

MEGAN BARRY  
MAYOR



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
Telephone: (615) 862-7970  
Fax: (615) 862-7974

**STAFF RECOMMENDATION**  
**312 E Marthona Road**  
**December 20, 2017**

**Application:** Historic Landmark Overlay for 312 E Marthona Rd, Rainbow Ranch

**Map and Parcel Numbers:** 04215006200

**Council Districts:** 8

**Applicant:** Councilmember Nancy VanReece

**Project Lead:** Robin Zeigler, [robin.zeigler@nashville.gov](mailto:robin.zeigler@nashville.gov), 615-862-7970

<p><b>Description of Project:</b> Councilmember VanReece requests a Historic Landmark overlay for 312 E Marthona Road.</p> <p><b>Recommendation Summary:</b> Staff suggests that the MHZC recommend to Council approval of a Historic Landmark overlay for 312 E Marthona Road and to use the existing design guidelines for Historic Landmarks to guide future alterations, finding the building meets section 5 of ordinance 17.36.120.</p>	<p><b>Attachments</b> <b>A:</b> Photographs</p>
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## Vicinity Maps



## Aerials



## Applicable Ordinance:

### Article III. Historic Overlay Districts

17.36.120 Historic Districts Defined. B. Historic Landmark. An historic landmark is defined as a building, structure, site or object, its appurtenances and the property it is located on, of high historical, cultural, architectural or archaeological importance; whose demolition or destruction would constitute an irreplaceable loss to the quality and character of Nashville and Davidson County; and that meets one or more of the following criteria:

1. The historic landmark is associated with an event that has made a significant contribution to local, state or national history;
2. It is associated with the lives of persons significant in local, state or national history;
3. It embodies the distinctive characteristics of a type, period or method of construction, or that represents the work of a master, or that possesses high artistic value;
4. It has yielded or may be likely to yield archaeological information important in history or prehistory; or
5. It is listed or is eligible for listing in the National Register of Historic Places.

### **Background:**

*All historic information provided by the Center for Historic Preservation at Middle Tennessee State University.*

Hank Snow's Rainbow Ranch comprises approximately three acres at 312 E. Marthona Road in Madison, Tennessee. The property is situated in a mid-20<sup>th</sup> century residential neighborhood between I-65 and Gallatin Pike, about 8.5 miles northeast of downtown Nashville. In 1950-1951 country music singer-songwriter Clarence "Hank" Snow acquired the property and had the house constructed, soon after he began gaining national traction with consecutive number-one hits. From that point until his death in 1999, the property served as Snow's home, his office, and his own recording studio. The period of significance of the property begins with its date of construction, 1950-51, and ends when Snow, still an artist with RCA Victor, recorded his last album at his Rainbow Ranch Studio in 1979.



## **Analysis & Findings:**

The property is eligible for listing in the National Register of Historic Places, according to the Tennessee Historical Commission and the Center for Historic Preservation at Middle Tennessee State University is in the process of listing the property on the Register.

The Rainbow Ranch is eligible for listing in the National Register of Historic Places under Criterion A for its significant associations with the significant recording and songwriting career of Hank Snow and under Criterion B as the best extant property most strongly associated with the productive significant career of Hank Snow, a member of the Country Music Hall of Fame. Snow began recording with the RCA Victor label in 1936. This relationship lasted continuously for forty-five years—a record not matched by any other recording star in 20<sup>th</sup> century popular music—and produced over 800 commercial recordings, many of which charted on both the radio and sales charts and influenced generations of country and Americana performers.

There are three contributing buildings: the 1950-1951 concrete block barn; a c. 1950 detached, two car garage that mirrors the design and materials of the house; and a c. 1970 wooden implement shed. There are three contributing structures: a c. 1970 rectangular cement swimming pool with diving board, ca. 1960 wooden foot bridge that crosses a drainage way to the rear of the property, and a c. 1970 chain length fence that represents the historic fence line of the property. The fence has a prominent, customized double-leaf swing gate at the driveway and a single-leaf chain length gate that roughly aligns with the front door of the house.

Because the property is eligible for, and in the process of being listed, in the National Register of Historic Places, it meets section 17.36.120.5, for being eligible for a Historic Landmark zoning overlay.

## **Recommendation:**

Staff suggests that the MHZC recommend to Council approval of a Historic Landmark overlay for 312 E Marthona Road and to use the existing design guidelines for Historic Landmarks to guide future alterations, finding the building meets section 5 of ordinance 17.36.120.

**ATTACHMENT A: PHOTOGRAPHS**



Hank Snow, Jimmie Snow and Min Snow in front of the house.



All photographs in this report from: <http://www.hanksnowsranch.com/index.html>