

## **Northeast Tennessee / Virginia HOME Consortium**

### **Section 106 Review – Notice of Adverse Effect Demolition / Reconstruction at 475 Clinton Avenue, Bristol, Virginia**

The City of Bristol, Tennessee as lead entity for the Northeast Tennessee / Virginia HOME Consortium, (the Consortium) and the City of Bristol, Virginia (the City) have given a Notice of Adverse Effect on this date, 10/16/2025, in accordance with HUD environmental review procedures at 24 CFR Part 58 and Section 106 of the National Historic Preservation Act of 1966, as amended. The Consortium and the City have made a determination, and the SHPO has concurred, that the demolition and reconstruction of the single-family residential structure at 475 Clinton Avenue, Bristol, Virginia will result in a finding of Adverse Effect.

The Consortium and the City would like to offer the following comments for your consideration:

- The dwelling, located at 475 Clinton Avenue, Bristol, Virginia, has sustained structural damage due to a fallen tree and has been uninhabitable since damaged occurred. Because of the deteriorated and unsafe condition of the building, the City's Property Maintenance Official has declared the building condemned due to extensive structural damage.
- The single-family residential structure, located at 475 Clinton Avenue, Bristol, Virginia is located in the National Register of Historic Places- (NRHP-) listed Virginia Hill Historic District (DHR ID #102-5016) and the NRHP-eligible Bristol-Goodson Historic District (DHR ID #102-0008). As such, the residential structure must therefore be treated as historic for the purposes of Section 106 for its significance relating to the area architecture and determined eligibility for listing in the NRHP under Criteria A ( association with events) and C (architecture and design).

The finding is subject to the following condition(s):

- The City and the Consortium shall complete, in accordance with DHR's Guidelines for Historic Resources Survey in Virginia, intensive level architectural survey for the residence located at 475 Clinton Avenue and submit the completed documentation to the SHPO through the Virginia Cultural Resources Information System ("VCRIS") for review and acceptance prior to its demolition. A hardcopy of the architectural survey materials will also be provided for inclusion in DHR's archives.
- The City and the Consortium shall ensure that the historic architectural survey is completed by an architectural historian that meets or exceeds the Secretary of the Interior's Professional Qualifications Standards (48 FR 44738-9, September 29, 1983) in architectural history or closely related field.

The proposed mitigation is in keeping with Stipulation I.A and B of the Memo of Agreement.

If you have any comments or objections pertaining to this adverse effect, please forward them to Tyler Gillenwater, Community Development Specialist no later than 10/30/2025. Questions or comments may be sent by electronic mail at [tgillenwater@bristoltn.gov](mailto:tgillenwater@bristoltn.gov) or by phone at 423-989-5517.