



**Design Review Board (DRB)  
Staff Report**

Exterior Renovation

Case # 20-45

571 Vance Ave.  
Memphis, TN 38126

Applicant / Owner:

Ron Washington  
571 Vance Ave.  
Memphis, TN 38126

Background:

DRB review is required for this project because it received a South City Good Neighbor Grant at the July 15, 2020 CCDC meeting.

The subject property is located on the south side of Vance Ave., in the block between S. Lauderdale and Cynthia Pl. The site contains a 3,800 sq. ft. one-story brick building with a surface parking lot to the north. The building was built in 1960, and has been occupied by Mt. Nebo M. B. Church since 1981. Health-Tech Institute of Memphis (HTIM) moved into the building as a tenant in 2002. HTIM is a minority-owned, nationally accredited post-secondary institution with approved Department of Education programs in healthcare and business services. HTIM provides certifications, job training, and job placement for patient care technicians, office administrators, medical assistants, and health professionals.

Project Description:

The changes funded by the South City Good Neighbor Grant are focused on the north façade and parking lot. The northern façade will have a major facelift with new stone paneling, additional lighting, new signage, freshly painted awning, new landscaping, and new asphalt for the parking area. The other three (3) façades will be painted to match the stone.

All existing signage will be removed from the northern façade and replaced with one (1) metal, back-lit floating letter sign. The monument sign directing additional parking will be paneled with stone to match the north façade. Four (4) new LED flood lights will be installed on the front façade to add to the existing safety lighting along the western façade. The existing awning will be painted to match the color of the light fixtures.

**Staff Report:**

The South City Good Neighbor Grant is designed to help South City commercial property owners and businesses strengthen or restore the character of important places within the community with high-quality improvements to the exterior of their property. A secondary goal of the grant is to help new and existing businesses succeed by enhancing their curb appeal in ways that might not be possible without assistance. This project is aligned with the goals of the DMC and the Good Neighbor Grant to improve commercial property values and encourage property investment within the South City Neighborhood.

This project also aligns with the core principles of the Downtown Design Guidelines through enhancing the pedestrian experience and public realm. The renovations to HTIM are visually interesting and attract pedestrian activity along a major corridor, while also adding to the landscape of several other recently approved SCGN projects.

The proposed changes to 571 Vance Ave. will dramatically improve a minority-owned, nationally accredited institution that provides programs, education, and job training to the Memphis area. The improvements will increase the buildings character, encourage pedestrian use and provide additional safety.

**Staff Recommendation:** **Staff recommends approval.**