuring 21,507.3 square feet in size. The house was designed and built between 1925 and 1927 by Guiseppe “Joe” Murer, an immigrant from Crespano del Grappa, Italy, in a vernacular Italian Renaissance style, similar to the villas found in the countryside surrounding Joe’s hometown. The house is one-story, asymmetrically-shaped with a central tower and red tile roof and is constructed of poured in place concrete coated with stucco. Decorative trim under the eaves, square pilasters on the house corners, long, narrow multi-paned windows in clusters of two or four, and French doors add architectural detailing. The interior has arches separated rooms and woodwork reflecting the skill and care the Joe, a trained carpenter, put into his house. A one-car detached garage in the same architectural style and fabric as the main house is adjacent to the residence. Murer’s workshop is also present and is a utilitarian wood frame building. Murer landscaped behind the house with terracing and used locally obtained cobbles and rocks to create tiered retaining walls and hardscape borders around the house. His garden, including heritage grape arbors, chestnut, fruit trees and lemons, and land design are evident today and contribute to the sense of time and place found at the property. The house and outbuildings have not been significantly altered since they were constructed and maintenance and repairs have been done in-kind to retain the high historical integrity of the property.

Narrative Description

The Murer House, constructed between 1925 and 1927 in Folsom California, was designed and built by Giuseppe Murer for his personal residence. Murer was an Italian immigrant who designed and constructed many buildings in Folsom. The house along with a detached garage, a workshop, and landscaping/gardens reflect Murer's northern Italian heritage. The Murer residence is a vernacular example of the Italian Renaissance style of architecture, a miniature of the Italian Renaissance villas of the countryside in his home province of Treviso, Italy, and is the only example of its kind in Folsom.

Located in Sacramento County, California, the residence is in the historic district of the City of Folsom. The site was located just off the main historical development along Sutter Street that grew in response to the arrival of the Sacramento Valley Railroad in 1856. The previous gold-rush era mining community was located approximately one-half mile to the northeast. The residence site sits on the edge of cobble tailings resulting from dredge mining operations in 1908. Murer bought the property in 1921, as well as the adjacent property in 1925 (Sacramento County 1921, 1925).

The Murer house is asymmetrical in shape, with a central mass with projecting bays on all elevations. The dimensions are 25 feet across the front facade and 31 feet across the side facade. The building is one story high, with a small square tower in the center. The building has a partially below grade basement that extends above grade to form a base for the first floor.

(see continuation sheet Section 7, pages 1-5)

Murer House and Gardens
Name of Property

Sacramento, California
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

Architecture

Landscape architecture

Ethnic Heritage/European (Italian)

Murer House and Gardens
Name of Property

Sacramento, California
County and State

Period of Significance

1927 – 1965 (Criterion A)

1927 (Criterion C)

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Murer, Giuseppe

Murer House and Gardens
Name of Property

Sacramento, California
County and State

8. Statement of Significance

Summary Paragraph

The Murer House and Gardens is nominated under Criterion A and C. Constructed between 1925 and 1927, the property was designed and built by Giuseppe “Joe” Murer for his personal residence. Under Criterion A in the area of Ethnic Heritage/European, the property is closely linked to Folsom’s Italian immigrant community. Joe and his house and gardens were an integral part of the local Italian community, serving as an informal social center and the site of regular gatherings and picnics hosted by Joe for Italian immigrants who arrived in Folsom. Under Criterion A the property has local significance with a period beginning in 1927, when the house was finished, to 1965, when Joe (at the age of 80) could no longer host community events. The property also meets Criterion C at a state level of significance in the area of Architecture and Landscape Architecture as the only example of the Italian Renaissance style in Folsom and Sacramento County and as the work of an Italian-trained master builder and craftsman, Giuseppe Murer, who built the house as a reflection of his Italian heritage. The Murer residence is a vernacular example of the Italian Renaissance style of architecture, a miniature of the Italian Renaissance villas of his northern Italy countryside, and is a unique and exceptional example of the craftsmanship of a locally prominent master carpenter and builder. Murer was a master gardener and the terraced planting beds, grape arbor, chestnuts, lemons, and other plantings (now over 95 years old) are still thriving and remain intact. Under Criterion C, the period of significance is 1927, when construction was completed. The property retains its original integrity of location, design, materials, workmanship, feeling and association. While widening of Folsom Boulevard and construction of a neighboring housing tract have altered the setting, these changes do not detract from the original layout and design planned by Murer.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Giuseppe (Joe) Murer was born in Crespano del Grappa (now known as Pieve del Grappa), a small town about 30 mile east of Venice, Italy, on November 15, 1885. At the age of 12 he was apprenticed to Signore Giuseppe Melchiorre as an apprentice in his carpentry and cabinet maker’s studio. In this studio Murer mastered cabinet making and finish work. Following the San Francisco earthquake in 1906, news spread to Italy of plentiful work available for carpenters as part of the rebuilding effort. Murer, then 21 years of age, traveled to America with three other young men from his village and began working in the city. Within a year, he joined relatives in the town of Kennett in Shasta County. In 1911, with money he had earned building a small hotel in Kennett, he came to Folsom and became proprietor of the New Western Hotel (now known as the Folsom Hotel) at 703 Sutter Street. He was joined by his nephew, Paulo Murer, in 1913. Paul was trained as cabinet maker and finisher in Venice, Italy, and lent his skills to some of Murer’s many construction projects.

(see continuation sheet, Section 8, pages 1-3)

Murer House and Gardens
Name of Property

Sacramento, California
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Askin, Dorene, Robert Docken, and Charles A. Litzinger

1980 *Folsom's Chinese Cemeteries: The Young Wah Co. Site*. Ms. on file, Folsom Historical Museum, Folsom, California.

Baker, Cindy L.

2008 Giuseppe Murer. Murer House Foundation website accessed electronically on January 1, 2021 at http://www.murerhouse.org/giuseppe_murer

Baker, Cindy L., and Mary L. Maniery

1995 Historical Summary of Chinese Cemeteries in Folsom, Sacramento County, California. PAR Environmental Services, Inc., Sacramento. Prepared for the City of Folsom, California.

California State Historic Preservation Officer

1993 Determination of Eligibility for the Giuseppe Murer House, Folsom, California, American River Bridge Crossing Project, City of Folsom, Folsom, CA.

Chapman, Crystal

1976 Strolling Sutter Street in Historical Folsom. Frontier Printers, Folsom.

Folsom Telegraph

1925. July 3, 1925, no title, page one, column three.

National Park Service

1995 Historic American Buildings Survey No. CA-2662, Giuseppe Murer House, Folsom, CA.

Reed, G. Walter

1923 History of Sacramento County. Historic Record Company, Los Angeles. On file, California Room, California State Library, Sacramento.

Sacramento County

1913 Naturalization Register, Book 3. Superior Court of Sacramento County, Sacramento, California. On file, Sacramento Archives and Museum Collection Center, Sacramento.

1915 Naturalization Register, Book 3. Superior Court of Sacramento County, Sacramento, California. On file, Sacramento Archives and Museum Collection Center, Sacramento.

Murer House and Gardens
Name of Property

Sacramento, California
County and State

1917 Tax Assessment Map Book For Areas Outside the City. On file, Sacramento Archives and Museum Collection Center, Sacramento.

1921 Tax Assessment Map Book For Areas Outside the City. On file, Sacramento Archives and Museum Collection Center, Sacramento.

1925 Tax Assessment Map Book For Areas Outside the City. On file, Sacramento Archives and Museum Collection Center, Sacramento.

1939 Tax Assessment Map Book For Areas Outside the City. On file, Sacramento Archives and Museum Collection Center, Sacramento.

United States Bureau of the Census

1910 Manuscript Population Census for Shasta County, California. On file, California Room, California State Library, Sacramento.

1920 Manuscript Population Census for Shasta County, California. Bureau of the Census. On file, California Room, California State Library, Sacramento.

United States Bureau of the Treasury

1918 Registration of Bonded Winery, First District of California, United States Department of the Treasury.

1919 Registration of Bonded Winery, First District of California, United States Department of the Treasury.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # CA-2662
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency

Murer House and Gardens
Name of Property

Sacramento, California
County and State

- Federal agency
 Local government
 University
 Other

Name of repository: Murer House Foundation, Folsom

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreeage of Property 1

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|-------------|-----------------|-------------------|
| 1. Zone: 10 | Easting: 658260 | Northing: 4281900 |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Murer House and Gardens
Name of Property

Sacramento, California
County and State

Verbal Boundary Description (Describe the boundaries of the property.)

The southeast corner of the boundary begins 1,110 feet north of the intersection of Folsom Boulevard and Forrest Street and continues 228 feet north. From that point it trends southwest 251 feet to the end of the west boundary. It then trends 62 feet southeast along the edge of the parking lot and then 120 feet east to the point of beginning.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries reflect the original parcel area defined by Giuseppe Murer after he purchased the lots. While he purchased a large triangular parcel of land expanding over three lots, he divided the parcel in half with fencing, using the north half for his personal home. The south half contained two homes he used as rentals. The current boundary includes the land that was his residence, while excluding a section of new parking lot on the southwest corner and the two rental properties.

11. Form Prepared By

name/title: Cindy Baker, Mary L. Maniery, and Joseph W. Luchi
organization: Murer House Foundation
street & number: 1125 Joe Murer Court
city or town: Folsom state: California zip code: 95630
e-mail: mlmaniery@yahoo.com; folsomite@aol.com;
telephone: 916-607-3297
date: August 25, 2021

Additional Documentation

Submit the following items with the completed form:

Murer House and Gardens
 Name of Property

Sacramento, California
 County and State

Photographs

In 1995 the property was photographed for a HABS/HAER recordation project. Those photographs are available through the Library of Congress at <https://www.loc.gov/resource/hhh.ca2252.photos>

Photo Log

Name of Property: Murer House and Gardens
 City or Vicinity: Folsom
 County: Sacramento State: California
 Photographer: Cindy Baker
 Date Photographed: July 8, 2021

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo #	Description	View	Date taken	Archive
1 of 27	House, east and north facades	SW		
2 of 27	House, west and south facades	NE		
3 of 27	House, east elevation, with landscaping element in foreground and garage and fountain at right	NW		
4 of 27	House, north façade and fountain	S		
5 of 27	House, north and west facades from north end of terraces	SSE		
6 of 27	Garage, southeast façade with fountain in foreground	WNW		
7 of 27	Garage, east entrance	NW		
8 of 27	Garage, Southeast elevation	N from house		
9 of 27	Workshop, east elevation, with grape arbor at right	W		
10 of 27	Workshop, west and south facades (note dredge tailings to left)	N		
11 of 27	Workshop, vegetation, and terraces	W		
12 of 27	Terraced garden beds and stairs located between house and workshop	S		
13 of 27	Terraced beds and vegetation	NW		
14 of 27	House, south elevation, grape arbor (left) and mature trees	N		
15 of 27	Workshop, terraces and vegetation/mature trees	W		
16 of 27	Interior Living room	S		
17 of 27	Handcrafted built in sideboard and room divider from dining room looking into the living room	ENE		
18 of 27	Kitchen with iron board cabinet (left) swing doors to dining room (center) and panty (right)	E		
19 of 27	Kitchen with original ice box and stove and built in cabinets	W		
20 of 27	Interior of workshop and workbench	N		
21 of 27	Interior of workshop with tool shelves	W		

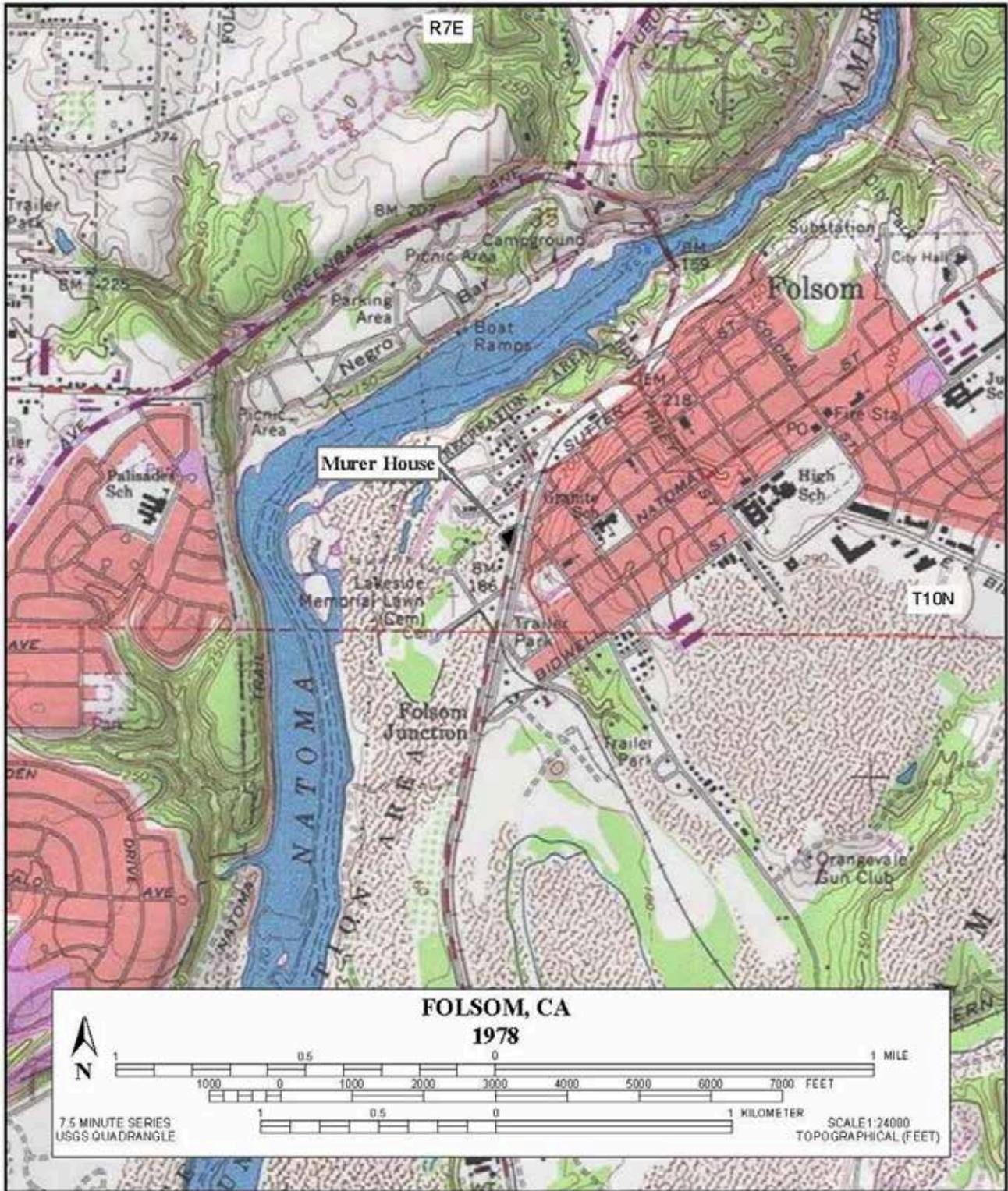
Murer House and Gardens
Name of Property

Sacramento, California
County and State

- Figure 1 Giuseppe "Joe" Murer at age 40 N/A 1925 Courtesy, Murer House Foundation
Figure 2 House, east and north facades WSW 1925 when construction was completed Taken
by Joe Murer, courtesy Murer House Foundation
Figure 3 Joe's Italian friends checking out the terraces during a picnic (with house in background)
E 1932 Courtesy, Murer House Foundation; photo taken by Joe Murer
Figure 4 Picnic at Joe's SE 1932 Courtesy, Murer House Foundation
Figure 5 Olympia Velo, Norma Bordignon, Tillie Bonetto, Edith Socal, and Esther Capello in
front of Joe's Garage during a picnic ENE 1940 Courtesy, Murer House Foundation
Figure 6 Garage, southeast facade, with fountain. Joe Murer and friend NW 1945
Courtesy Murer House Foundation

Murer House and Gardens
Name of Property

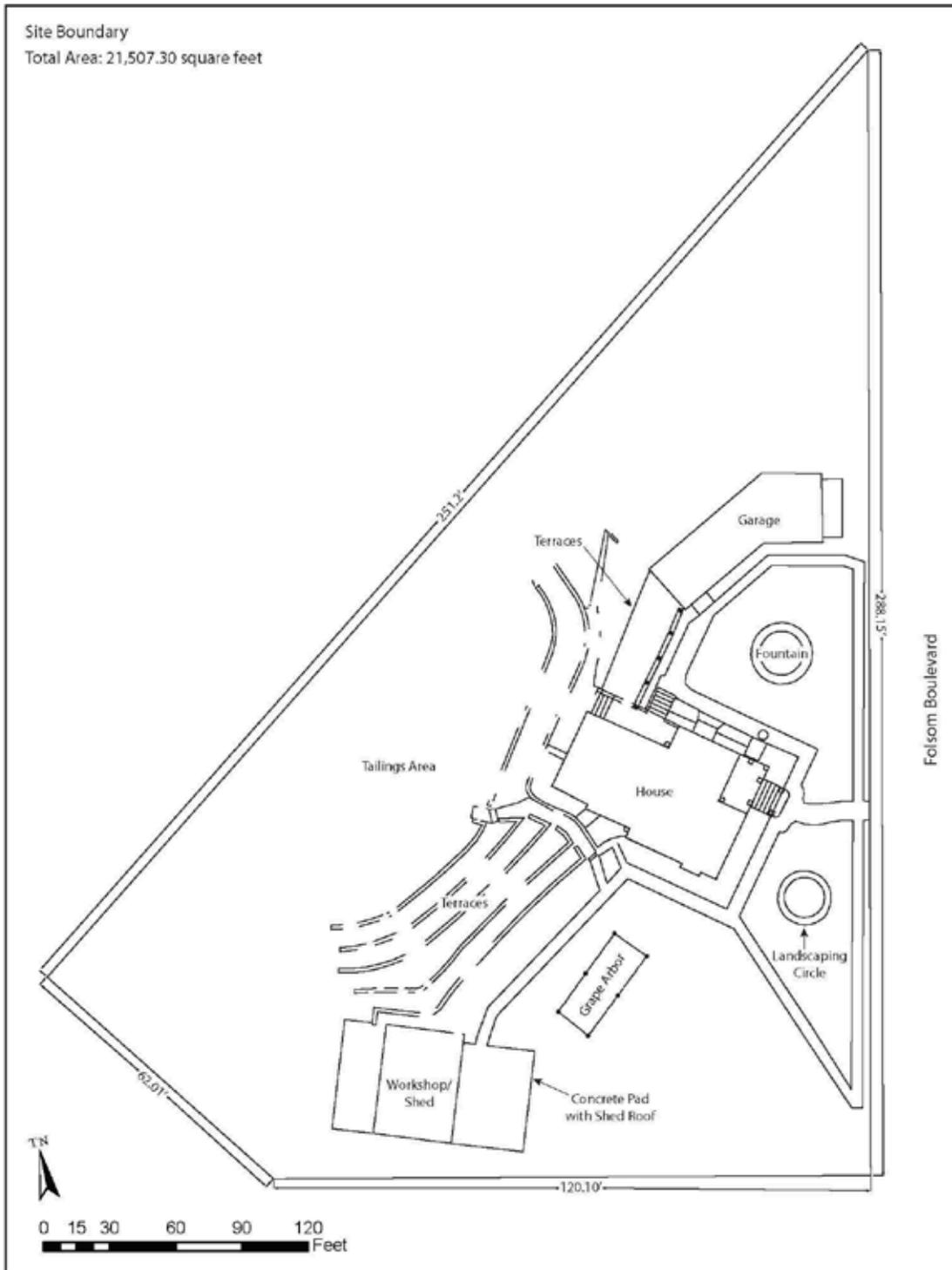
Sacramento, California
County and State



Murer House and Gardens Location Map

Murer House and Gardens
Name of Property

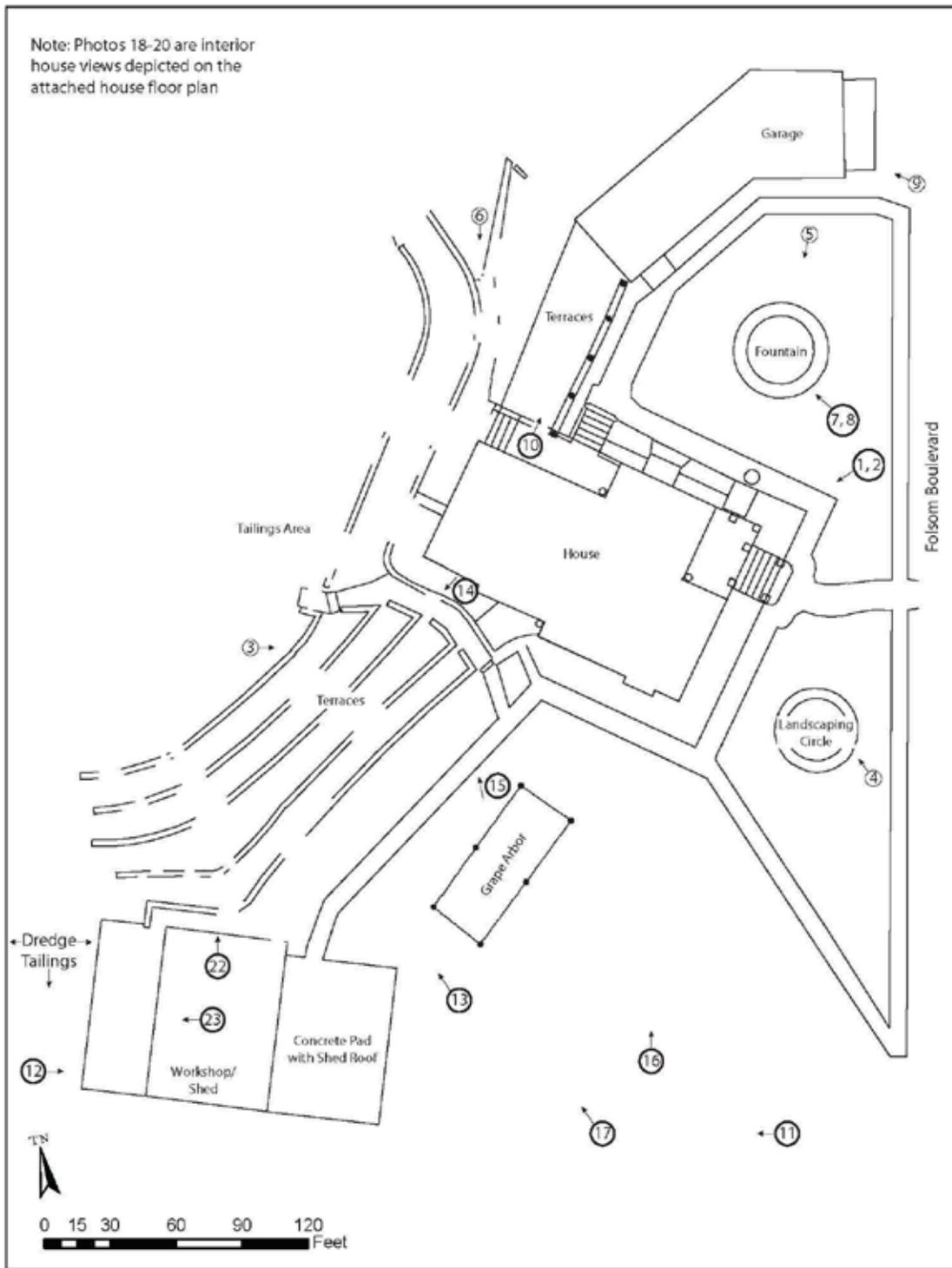
Sacramento, California
County and State



Murer House and Gardens Site Boundary

Murer House and Gardens
Name of Property

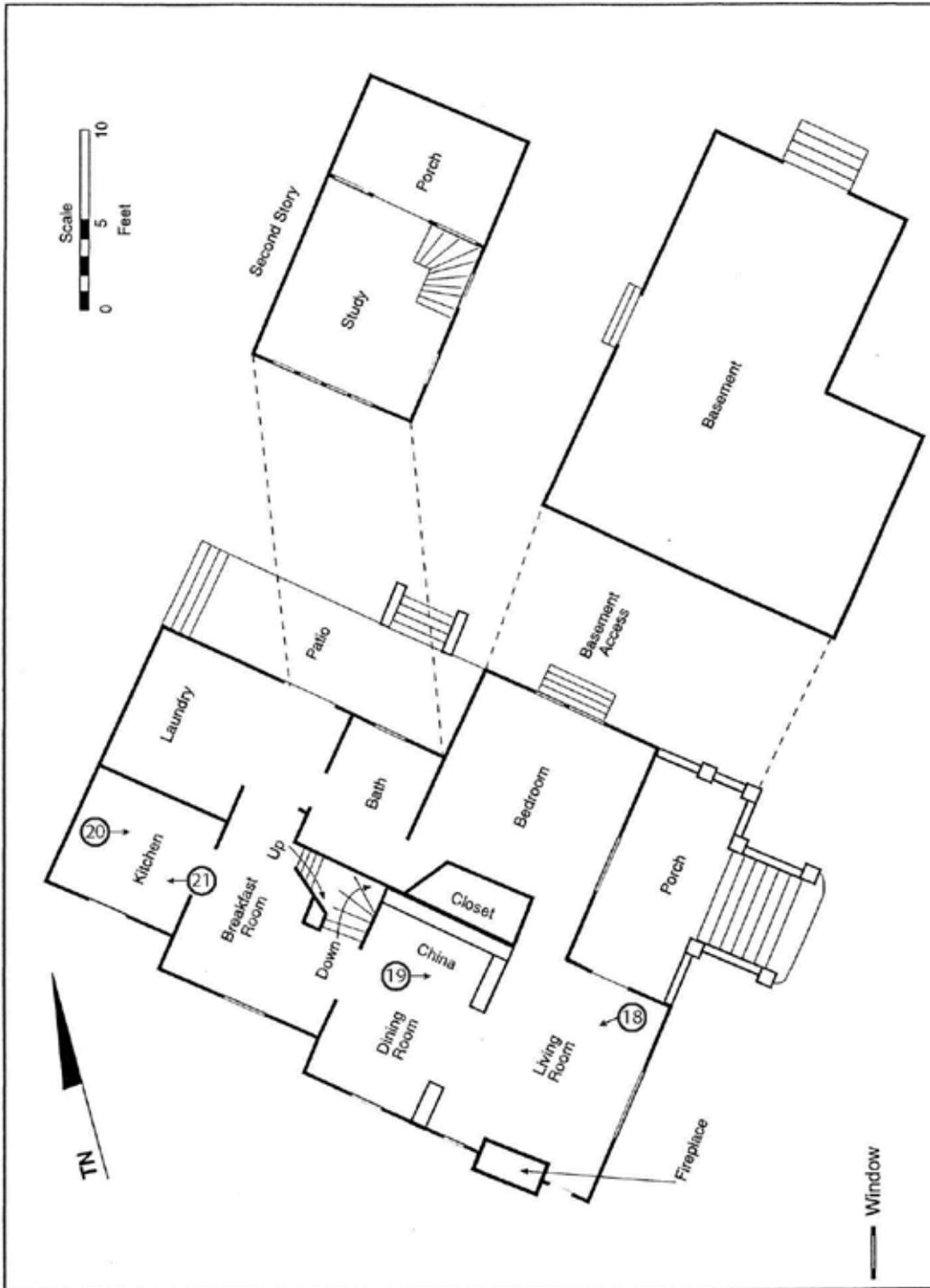
Sacramento, California
County and State



Murer House and Gardens Site Sketch Map with Photograph Locations

Murer House and Gardens
Name of Property

Sacramento, California
County and State



Murer House Floor Plan and Photograph Locations
(drawn by PAR Environmental Services)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Murer House and Gardens
----- Name of Property
Sacramento, California
----- County and State
----- Name of multiple listing (if applicable)

Section number 7 Page 1

7. Narrative Description (continued)

The house and garage face Folsom Boulevard and are unified by walkways, an ornamental fish pond and fountain. At one time there was decorative pillar fencing along the street. This was replaced in the 1990s by a low sound wall but the pillar and pipe fencing still exists along the planning bed between the house and current museum and on the front steps. The continuity of design on the property is seen in the use of Italian architectural styles and cobbles used as building materials in landscape edging and terrace retaining wall structure components.

The primary facade of the Murer house faces east, toward Folsom Boulevard. Originally the north side and west rear elevations faced huge piles of waste rock from dredge tailings, providing a high visual barrier topped with pine trees and other foliage. These tailing piles have recently been removed and a housing development constructed, leaving only a residual pile to provide protection to the home from the adjoining homesites: The south facade of the house faces a lawn and fruit trees, beyond which are located two frame houses purchased and used as rental properties by Murer.

A. Description of the Exterior:

1. Overall Dimensions: The Murer house is asymmetrical in shape, with a central mass with projecting bays on all elevations. The dimensions are 25 feet across the front facade and 31 feet across the side facade. The building is one story high, with a small square tower in the center. The building has a partially below grade basement that extends above grade to form a base for the first floor.

2. Foundations: Materials consist of reinforced concrete, poured in place, and coated on the exterior with a rough unpainted finish.

3. Walls: Materials consist of poured-in-place concrete coated with cementitious stucco rendered with a rough face. Exterior detailing consists of a projecting band course at the cornice level. The comers of the building are accented by square concrete pilasters with molded caps. The exterior walls on the tower consist of horizontal double round-edge drop siding on the rear (west) wall and vertical boards on the remainder.

4. Structural System: Structural support is provided by reinforced concrete exterior walls and 2-by-3-inch framing on the interior walls. Two 4-by-6-inch beams provide support for the 2-by-6-inch floor joists.

5. Porches, Stoops: The primary entrance is reached by a concrete stoop and stairway with a two-inch metal pipe balustrade supported by square concrete posts. Another concrete stoop, on the north rear elevation, provides access to the laundry room and kitchen. A second-floor terrace is located on the north facade and is accessed from the central tower. This terrace is enclosed by a decorative wooden balustrade, shaped like the stone balustrades in Italian villas. The flooring is tongue and groove.

6. Chimneys: A concrete chimney, coated with stucco, is located on the south wall of the building. It is

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Murer House and Gardens

Name of Property

Sacramento, California

County and State

Name of multiple listing (if applicable)

Section number 7 Page 2

capped by river rock in a decorative pattern. Another chimney, also concrete and stucco, is located on the south elevation in the kitchen area. A metal chimney also provides ventilation from the kitchen.

7. Openings:

a. Doorways and Doors: Primary entrance doors are located on the first floor on the north side of the front bay; a secondary entrance is located on the north rear facade. The primary entrance is through double wood French doors, with three lights above a recessed panel with a brass mail slot. The rear door to the kitchen is wood frame with one light above a recessed panel; the exterior bathroom door is wood with one long recessed panel beneath a single light. A modern decorative iron entry gate provides access to the rear entry area. French doors on the north side of the tower provide access to the balustraded terrace.

b. Windows: Standard windows for the home are wood casement with three lights. The east (front) elevation has two pairs of casement windows, while the remaining windows consist of individual sets. Fenestration in the tower room consists of multiple wood sashed casement windows, each with six lights of two longer lights in the center and smaller lights on the top and bottom. The bathroom window is casement, with safety glass lights. The dining room window is modern, replaced in 1984 to accommodate first a swamp cooler and more recently (2020) with a combination heater/air conditioning unit.

8. Roof:

a. Shape, Covering: The building has a cross-hipped roof with a shed roof extension over the rear of the kitchen and the laundry room. The main roof is clad in terra cotta mission tile, while the shed roof has a tar and gravel coating. The ridge line of the main roof is tiled and the peaks are capped with rounded projecting tile coverings.

b. Cornice, Eaves: The home has a cove molded cornice. The gutter system consists of wooden troughs leading to metal downspouts.

c. Dormers, Cupolas, Towers: A square tower is located on the central mass of the house. It has a pyramidal mission tile roof, a casement door and windows on three sides, and an exterior terrace.

B. Description of the Interior:

1. Floor Plans:

a. Basement: The basement is primarily an open space accessed by an exterior concrete stairway with double frame cellar doors on the north elevation and an interior concrete stairway from the kitchen.

b. First Floor: The primary access to the Murer residence is through French double doors into the living room from the north side of the projecting front bay. The central portion of the building, beneath the tower, consists of a dining room which is separated from the living room by a square archway supported by

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Murer House and Gardens

Name of Property
Sacramento, California

County and State

Name of multiple listing (if applicable)

Section number 7 Page 3

battered wood pillars. Access to the one bedroom is provided through a doorway from the living room; a small alcove leads to the bathroom in the west rear of the home. A kitchen, consisting of two rooms, is located west and rear of the dining room. An exterior door from the kitchen leads to an enclosed laundry room and another bathroom entrance. The laundry room was constructed in the mid-1960s for Murer by a Mr. Mosley with input on design elements from Joe Murer as a way to provide security (a way to lock the house).

c. Second Floor: A one-room tower, accessed via an enclosed staircase from the kitchen, is centrally located on the second story.

2. Stairways: There are two stairways in the building; a concrete angled stairway to the basement and an enclosed wooden stairway to the tower; both are reached from the kitchen and both have wooden doors.

3. Flooring: The subflooring for the house is wood. Floors in the living room, dining room, bedroom, and alcove are covered with 2-inch-wide oak. The bathroom floor consists of gray and white hexagonal ceramic tiles. Flooring in the kitchen is 1-by-1 inch and 1-by-2-inch gray and white ceramic tile. The tower room has a linoleum floor.

4. Wall and Ceiling Finishes: The exterior walls of the living room, dining room, bedroom, and kitchen are concrete coated with plaster; the interior walls are frame coated with plaster. Wooden wainscoting, consisting of stained pine board and batten with a plate rail supported by molding and brackets, covers the dining room walls. The ceilings are coved, and the living room ceiling is recessed. Walls in the bedroom alcove are clad in vertical board and batten. The walls of the tower stairway consist of 3-inch-wide varnished vertical tongue and groove siding; the railing in the tower room are of solid panels with two-inch chamfered posts. Tower room walls are painted plasterboard, while the ceiling is covered with bats in a decorative geometric design.

5. Openings:

a. Doorways. Standard doors are wood frame with one large recessed panel. A square archway, supported by paired battered wood posts provides access to the dining room from the living room. Double doors from the dining room to the kitchen are double acting and have etched glass lights (in the same pattern as the living and dining room cabinets) above a recessed panel. Double paneled doors lead to the basement. The south wall of the bedroom consists of three paneled doors, two access closets and the third leads to an alcove and the bathroom. A transom is located above the central door.

6. Decorative Trim: Picture molding is located at the cornice level in the living room, dining room, and bedroom. Door casings, window trim, and baseboards are wood and simple in design. Baseboards in the kitchen are of white ceramic tile.

7. Hardware: Exterior door hardware consists of standard round bronze knobs and lock sets with half mortise door hinges. Interior door knobs are glass. Cabinets in the dining room, kitchen, and bath have

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Murer House and Gardens
----- Name of Property
Sacramento, California
----- County and State
----- Name of multiple listing (if applicable)

Section number 7 Page 4

clear glass knobs. Hinges and knobs in the tower have a Vernay Martin finish.

8. Mechanical Equipment:

a. Heating: A fireplace is located in the living room, on the south exterior wall. The fireplace has a wooden mantle supported by decorative wood posts above a cast concrete surround pressed to resemble stone and keystone. The hearth is covered with peach-colored ceramic tile and raised three inches above the floor. A modern gas heater was installed in the fireplace in 1984. The house was originally heated by a wood and coal-burning furnace, located in the basement, and heat was conveyed to the upstairs rooms through a series of ducts and floor grilles. The heater is extant, but no longer in use.

b. Kitchen Appliances: Kitchen fixtures include a modern electric stove and refrigerator. The enameled cast iron sink with chrome faucets is original.

c. Ventilation: A swamp cooler was installed in the south-facing dining room window in 1984. The swamp cooler was replaced by a combination window-mounted heater/air conditioner unit. The basement is ventilated by wire grilles, two on each side of the house.

d. Lighting: Original lighting fixtures in the house consisted of suspended schoolhouse fixtures with globe shades. The fixtures in the living room, dining room, and bedroom were hand painted, but were replaced with modern fixtures when the originals were stolen in recent years. Original fixtures with milk glass shades are extant in the kitchen and bathroom. A brass wall sconce, painted, is located on the bedroom wall above the bed.

e. Plumbing: The bathroom contains the original wall-mounted enameled sink (Crane Clermont Vitro ware) with original chrome faucets. The bathtub is original and built into a ceramic tile surround with ceramic tile face; the faucets are chromed and original with a modern faucet and shower head. The toilet is a modern replacement and is considered part of routine upgrades made by Joe before his death.

9. Original Furnishings: A built-in china cabinet and sideboard is located on the interior north wall of the dining room; it has a glass-front cabinet with etched glass doors above a series of drawers and recessed panel doors with glass knob. In the living room glass-fronted cabinets, with etched glass in a geometric pattern with leaves in the four corners, are built into the lower portion of the archway which leads to the dining room. Original cabinets are extant in the kitchen and consist of wood doors with recessed panels, drawers, and shelves; all are painted white. A built-in pull-down ironing board behind a recessed panel door is located in the kitchen.

The only exterior alterations noted were the mid-1960s addition of the laundry room to the north rear elevation and the replacement of the dining room window to accommodate a heating/cooling unit. The original water heater, located in the kitchen and vented through the chimney, has been moved and the chimney is no longer in use.

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

**National Register of Historic Places
Continuation Sheet**

Murer House and Gardens
Name of Property
Sacramento, California
County and State
Name of multiple listing (if applicable)

Section number 7 Page 5

The condition of the home is excellent with very few exterior alterations and almost no interior alterations. The original finishes, floors, built-in cabinets and decorative elements, as well as most hardware and fixtures, remain.

Garage

A "V" -shaped garage, constructed of poured-in-place concrete covered with rough stucco cement with a cove molding, is located north of the house on the property line. It has a shed roof, covered with tar and gravel, and faced with mission tile (CA-2662-22). Access to the garage is reached by double folding wood doors with recessed panels below lights. The doors have decorative metal handles. Three casement windows are located on the south wall of the garage and a board door provides access to the rear of the building. The exterior wall on the north side has not been coated with stucco; the board-form concrete is visible.

Workshop

A large shed, used by Murer as his carpentry workshop, is located on the south rear of the lot. It is clad in vertical tongue and groove, plastered on the exterior, with a concrete floor and apron. The building has a shed roof, supported by post and beam construction. A shed-roofed porch is located on the front of the building, which has modern double plywood doors.

Landscaping/Gardens

The house is surrounded by foundation shrubbery, a large lawn, fruit and shade trees (including an Italian staple, chestnut), grape vines, border plantings, and concrete pathway. A series of five stepped retaining walls, constructed of smooth river rock mortared with concrete, step up a tailings pile to the rear of the house creating garden terraces; concrete and rock stairs provide access to the upper elevation. River rock also borders the foundation plantings, the driveway, and the large trees, and is utilized in the construction of the fishpond and fountain. The yard is separated from the street by a balustrade consisting of two 2-inch metal pipes supported by square concrete stuccoed posts.

Trees noted in the yard included Italian cypress, chestnut, walnut, hazelnut, apricot, fig, cherry, pear, orange, quince, and tangerine. Shrubby consisted of camellias, roses, holly, and Bridal Veil Spirea. In addition, a grape arbor, built by Joe and planted with six varieties of concord grapes, is located on the lawn south of the house. Other historic plantings noted in the garden included acanthus, asparagus, rosemary, iris, lilies, violets, roses, lemon, and century plants. Modern plantings include nandina, strawberry guava, and marjoram.

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

**National Register of Historic Places
Continuation Sheet**

Murer House and Gardens
----- Name of Property
Sacramento, California
----- County and State
----- Name of multiple listing (if applicable)

Section number 8 Page 1

8. Statement of Significance - Narrative Statement of Significance (continued)

Giuseppe Murer became an American citizen in 1913 and remained in Folsom until his death in 1972. He developed long lasting ties in the community and was a member of numerous organizations. He served as the Fire Chief of the Folsom Volunteer Fire Department and joined the Knights of Pythias in 1917. He was also a 25-year member of the Folsom Aeries of the Eagles organization and was president of the Portuguese Club (at the request of his numerous Portuguese friends). He organized two local groups: the Folsom Gun Club and the Folsom Marching Band (where he served as a trombone player). Joe donated land and helped build the Gun Club and in later years converted the club into a Veteran's of Foreign War Hall.

While he embraced his new country, Joe maintained ties to his homeland and fellow Italian-Americans. He was an active member of the Raddichio Club of Sacramento, an unofficial group of Italians from northeastern Italy, a region known for growing raddichio. The group met frequently for picnics and card games. Joe was well known and his home often served as the gathering place for the group. Joe used his influence among his fellow Italian immigrants to sponser polititians and support city officials. Joe traded in East Sacramento's Italian-American community and was good friends with the owners of the Italian Imprtaing Company, Basso's, The Orsi Olive Oil company, Petrini's Nursery, and others. Joe and his Italian Renaissance-style home became the informal center of Folsom's Italian-American community. The grape arbors, chestnut and lemon trees, terracing, fountains, and other landscaping elements was reminiscent of the Italian countryside and became the preferred location for numerous Italian immigrant community picnics and gatherings. Therefore, the property meets Criterion A at a local level under the theme of Ethnic Heritage/European for the association with Italian immigrant history in Folsom and as a center social gathering place for the local Italian immigrants. Its period of significance under Criterion A begins in 1927, when the house was completed and Joe held his first gathering, and continues until 1965 when Joe, then 80 years of age, no longer held the picnics for Italian immigrants at his residence.

Giuseppe "Joe" Murer, The Builder

Joe built many notable buildings on Sutter Street. After he bought the hotel in 1925, he stripped out the interior and facade, which was run down after 40 years of continual use, and he did all interior woodwork. Joe renamed it the Hotel Golden and then the Hotel Folsom. He then built the gas station and garage at 701 Sutter in the 1920s. In the late 1920s he designed and built the Folsom Fire House, a Spanish Eclectic structure, across the street, which still stands between the Hacienda restaurant and Que Bole restaurant. He bought 705 Sutter Street and reconstructed it, tearing down the wood storefront and replacing it with the detailed inset windows present today (identical to the one in his garage). In 1940, he built the Art Deco-style Folsom post office at 627 Sutter Street, along with three offices/stores at 305, 307, and 309 Riley Street.

Giuseppe ran the hotel and bar, as well as a liquor store in the gas station into the 1940s. During the war, he sold the hotel and sent the money to help family members in Crespano del Grappa, which was ravaged by Nazi aggression. The other properties he continued to own and operate for the rest of his life. Every year he gathered the spring asparagus, summer cherry, fall grape, and winter chestnut and walnut

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Murer House and Gardens
----- Name of Property
Sacramento, California
----- County and State
----- Name of multiple listing (if applicable)

Section number 8 Page 2

harvests at his home. As noted above, through all those years, he also had big picnics on the grounds of his house with fellow expatriated Italians from his region of Treviso, creating strong friendships with the Italian community in Sacramento. Joe passed away in November 1972 and is buried in St. John’s Catholic Cemetery, just across Folsom Boulevard from his home.

The Murer House

Giuseppe "Joe" Murer purchased the site of the Murer house in 1921. He started building his personal residence there in 1925 basing its design on the architecture that surrounded his village in his native Italy. His property was bounded on the west by dredge tailings. To retain these tailings, he constructed terraces using the river cobbles, nestling the house back into a pile to maximize yard and garden space.

Joe designed the house and did all construction work with the help of his nephew, Paulo. Murer did all the interior wood work in the house, such as the pillared bookcases columns (identical to those in the Folsom Hotel today) and built-in hutches.

When the house was near completion in 1927, he hired Antonio Zanetta, another Italian immigrant, to plaster the interior and install the tile roof. Zanetta, a native of the Piemonte region in northern Italy, went on to work with Joe on other projects, again doing the plastering and tile roofing. Antonio worked alone and Joe would usually find an assistant or laborer from the hotel to work with him.

Once the house, garage and workshop buildings were completed, Joe landscaped his property. The landscaping focused on fruit and nut trees (including a northern Italian staple, the chestnut), grapes and decorative ornamentals, such as camellia and holly. Fruit trees included winter pear, Bing cherry, apricot, pineapple guava, tangerine, pomegranate, lemon and carob. Nuts included English walnut and hazelnut. Joe also built a grape arbor with six varieties of concord grapes in the backyard.

The Murer House and Gardens embodies the distinctive characteristics of a type, period, and method of construction and represents the work of a master. Under the theme of Architecture, the architectural style exhibited by the Murer House and garage is the only one of its kind in Folsom and Sacramento County and is an exceptional example of a property designed and built by an Italian trained master, reflecting his Italian heritage. It is nominated at a state level of significance under Criterion C.

Joe’s use of terra cotta tile roofing material, stucco, tall narrow chimneys, elevated square tower, matching garage lends the house the aura of a graceful Italian villa, a unique occurrence in Folsom. The interior woodwork, arches, built-in hutch and wood pillars reflect Joe’s artistry and his master carpenter status. Joe’s workshop, while not reflective of an Italian villa, is a contributing structure, as it is where much of his woodworking was crafted. Under the theme of Landscape Architecture, Joe’s careful use of locally available river cobbles to create garden terraces, planting of fruit and nut trees that reflect his Italian heritage, building of grape arbors and planting of grapes, creating of a fish pond and fountain, and other landscaping efforts are visible today, with many of his plantings thriving, even after 95 years. The house, garage, workshop, and gardens have a distinct Italian feel and reflect the care that Joe took to

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Murer House and Gardens
----- Name of Property
Sacramento, California
----- County and State
----- Name of multiple listing (if applicable)

Section number 8 Page 3

incorporate styles familiar to him from his childhood and reminiscent of his Italian heritage.

The house, outbuildings, and gardens are at their original location on Folsom Boulevard and retain a high degree of integrity of design, workmanship, and materials, as evident in the unique Italian Renaissance style and character defining elements, red tile roof, and stucco coating. Joe’s expertise as a master carpenter is evident in the interior detailing and woodwork. The architectural styling and surrounding gardens containing fruits and nuts common in Italy are highly reflective of Joe’s Italian heritage and contribute to the strong feeling and association of the property with Joe’s northern Italy roots.

In the mid-1990s the dredge tailing piles surrounding the house to the west were flattened and a subdivision was constructed. Planning for the subdivision, however, retained adequate dredge tailings behind the house so that the setting (nestled into the dredge tailings) did not change. The main change to the property’s setting came from the widening of Folsom Boulevard in 1995. At that time the road was widened to the east and the driveways to the property were deemed unsafe. Access to the property was changed from the east side on Folsom Boulevard to the west side of the property. The decorative pillar and pipe rail fence were replaced seven years later with a low stucco and plexiglass sound wall to so the property (an historic park by that time) could be utilized safely. In spite of the compromised integrity on the east side of the property, the overall setting remains intact. The design of the house in association with the garden terraces and arbor, garage, and workshop remains unchanged since 1927 when the house was finished.

The Murer House and Gardens is eligible under Criterion C for its unique, one-of-a-kind architecture at a state level. The period of significance is 1927, when construction was complete. The property retains all seven types of integrity and is generally unmodified from its original 1927 appearance. The property embodies the Italian presence in Folsom and provides a strong sense of time and place to early twentieth century architecture.

The property was evaluated as eligible under Criterion C in 1993 by the United States Bureau of Reclamation through the National Historic Preservation Act Section 106 consensus process. The California State Historic Preservation Officer concurred with the recommendation. Widening of Folsom Boulevard created an adverse effect on the property by changing its access to the rear of the triangular shaped property and reducing its value by half. As treatment for adverse effects, a Historic American Building Survey was completed for the property and National Park Service assigned HABS CA-2662 to the property.

The City of Folsom obtained ownership of the house at that time and helped form a volunteer non-profit organization known as the Murer House Foundation to preserve and protect it as an the historic site and as an Italian cultural center. The Murer House Foundation maintains the gardens and house, provides tours and offers Italian language and cooking classes, bocce ball and special events to raise funds to protect and operate the site. The property today represents an important link to Folsom’s Italian immigrant experience.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Name of Property

County and State

Name of multiple listing (if applicable)

Section number ____ Page 1
