

JAN 17 1991

**NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM**

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in "Guidelines for Completing National Register Forms" (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

**1. Name of Property**

historic name Leonard-Akin House  
other names/site number N/A

**2. Location**

street & number 309 East Union Street  
city, town Vienna (N/A) vicinity of  
county Dooly code GA 093  
state Georgia code GA zip code 31092

(N/A) not for publication

**3. Classification**

**Ownership of Property:**

- private
- public-local
- public-state
- public-federal

**Category of Property**

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property:**

	<u>Contributing</u>	<u>Noncontributing</u>
buildings	2	1
sites	0	0
structures	0	0
objects	0	0
total	2	1

Contributing resources previously listed in the National Register: 0

Name of related multiple property listing: N/A

**4. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination 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 the National Register criteria. ( ) See continuation sheet.

Mark R. Edwards  
Signature of certifying official

1/16/97  
Date

Mark R. Edwards  
State Historic Preservation Officer,  
Georgia Department of Natural Resources

In my opinion, the property ( ) meets ( ) does not meet the National Register criteria. ( ) See continuation sheet.

\_\_\_\_\_  
Signature of commenting or other official

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency or bureau

**5. National Park Service Certification**

I, hereby, certify that this property is:

entered in the National Register

Edson H. Beall

2.14.97

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other, explain:

see continuation sheet

\_\_\_\_\_  
Signature, Keeper of the National Register

\_\_\_\_\_  
Date

---

## **6. Function or Use**

---

### **Historic Functions:**

DOMESTIC/single dwelling

### **Current Functions:**

DOMESTIC/single dwelling

---

## **7. Description**

---

### **Architectural Classification:**

LATE 19TH AND 20TH CENTURY REVIVALS/Neo-Classical Revival

### **Materials:**

<b>foundation</b>	brick
<b>walls</b>	brick veneer
<b>roof</b>	slate
<b>other</b>	concrete

### **Description of present and historic physical appearance:**

The Leonard-Akin House is located in a residential neighborhood of the small town of Vienna, the county seat of Dooly County, Georgia. The Leonard-Akin house is located three blocks east of the town square and county courthouse along SR 90/East Union Road. The house was built by Mr. P. G. Busbee, a local contractor in Vienna and the father of George Busbee, governor of Georgia from 1974 to 1982. The house is the only early 20th-century, single-family, two-story, brick-veneer home located in the neighborhood. A hedge of azaleas bushes is located along the foundation of the front porch and another hedge along the western legal boundary line from the house to the street. Concrete steps and walk lead from the front porch to another set of concrete steps near the street.

Constructed c.1914, the Leonard-Akin House is a two-story, Neoclassical Revival-style house. Its Neoclassical Revival features include a one-story, full-length front porch with dentil molding and paired wooden columns with Ionic capitals and individual wooden columns with Tuscan capitals. A porte-cochere located on the east side of the porch is supported by wooden columns with Tuscan capitals. The front entrance is leaded glass with a transom and sidelight windows. Paired, double-hung, one-over-one windows are located exclusively on the front facade and single, double-hung, one-over-one windows are located throughout the rest of the house. The overhanging eaves are boxed with modillions, and a wide frieze band is located beneath the cornice. The overall feeling of symmetry is conveyed through the balanced placement of the windows and center door of the front facade.

The interior space is irregular with no central hallway but organized around a central stair hall. The front door opens into a large room, the parlor, with a fireplace on the west wall. A smaller room, the

United States Department of the Interior  
National Park Service

National Register of Historic Places  
**Continuation Sheet**

Section 7

---

dining room, is located east of the living room with a fireplace located in the east wall. The den and kitchen are located towards the rear of the main floor. A bedroom and breakfast room are located on either side of the stair hall. A c.1940 enclosed sun porch is located to the east of the breakfast room. Two bedrooms and a bathroom are located off the central stair hall on the second floor. An additional bathroom is located off the main bedroom. Interior features include plaster ceilings and walls, picture rails, plate shelf in dining room, baseboards, wood floors, fireplace mantels with cast-iron fireboxes, pocket and swing doors, wood window and door surrounds, wooden staircase with rectangular-paneled newel post and balustrade, transom windows, built-in cabinets, brass hardware, some porcelain bathroom fixtures, and tile bathroom floor.

A one-story, c. 1914 brick carriage house, currently an apartment, with arched window and door openings, metal, hipped roof, and beaded-board ceilings is located just northeast of the house. A c.1995 carport/garage is the only other outbuilding located on the property.

The existing, intact landscape contributes to the significance of the Leonard-Akin House. The front yard is landscaped with a hedge of azalea bushes along the foundation of the house and along the western legal boundary line running from the house to the street. The front yard is open and level since no other foundation plantings are located in the yard. A few large hardwoods are located along the east and west legal boundary lines and in the back yard. Concrete steps with decorative iron railings lead from the road to a wide front walk paved in concrete squares. The driveway, which runs parallel to the front walk, is paved in concrete squares with curbs and ends underneath the porte-cochere.

Alterations and additions to the Leonard-Akin House include replacing the downstairs fireplace mantels (1968), enclosing the rear porch (c.1940), creating a sunroom on the east side of the house (c.1940), and building a rear carport/garage (c.1995). The owners completed a certified rehabilitation of the property in 1995.

---

**8. Statement of Significance**

---

**Certifying official has considered the significance of this property in relation to other properties:**

nationally     statewide     locally

**Applicable National Register Criteria:**

A     B     C     D

**Criteria Considerations (Exceptions):**     N/A

A     B     C     D     E     F     G

**Areas of Significance (enter categories from instructions):**

ARCHITECTURE

**Period of Significance:**

c.1914

**Significant Dates:**

c.1914 - Construction date.

**Significant Person(s):**

N/A

**Cultural Affiliation:**

N/A

**Architect(s)/Builder(s):**

Mr. P.G. Busbee

National Register of Historic Places  
**Continuation Sheet**

Section 8

---

**Significance of property, justification of criteria, criteria considerations, and areas and periods of significance noted above:**

**Narrative statement of significance (areas of significance)**

The Leonard-Akin House, built c.1914, is significant in terms of architecture as a good and intact example of a Neoclassical Revival-style house, as identified in the Georgia's Living Places : Historic Houses in Their Landscaped Settings context. According to the Georgia's Living Places context, the Neoclassical Revival-style house was built in Georgia's rural areas, cities, and small towns from the 1890s through the 1930s. The house was built by Mr. P. G. Busbee, a local contractor in Vienna and the father of George Busbee, governor of Georgia from 1974 to 1982. The Leonard-Akin House is the only two-story, brick-veneer building located in this neighborhood of Vienna, the county seat of Dooly County. Even though the Leonard-Akin House does not have the full-height porch characteristic of the Neoclassical Revival style, the main body of the house does strongly convey a sense of symmetry characteristic of the style through the balance created by the placement of the windows and center door of the front facade. The presence of paired, one-over-one, double-hung windows, overhanging eaves with modillions, a wide frieze band located beneath the cornice, full-length porch with wooden columns with Ionic and Tuscan capitals, and a porte-cochere strongly convey the Neoclassical Revival style.

**National Register Criteria**

The Leonard-Akin House is determined to be eligible under Criterion C as a good example of a two-story, Neoclassical Revival-style house.

**Criteria Considerations (if applicable)**

N/A

**Period of significance (justification)**

The period of significance for the Leonard-Akin House is c.1914, the year the house was constructed.

**Contributing/Noncontributing Resources (explanation, if necessary)**

Along with the Leonard-Akin House, a contributing c.1914 carriage house is located within the boundary. The noncontributing resource is a c.1995 carport/garage located near the Leonard-Akin House.

---

## 9. Major Bibliographic References

---

Rankin, Roy. "Leonard-Akin House," Historic Property Information Form, December, 1992. On file at the Historic Preservation Division of the Georgia Department of Natural Resources, Atlanta, Georgia, with supplemental information.

Previous documentation on file (NPS): (x) N/A

- ( ) 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 #
- ( ) recorded by Historic American Engineering Record #

Primary location of additional data:

- (x) State historic preservation office
- ( ) Other State Agency
- ( ) Federal agency
- ( ) Local government
- ( ) University
- ( ) Other, Specify Repository:

Georgia Historic Resources Survey Number (if assigned):

Identified with a potential historic district/Dy-248 through Dy-267

---

**10. Geographical Data**

---

**Acreage of Property** Less than one acre.

**UTM References**

A) Zone 17 Easting 236540 Northing 3554740

**Verbal Boundary Description**

The boundary for the Leonard-Akin House is drawn to scale on the attached tax map with a heavy black line.

**Boundary Justification**

The National Register boundary encompasses the Leonard-Akin House, the c.1914 carriage house, and noncontributing building situated on a city lot associated with the Leonard-Akin House.

---

**11. Form Prepared By**

---

**name/title** Roy Rankin/Rankin Designs  
**organization** Rankin and Associates, Architects  
**street & number** 225 E. Second Street  
**city or town** Tifton **state** Georgia **zip code** 31794  
**telephone** (912) 382-0477 **date** December 1992

**Reviewed and Edited by**

**name/title** Amy Pallante/National Register Specialist  
**organization** Historic Preservation Division, Georgia Department of Natural Resources  
**street & number** 500 The Healey Building, 57 Forysth Street  
**city or town** Atlanta **state** Georgia **zip code** 30303  
**telephone** (404) 651-6033 **date** January 12, 1997

(HPS form version 10-29-91)



United States Department of the Interior  
National Park Service

National Register of Historic Places  
**Continuation Sheet**

Photographs

---

**Name of Property:** Leonard-Akin House  
**City or Vicinity:** Vienna  
**County:** Dooly  
**State:** Georgia  
**Photographer:** James R. Lockhart  
**Negative Filed:** Georgia Department of Natural Resources  
**Date Photographed:** December, 1995

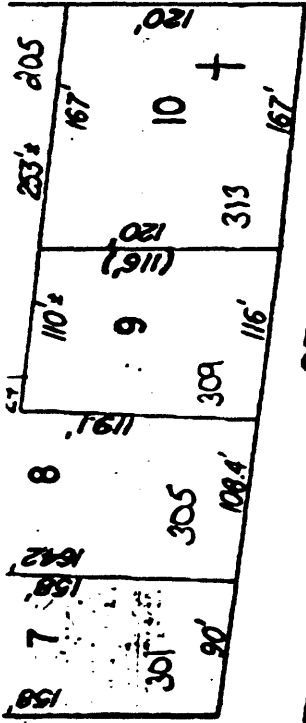
**Description of Photograph(s):**

- 1 of 12 Front facade of the Leonard-Akin House; photographer facing north.
- 2 of 12 Front facade; photographer facing northwest.
- 3 of 12 View of front porch; photographer facing northeast.
- 4 of 12 View of front door and porch; photographer facing northwest.
- 5 of 12 Side elevation and rear view; photographer facing southwest.
- 6 of 12 Rear facade; photographer facing south.
- 7 of 12 View of carriage house; photographer facing northwest.
- 8 of 12 View of interior living room.
- 9 of 12 View of dining room and stairs from the living room.
- 10 of 12 View of dining room.
- 11 of 12 View of stairs.
- 12 of 12 View of bedroom on second floor.

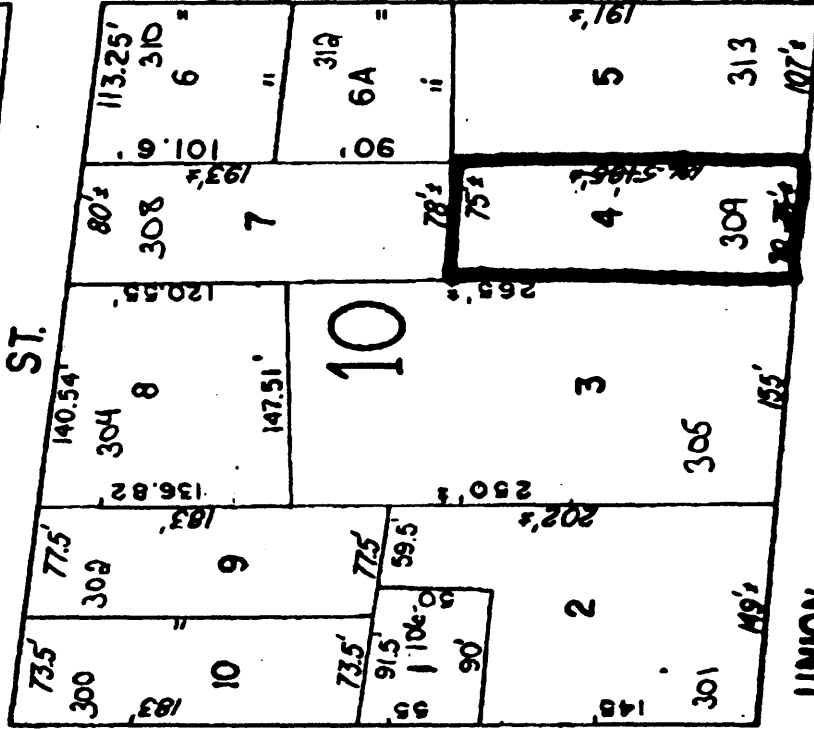
City of Vienna Tax Map V-5  
 Leonard-Akin House  
 Vienna, Dooly County, Georgia  
 Scale 1"=150'  
 Boundary is indicated by a heavy black line.

DOLY COUNTY, GA

NORTH



ST.

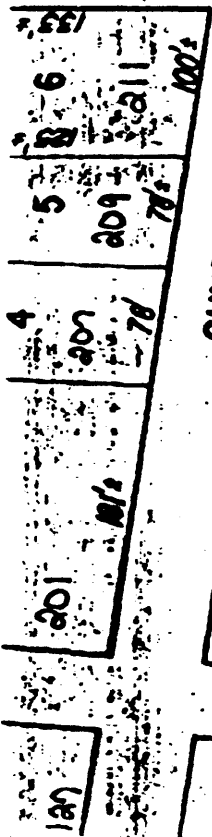


ST.

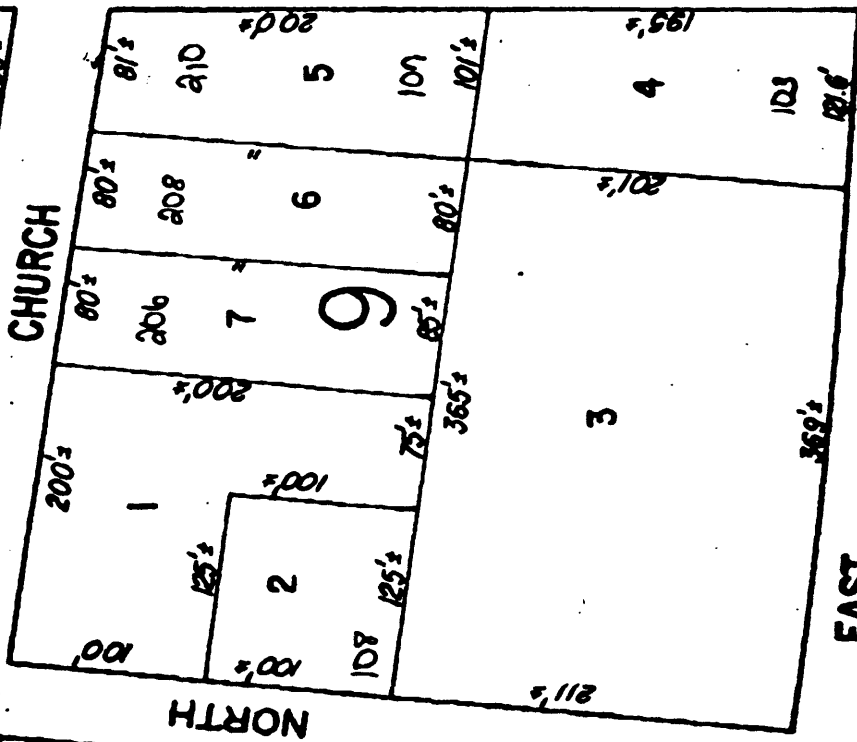
UNION



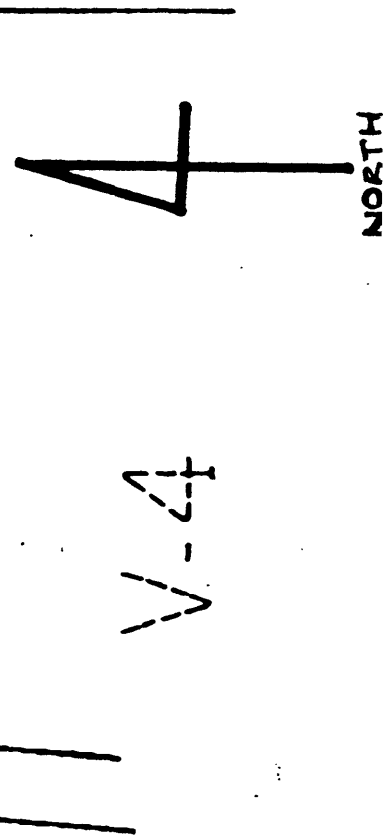
NORTH



CHURCH



EAST



NORTH

Floor Plans  
Leonard-Akin House  
Vienna, Dooly County, Georgia  
Not to scale

