

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received **MS 23** 1983

date entered **SEP 22** 1983

See instructions in *How to Complete National Register Forms*

Type all entries—complete applicable sections

1. Name

historic _____

and or common Wheeler House Complex

2. Location

street & number Route 8th NY. 8 _____ not for publication

city, town Leonardsville _____ vicinity of

state New York code 036 county Madison code 053

3. Classification

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

4. Owner of Property

name Huey Road Associates

street & number Huey Road

city, town Leonardsville _____ vicinity of state New York

5. Location of Legal Description

courthouse, registry of deeds, etc. Madison County Courthouse

street & number _____

city, town Wampsville _____ state New York

6. Representation in Existing Surveys

title None has this property been determined eligible? yes no

date _____ federal _____ state _____ county _____ local

depository for survey records _____

city, town _____ state _____

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date NA

Describe the present and original (if known) physical appearance

The Wheeler House Complex is located on Route 8 in the small hamlet of Leonardsville, Madison County, New York. The complex consists of the Wheeler House and bank, the carriage house and the Wheeler commercial block. The structures are adjacent to each other on an "L" shaped parcel of land fronting (to the west) New York State Route 8. Center and Mill Streets form the northern and southern boundaries respectively.

A late nineteenth century residential neighborhood adjoins the property to the rear (east), however, they all have been altered in some way. A new flemish-bond brick wall containing basket weave panels and an old iron gate shield the garden between the Wheeler block and the residence from the highway. A picket fence, identical to the original, distinguishes the Mill Street boundary.

Built in 1874, the Wheeler House is an elaborate Italianate Style structure. The two and one-half story frame building features a octagonal engaged tower on the southwest corner which is crowned by a detailed finial, and a large cupola on the low, hipped roof. Both are sheathed in narrow flush board siding while the main structure has clapboard siding. The structure features an elaborate wide cornice with paired brackets which runs around the main house and then steps down four feet to a lower level around the northwest addition (originally the bank).

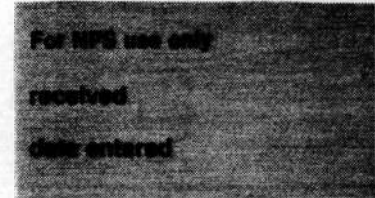
The southeast corner of the facade is distinguished by attic windows below the cornice in addition to the two stories of bays. All of the doors and windows have cornice surrounds except for the second floor tower windows which have elaborately carved window heads. The cupola has round arched, multi-light windows with molded surrounds. An elaborate balustraded and pillared porch, with bracketed cornice and drop pendants, runs from a four-sided bay on the west elevation around the tower and down the south facade to the main entrance. Pine double doors with glazed windows mark the entrance. The porch has a lattice-like base.

The interior of the building retains the circular staircase, wide plank floors and central fireplace of the original c.1840 two-story structure. The circular staircase features a simple cherry balustrade. The interior of the 1874 structure is distinguished by pine, chestnut, cherry and walnut woodwork, wainscoting, and built-ins. The original moldings, surrounds and hardware remain.

Constructed in 1874, the Wheeler Block is a two story frame building with pedimented gable ends. Both the east and west gable ends feature broad raking cornices and two, six-over-six double-hung sash windows with cornice heads in the tympanums. A double bracketed, wide cornice surrounds the structure. Six-over-six double-hung sash windows with cornice

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National Park Service**

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Wheeler House Complex, Leonardsville, Madison Co., NY

Continuation sheet

Item number 7

Page 2

heads mark the second floor on all elevations. The facade (west) features a central entrance composed of double pine doors with large glass windows and a one-story portico supported by square, paneled columns. The north elevation retains an original storefront with large, multi-pane window and double pine doors.

Beginning in the mid-twentieth century, the building under went alterations on the first floor including removal of original storefronts, installation of a garage door, and the removal of the staircase and porch roof. By 1970, the building was abandoned and the roof had begun to colapse. At this time, the building was purchased and renovated to a restaurant. The portico, retaining the same pitch as the original roof, was added and several deteriorated half chimneys were replaced by a large corbelled, paneled chimney. Four round-arch multi-pane windows were installed in the first floor of the south elevation.

A decorative stamped tin ceiling which decorated the south store area was retained. On the second floor the original Wheeler Hall remains substantially intact although the direction of the staircase access has been reversed.

Constructed in 1874, the massive two-story frame carriage house is distinguished by a large cross gable with decorative bargeboard at the west end of the facade (south). The cross gable is further distinguished by its vertical sawtooth-edged siding and multi-pane oculus with molded surround.

The body of the rectangular structure is sheathed in tongue and groove molded pine. The facade features two cross-hatched doors (one hay mow and one carriage) flanked by four two-over-two double hung sash windows with cornice heads. The eastern portion of the south facade also has a cross-hatch door as well as four oculi with molded surrounds indicating the four, horse stalls within.

The west elevation features four, two-over-two double hung sash windows. Four small fixed windows indcate four more horse stalls on the north elevation. The east side has a large double-hatched door and an oculus in the gable. The interior of the structure remains intact.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1874

Builder/Architect NA

Statement of Significance (in one paragraph)

The Wheeler House Complex is architecturally significant as a distinctive and unusually intact grouping of domestic and commercial structures dating from the late nineteenth century. Built in 1874, the complex consists of the Wheeler House, an elaborate Italianate style residence with an attached bank building; the Wheeler Block, a commercial center and meeting hall; and the carriage house. The imposing proportions and conspicuous use of finely crafted detail reflect the wealth and prosperity of the locally prominent Wheeler family. The complex is historically significant for the many roles that it played in the late nineteenth and early twentieth century development of the tiny rural hamlet of Leonardsville. As the only surviving nineteenth century commercial grouping in Leonardsville, the Wheeler House Complex remains as the focal point of the small village and a reminder of the commercial and manufacturing success that the town once enjoyed.

Leonardsville was settled in the early nineteenth century as a result of the excellent water power available from a wooden dam in the Unadilla River. The locally abundant water source encouraged Hazard Clark to establish the Fork and Hoe Company, a farm implement factory, in 1808. The available water power and fertile farm land attracted settlers to the area and soon a canning factory, a tannery, and a grist mill were in operation. In 1830, H. Samuel Brand purchased the Fork and Hoe Company from Clark.

In 1858, Brand, his brother-in-law John Wheeler and another local businessman, Daniel Hardin, established the Leonardsville National Bank adjacent to the c.1840 vernacular Federal style structure in which Wheeler lived. Little is known regarding John Wheeler's business success prior to this, however, he became president of the bank. In 1874, he transformed and enlarged his c.1840 home into an elaborate Italianate style residence and built the large carriage house to the rear of the property. Wheeler incorporated the offices of the Leonardsville Bank in a two-story addition on the north side of the residence.

Now in partnership with Daniel Hardin, Wheeler built the less pretentious commercial structure adjacent to the residence and bank. The two men hired Irving A. Crandal, a well-established merchant, to run the general store. In addition to the "Crandall's General Store," the commercial structure housed several businesses as well as the post office.

9. Major Bibliographical References

Hammond, Mrs. L. M. History of Madison County, State of New York. Syracuse, New York: D. Mason and Company, 1880.

Solms, Jennifer G. F. and Paula A. Schoonmaker, ed. Country Roads-Madison County's Heritage: A Resource for the Future. Wampsville, New York: Madison County Planning Board, 1976.

10. Geographical Data

Acreage of nominated property 1.5 acres

Quadrangle name Leonardsville

Quadrangle scale 1:24,000

UTM References

A

1	8
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4	7	9	3	3	0
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4	7	3	9	4	1	0
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Zone Easting Northing

B

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Zone Easting Northing

C

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D

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H

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Verbal boundary description and justification

See site map

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

state	code	county	code

state	code	county	code

11. Form Prepared By

name/title John F. Harwood, Field Representative

organization NYS Office of Parks, Recreation and Historic Preservation

date August 18, 1983

street & number Empire State Plaza, Bldg. 1

telephone 518/474-0479

city or town Albany

state New York 12238

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature



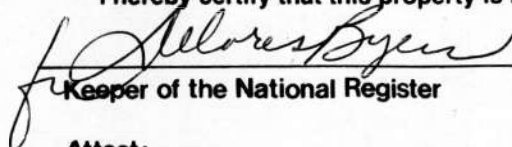
title Commissioner

date

8/18/83

For NPS use only

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


Keeper of the National Register

Entered in the
National Register

date

9/22/83

Attest:

date

Chief of Registration

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

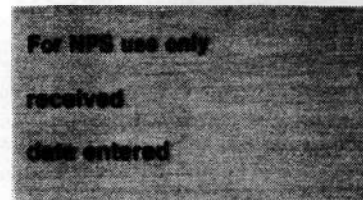
**National Register of Historic Places
Inventory—Nomination Form**

Wheeler House Complex, Leonardsville, Madison Co., NY

Continuation sheet

Item number 8

Page 2

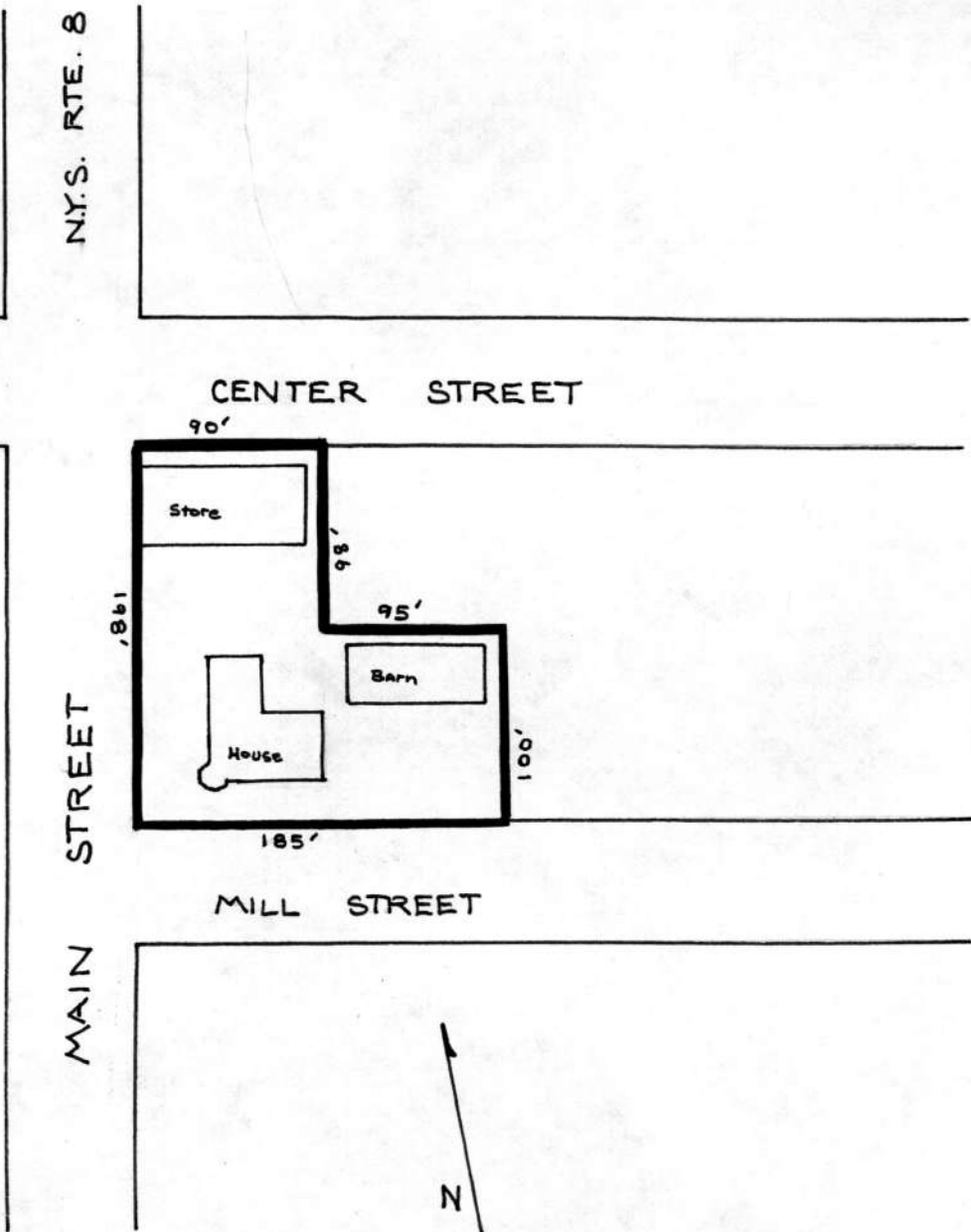


The large hall on the second floor, known as Wheeler's Hall, was used as a community meeting space, movie theatre, and civic center. In addition, graduation exercises of the Leonardsville Schools were held here.

In 1893 the Unadilla Valley Railroad provided a shipping access for the manufactured goods produced in the hamlet. Leonardsville continued to grow serving as the commercial center of the township even though the seat of town government was in Clarksville (now Brookfield). Trade and commercial flourished until the depression of 1929.

In use today as a hotel and restaurant complex, the Wheeler House Complex remains as the architectural and commercial focal point of Leonardsville and as one of the few remaining structures historically associated with the nineteenth century development of the rural hamlet.

Wheeler House Complex
Leonardsville, Madison Co. N.Y.
Site Map scale 1" = 100'
from survey map by:
W.S. Cookenham Jr. 1977



NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Wheeler House Complex
Madison County
NEW YORK

AUG 23 1983

Working No. _____

Fed. Reg. Date: 2.7.84

Date Due: 9/22/83 - 10/7/83

Action: ACCEPT 9/22/83

Entered in the _____ RETURN _____

National Register _____ REJECT _____

Federal Agency: _____

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review: sample request appeal NR decision

Reviewer's comments:

Recom./Criteria _____

Reviewer _____

Discipline _____

Date _____

_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? yes no

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

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

8. Significance

Period Areas of Significance—Check and justify below

Specific dates Builder/Architect
Statement of Significance (*in one paragraph*)

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

Western Slope
Laramie County
WY 82001

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____
Quadrangle name _____
UTM References _____

Verbal boundary description and justification

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title date

13. Other

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____



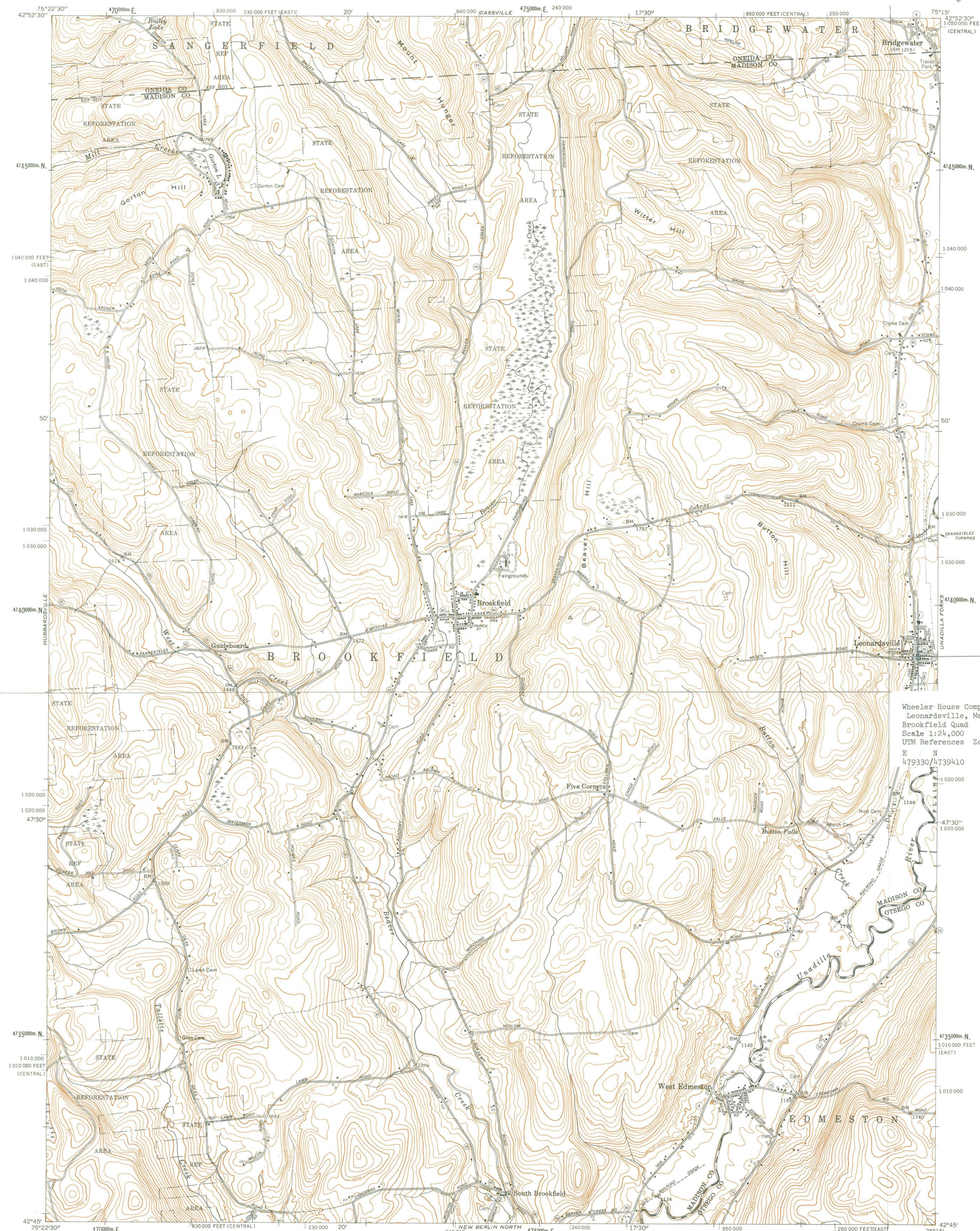
Wheeler House Complex,
Leonardsville, Madison Co., NY
Photo by: L. Pacilio 1983
Neg. at: Barnveld, NY
View: Wheeler House
looking north #1



Wheeler House Complex,
Leonardsville, Madison Co., NY
Photo by: L. Pacilio 1983
Neg. at: Barnveld, NY
View: Wheeler Block (Homed
Dorset Inn) looking NE
#2

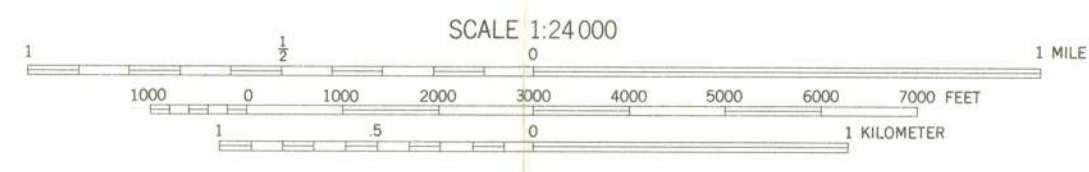


Wheeler House Complex,
Leonardsville, Madison Co., NY
Photo by: L. Pacilio 1983
Neg. at: Barnveld, NY
View: carriage barn looking
north #3

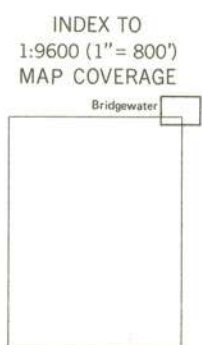


Wheeler House Complex,
Leonardsville, Madison Co., NY
Brookfield Quad
Scale 1:24,000
UTM References Zone 18
E N
479330/4739410

Prepared and published in 1981 by the New York State Department of Transportation, in cooperation with the U.S. Department of Transportation, Federal Highway Administration.
Map base from 1943 U.S. Geological Survey 7.5-minute quadrangle.
Map revisions made using 1979 aerial photography, construction plans, official records and other sources. Features revised include: highways and other transportation facilities; civil boundaries; recreation sites; hydrography; and buildings. Grey tint indicates intensively developed areas in which only landmark buildings are shown.
Revisions may not comply with National Map Accuracy Standards.
Correspondence concerning this and other maps of the Department of Transportation should be directed to: Map Information Unit, New York State Department of Transportation, State Campus, Albany, New York 12232.
1981 revisions by M.L. Grogan and M.A. Arnold



SCALE 1:24,000
Polyconic projection, 1927 North American datum.
1000-meter ticks based on the New York Transverse Mercator grid.
Between 72° and 78° West Longitude, this grid is identical to Zone 18 of the Universal Transverse Mercator grid. Areas east of 72° and west of 78° are direct mathematical extensions of Zone 18.
10,000-foot ticks based on the New York Plane Coordinate grid, East and Central Zones.
Magnetic declination for 1981 is approximately 12½° West
SPECIAL TOPOGRAPHIC EDITION
Contours, at 20-foot intervals, shown unrevisted from 1943 U.S. Geological Survey map. Datum is mean sea level



BOUNDARIES:

- State.....
- County.....
- Town or City.....
- Incorporated Village.....

ROADS:

- Touring Route markers.....
- Interstate.....
- U.S.
- State.....
- State Highway number and limit.....
- County road.....
- Interchange number.....

- Divided highways and streets:
- Wide mail.....
- Narrow mail or barrier.....

- Undivided highways and streets:
- 4 or more lanes.....
- Less than 4 lanes.....
- Vehicle track; trail.....