

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

Leib Carriage House

AND/OR COMMON

Leib Carriage House

2 LOCATION

STREET & NUMBER 60 North Keeble Ave.

NOT FOR PUBLICATION

CITY, TOWN

San Jose

CONGRESSIONAL DISTRICT

VICINITY OF

10th

STATE

California

CODE

06

COUNTY

Santa Clara

CODE

085

3 CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- COMMERICAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- TRANSPORTATION
- OTHER:

4 OWNER OF PROPERTY

NAME

The Woods Incorporated

STREET & NUMBER

Bank of America Building 12 South First Street #207

CITY, TOWN

San Jose

VICINITY OF

STATE

California

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Santa Clara County Recorder's Office

STREET & NUMBER

70 West Hedding

CITY, TOWN

San Jose

STATE

California

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

An Inventory of its Historical and Architectural Heritage

DATE

1975

FEDERAL STATE COUNTY LOCAL

X

DEPOSITORY FOR  
SURVEY RECORDS

San Jose Historic Landmarks Commission

CITY, TOWN

San Jose

STATE

California

# 7 DESCRIPTION

## CONDITION

\_\_EXCELLENT  
 GOOD  
\_\_FAIR

\_\_DETERIORATED  
\_\_RUINS  
\_\_UNEXPOSED

## CHECK ONE

\_\_UNALTERED  
 ALTERED

## CHECK ONE

ORIGINAL SITE  
\_\_MOVED DATE \_\_\_\_\_

### DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Leib Carriage House, a 1½ story steeply pitched wooden structure (later additions are one story) was at one time a carriage house for the estate of Judge Samuel F. Leib, a prominent citizen and member of the bar in San Jose. Probably originally constructed around the 1870's, the carriage house burned and was reconstructed sometime in the late 1890's.<sup>1</sup> The building is a T shaped configuration oriented north/south with the main entrance facing southerly toward "The Alameda", San Jose's major nineteenth century thoroughfare. The builder/architect is unknown.

The west elevation of the Leib Carriage House is a 1½ story treatment (the upper story being a partial elevation created by the steep pitch of the roofline). Exterior sheathing is varied for decorative effect to include rectangular shingles on the second story, highlighted by a triangular eave-line decorative motif composed of fanlike rays of wood, with V grooved first floor vertical sheathing. The west elevation reads as a multi-planed composition of numerous faces created by the main block-end gable of the structure which then extends to the south into a flared-roof porch overhang. The side porch, located under this overhang, reads from the west elevation as a dark recessed plane. On the north side of the west elevation is a one story addition to the 1890's structure. This addition is a gable roofed garage with wide garage door and a side entrance door. V grooved siding was matched to the original siding of the carriage house. An "arts and crafts" wall light is placed between the two doors. The northwest corner garage addition dates to 1949.<sup>2</sup>

The south elevation of the Leib Carriage House is again 1½ stories with the ½ story built into the steep pitch of the end gable. This end-gable contains a wealth of detailing achieved through the varied fenestration and dependence on a highly textural combination of materials. Since this elevation is the most complex of the entire design the architectural analysis will be broken into two parts: first, the projecting end gable-block will be discussed; an analysis of the porch area will then follow. Design sophistication is quite evident in the combination of planed, hand carved and shingled redwood which makes the southern gable a dominant design feature. A boxed cornice and a louvered air vent crowns a projecting loft window/door. This door, crowned by a heavy redwood hood, makes up the central portion of this design feature and is flanked by single, multi-paned (3/7) sidelight with sills and single panels beneath. Not a part of the loft fenestration, two triangular spaces created by the remaining portion of the gable are enriched by carved, "undulating" bands that lead the eye downward to the shingled wall band. Below the shingled wall band is a band of V grooved sheathing containing four equally spaced, multi-paned, pivoted windows. The porch area to the right of the gable end is created by the elongated sweep of the roofline extending from the west gable. Two chamfered porch posts support the roof. Each of the posts is treated as a design unit with the posts doubled, connected at the bottom by spindles and at the top by a wooden sunburst motif. A sliding glass door has been added to the wall and sits to the left of the original cross braced door.

UNITED STATES DEPARTMENT OF THE INTERIOR  
HERITAGE CONSERVATION AND RECREATION SERVICE

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Again, as with the above elevations, the eastern elevation is  $1\frac{1}{2}$  stories. However, the half story is composed of dormer windows instead of the end gable. A one story wing extends from the northern end of this elevation; this extension is an addition to the 1890's structure and dates around 1949.<sup>3</sup> The first floor of this eastern elevation is composed of a varied fenestration treatment with double carriage doors; the top portions of the doors are  $6/4$  casement windows and the bottom sections are vertical tongue and groove doors with decorative cross bracing. A small  $4/4$  casement window, located to the right of the doors, echoes the design treatment of the larger glassed door tops. The wall plane is sheathed in V grooved horizontal siding, topped by redwood shingles; a beveled molding function as a string course, separating the siding and shingles. A metal gutter with downspouts runs along the eave line and down the wall to the left of the carriage door. Two dormer windows are built into the shingled roof; the more prominent of the two is shed roofed with a double window treatment which repeats the multi-paned glass motif used in so many of the building's windows. The cheeks of this dormer window contain small multi-paned side windows (one per cheek). As on the first floor, these casement windows are framed by beveled molding. A smaller dormer sits to the right of the shed roofed dormer. The treatment of this dormer is more typical of Colonial styles with its use of a gable roof and closed end gable as well as shingled cheeks and simple double-casement windows. Towards the northern end of this elevation is a one story extension built in 1949. The extension treatment is simple in comparison with the complexity of the 1890's building and consists of a shingled, gable roof with V groove siding, three windows and a door. Materials are sympathetic to the original materials of the 1890's design and the burglar alarm tape on windows should not be mistaken for aluminum windows; the windows are redwood frame.

The final elevation of the house, the northern side, is difficult to photograph since it is inaccessible and is covered with vines. The roofline from east to west consists of a steeply pitched end gable (with chimney) and a truncated hip roof which almost resembles a Mansard roof due to the steepness of the roof planes. A dormer window (added 1949) with a double-hung, sash window is set into the northern plane of the hipped roof. Two, double-hung, sash windows (multi-paned) break the wall plane of the end gable.

In addition to the alterations mentioned above, several changes have occurred over the years<sup>they</sup> are: the removal of a small "cupola-like" vent centered on the roof ridge over the entrance porch; the addition of aluminum sliding glass doors on the porch wall; the insertion of the louvered vent in the gable end of the south elevation. The dates of these changes are not known.

A rectangular storage building lies on the northeastern edge of the property line. The building is one story with v grooved siding, a shed roof, and varied window and door openings. This storage building was constructed prior to 1921, according to Sanborn maps of the city.

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Garden

The existing Leib garden is the last remnant of a much larger formal garden surrounding the now demolished main house. Located south of the Carriage House, the garden still exhibits the characteristic elements of older formal gardens. Graveled pathways meander throughout, interspersed with a variety of fruit trees. Original plantings of the garden include a redwood tree planted by Mrs. Leib herself, an avocado, Kadota fig, and Mandarin orange tree. Other plantings, date unknown, include pink grapefruit, peach, lime, and an abundance of persimmon trees. Two fan palms are located at the southeast border of the property. Numerous bushes and other low level shrubbery are throughout the garden. Since the new owners have acquired the property, an effort is being made to clear the garden of much of the dense overgrowth accumulated over time so that it may be restored to its original beauty.

**Footnotes:**

1. Leib, Charles, Telephone interview, June 26, 1979.
2. Ibid.
3. Ibid.

# 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/HUMANITARIAN		
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<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input checked="" type="checkbox"/> OTHER (SPECIFY)		
		<input type="checkbox"/> INVENTION				association with local personage

SPECIFIC DATES circa 1899 BUILDER/ARCHITECT unknown

### STATEMENT OF SIGNIFICANCE

The Leib Carriage House is of both architectural and historic significance within the local context of Santa Clara County and the city of San Jose. This structure was once part of a much larger estate complex owned by Judge Samuel F. Leib, a prominent San Jose jurist, banker, attorney and horticulturist. The architectural character of the carriage house is exceptional in both design sophistication and style. While unusual for California, the style of the building is quite reminiscent of the East Coast Shingle Style.

The historical significance of Judge Leib stems from his many activities and interests. Admitted to the California Bar in 1869, Leib practiced law from that time until his death in 1924. He served on the bench of the Santa Clara County Superior Court, and at various times, he also acted as a vice-president of the First National Bank of San Jose, as president of the Stanford University Board of Trustees, and as legal and financial advisor to Mrs. Leland Stanford. Finally, and of economic importance to the area, Leib was a pioneer horticulturist who introduced large scale walnut and prune cultivation to the Santa Clara Valley. **For this reason, the gardens are included in the nominated property.**

As mentioned in the opening statement of significance, the Leib Carriage House is of a rather sophisticated design. It achieves a fine combination of varied wood surfaces, decorative detailing, complex rooflines, and the use of cubic mass - all typical characteristics of the East Coast Shingle Style, popular in the 1880's and 1890's. While some alterations occurred in the conversion of the carriage house into a residence, they required only minor compromises to the excellence of the design treatment. The present carriage house was built in the 1890's after the original ~~burned~~. It is probable that Judge Leib hired an architect with a knowledge of the East Coast Shingle Style to design his new carriage house. This appears so because, while the Shingle Style is common in the San Francisco Bay Area, it is a style which relies primarily upon the shingle as both the major ornamental element and the principal external building material. The Leib Carriage House, however, blends the typical East Coast Shingle style elements such as the small-paned, multi-light windows, and a porch incorporated by a sweeping roofline, with clearly Queen Anne elements such as the ornamental south gable. This gable, with its decorative

use of wood and multi-paned side lights to set off a door, is significant for it shows that the influence of Richard Norman Shaw upon the 1876 Philadelphia Centennial Exhibition reached out to the West just as it did to the East. This is apparent because the blend of the contemporaneous styles of Queen Anne and the Shingle Style was an integral element to the work of Shaw

**9 MAJOR BIBLIOGRAPHICAL REFERENCES**

City of San Jose, Santa Clara County Directories, 1874-1896. Located at Phelan Avenue, San Jose California  
Foote, H. S. Pen Pictures from the Garden of the World or Santa Clara, California, The Lewis Publishing Company, Santa Clara, 1888.  
Guinn, Prof. J. M. History of the State of California and Biographical Record of Coast Counties. The Chapman Publishing Company, 1904.

**10 GEOGRAPHICAL DATA**

**UTM NOT VERIFIED**

ACREAGE OF NOMINATED PROPERTY .9 acres  
UTM REFERENCES Qud. = San Jose West

**ACREAGE NOT VERIFIED**

Scale: 1:24,000

A | 10 | 519,673.0 | 41,321.70 |  
ZONE EASTING NORTHING  
C | | | | |

B | | | | |  
ZONE EASTING NORTHING  
D | | | | |

VERBAL BOUNDARY DESCRIPTION Lots 5,6,7 and the northerly 49 feet of lot 4, rectangular in shape, as laid down, designated and so delineated upon that certain map entitled "Tract No. 105 Leib Place in the City of San Jose, Santa Clara County", and which map was filed in the County of Santa Clara, State of California on July 5, 1939, Vol. 4 of Mps. pg. 6 and 7.

This constitutes the remainder of the historic Leib estate.

**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 Patricia M. Dixon 6-26-79  
 ORGANIZATION Urban and Rural Conservation DATE 408-279-2144  
 STREET & NUMBER 28 North First Street Suite 703 TELEPHONE  
 CITY OR TOWN San Jose STATE California 95113

**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 *K. M. Miller*

TITLE DATE 9/12/79

**FOR NPS USE ONLY**  
 I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER  
 DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION DATE 6/2/80  
 ATTEST: *[Signature]* KEEPER OF THE NATIONAL REGISTER DATE 5/30/80  
 KEEPER OF THE NATIONAL REGISTER

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and was commonly seen in the East.

The local architectural significance of the Leib Carriage House is twofold. When newly built, it was one of the most outstanding carriage houses in the San Jose area. Today, it is one of the very few remaining carriage houses in the city, and is certainly the only one of its architectural style.

Therefore, for the above stated reasons, the Leib Carriage House deserves inclusion in the National Register. This building is both architecturally and historically significant for the county of Santa Clara and the city of San Jose. It represents one of the few California examples of the East Coast Shingle Style, and it belonged to one of Santa Clara county's most prominent of citizens.

### Garden

Judge Leib was a noted pioneer orchardist in the Santa Clara Valley. He was the first to plant a walnut orchard of any considerable size and the first to plant a prune orchard in the Cupertino district. He was acquainted with Luther Burbank, famed "wizard of plant life improvements" who submitted fruits to Leib for testing in his orchard and garden. The Leib garden was an attraction for visitors to the Santa Clara Valley and was the subject of a feature article by the San Francisco Garden Club. Because the garden was created and achieved significance within the local area while under the care and supervision of the Leibs and because today several of the original plantings are present in the remaining Carriage House property, the garden deserves to be included in the Leib Carriage House National Register nomination.

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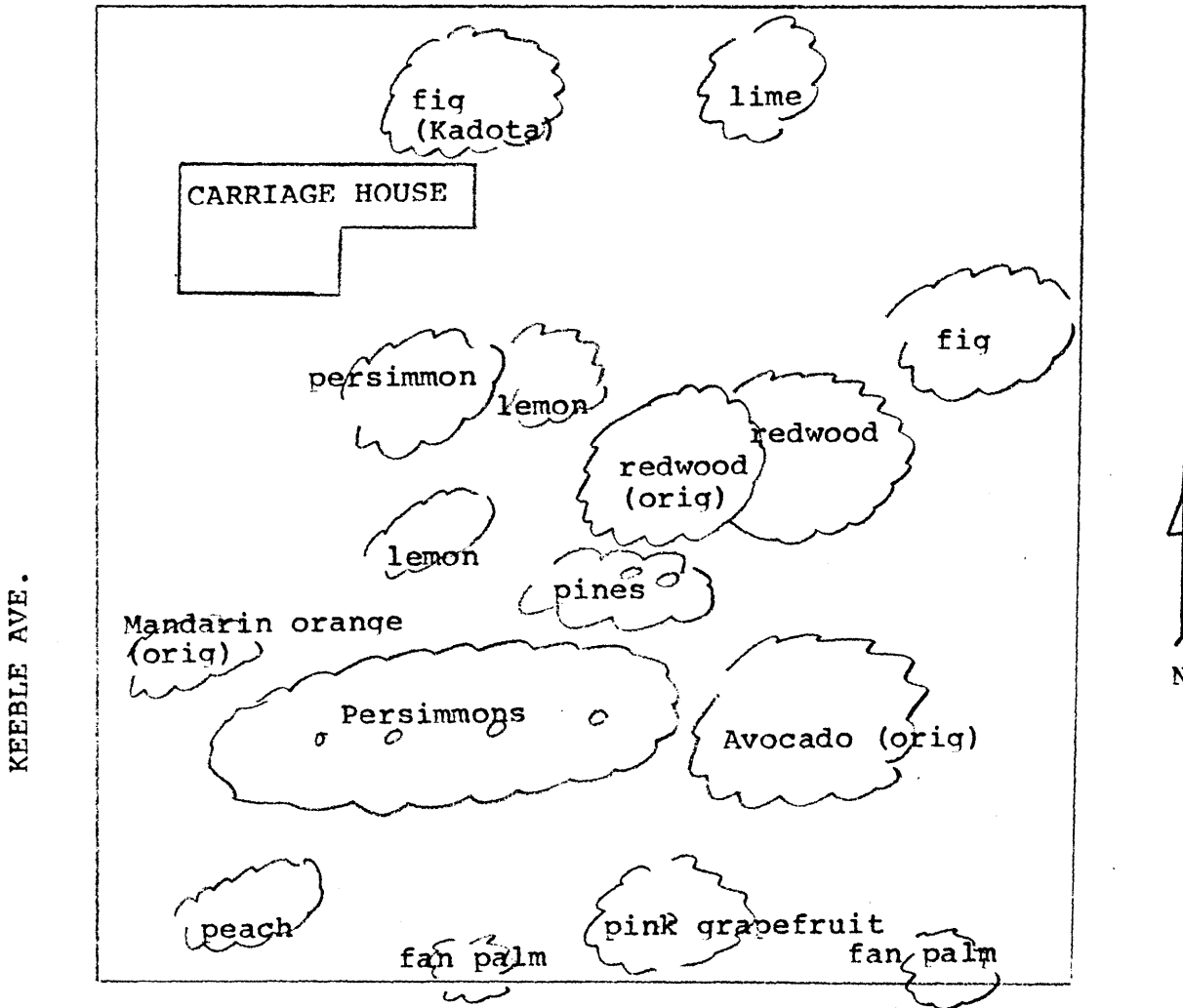
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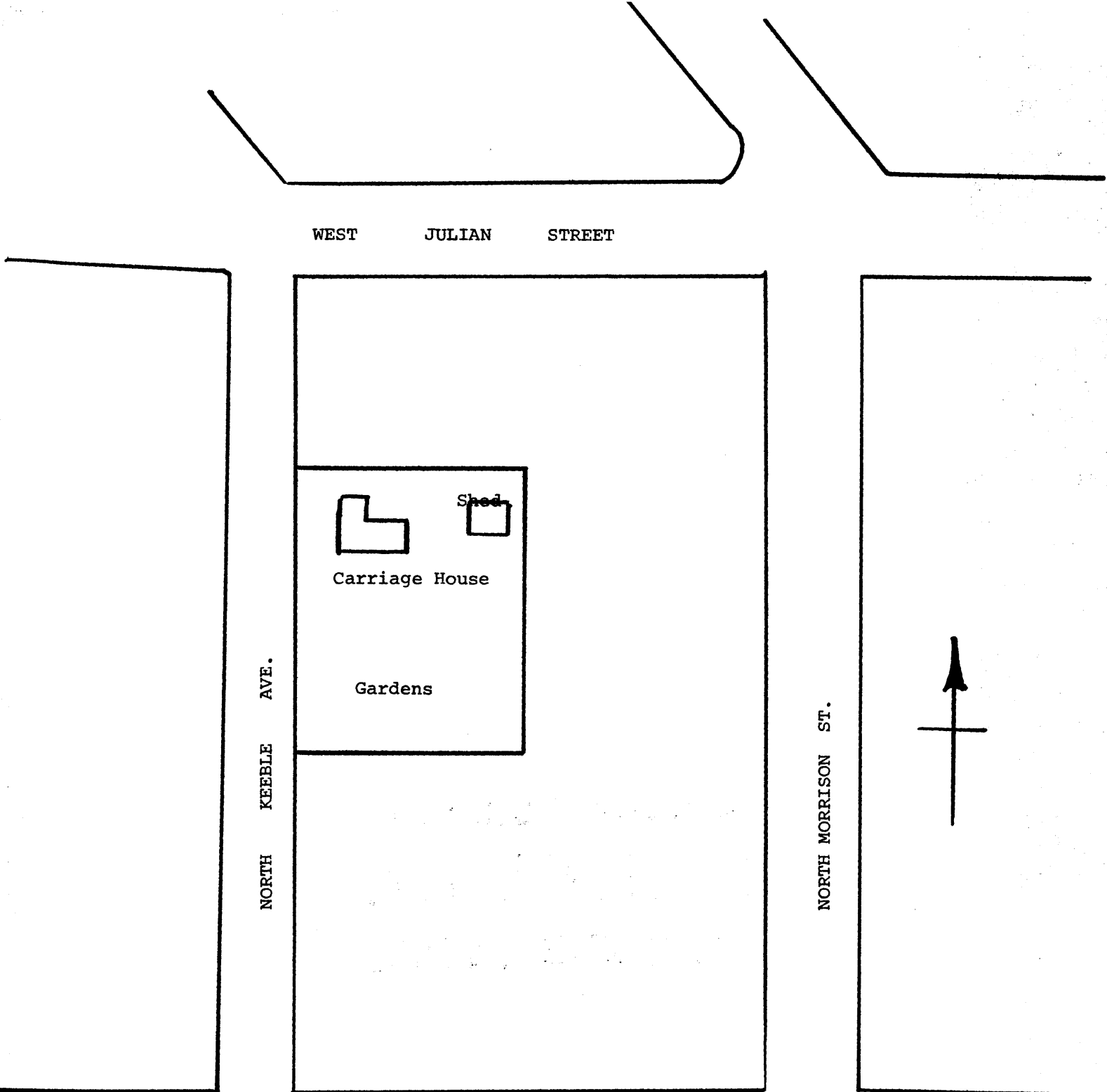
- Leib, Charles. Telephone interview 6-26-79  
San Jose Historic Landmarks Commission, An Inventory of its Historical and Architectural Heritage, by the Commission, San Jose, California, 1975.  
San Jose Mercury Herald, pgs. 1 for December 27, 28, 29, 1924.  
San Jose Mercury, "Sunshine, Fruit and Flowers!" n.p. 1895.  
Sanborn Insurance Maps, San Jose Historical museum, 1887, 1891-1901, 1891-1921, 1945.  
Kennedy, Helen Weber and Veronica K. Kinzie, Vignettters of the Gardens of San Jose de Guadalupe, San Francisco Garden Club, 1938.  
San Jose Mercury News, December 28, 1924.  
San Jose Board of Trade, Santa Clara County, California, 1887.



LEIB CARRIAGE HOUSE GARDEN SKETCH MAP  
San Jose, Santa Clara County, Calif.

not to scale





WEST JULIAN STREET

NORTH KEEBLE AVE.

NORTH MORRISON ST.



Shed

Carriage House

Gardens

THE ALAMEDA

LEIB CARRIAGE HOUSE SKETCH MAP  
San Jose, Santa Clara County, Calif.

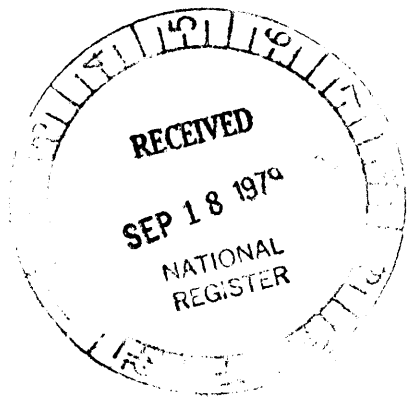
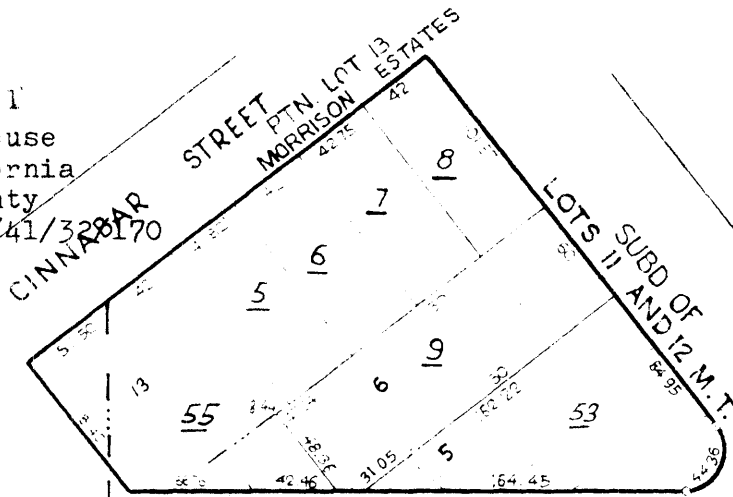
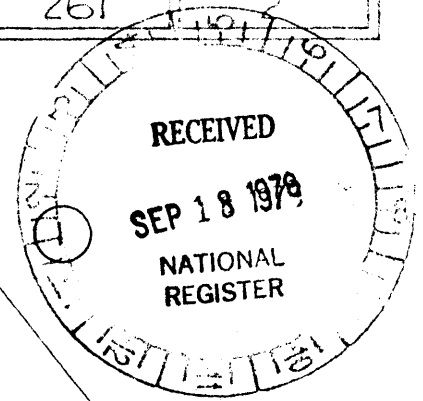


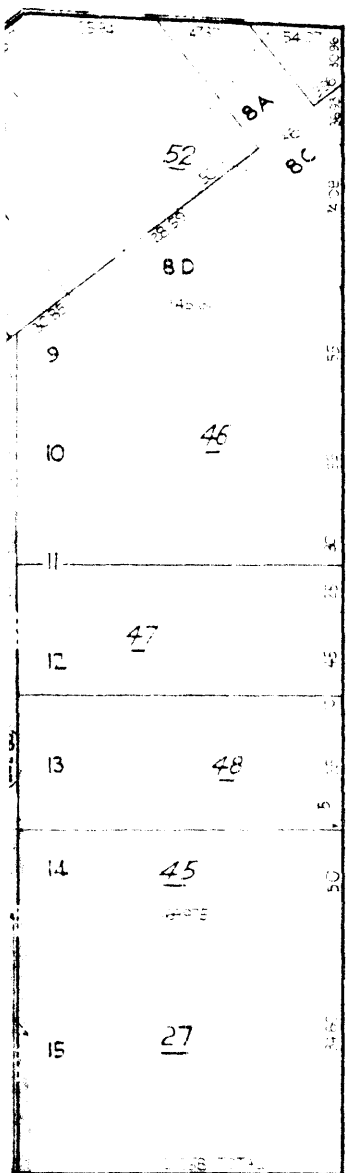
Figure 1  
 Leib Carriage House  
 San Jose, California  
 Santa Clara County  
 UTM: 10/596/730/41/328170

Book 261

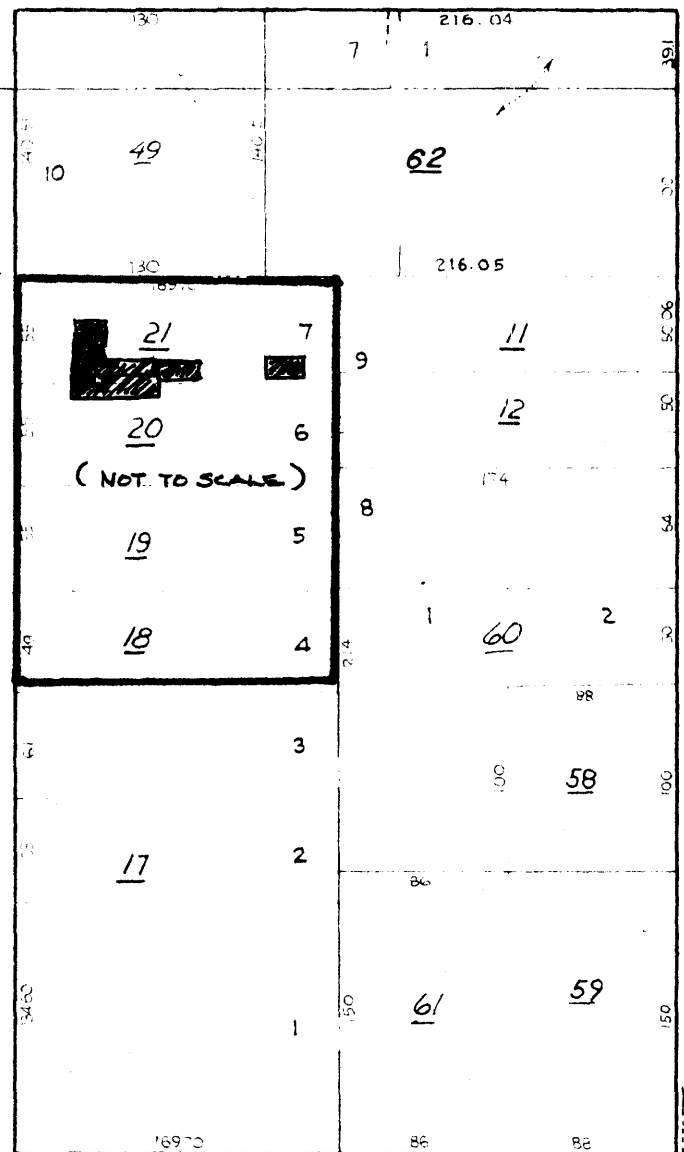


W. JULIAN

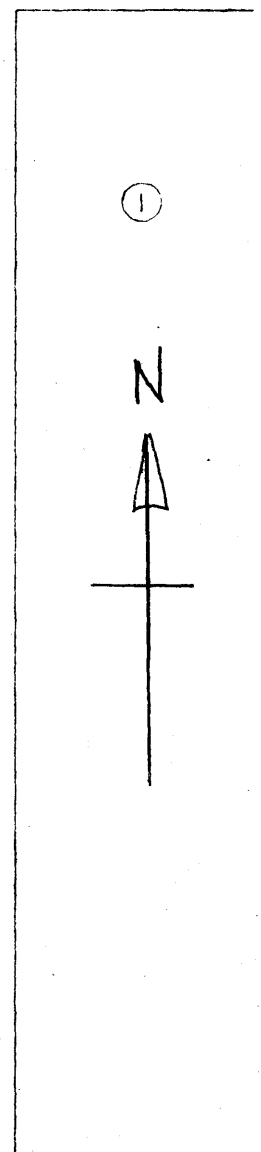
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N. LEEBLE LEIB PLACE AVENUE



MORRISON ESTATE ST. N. MORRISON



THE

ALAMEDA

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