

City of Bristol, Virginia
Community Development Block Grant

Section 106 Review – Notice of Adverse Effect
Demolition / Reconstruction at 427 Scott Street, Bristol, Virginia

The City of Bristol, Virginia (the City) has given a Notice of Adverse Effect on this date, February 11 2026 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 City has made a determination, and the SHPO has concurred, that the demolition and reconstruction of the single-family residential structure at 427 Scott Street, Bristol, Virginia will result in a finding of Adverse Effect.

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

- The single-family dwelling at 427 Scott Street was historically known as the John Wesley United Methodist Church Parsonage. Crossroads Medical Mission, a non-profit healthcare provider, acquired the vacant property with CDBG funding in 2023 and initially planned to rehabilitate and repurpose the existing structure into a Behavioral Health and Wellness Center. This property is located within the Bristol Warehouse Historic District (DHR ID#102-5031). Once project activities began, it became apparent that the deteriorated condition of the building was worse than expected and the building will need to be replaced instead of rehabilitated. The building reconstruction will still be used as a Behavioral Health and Wellness Center by Crossroads Medical Mission.
- The house at 427 Scott Street was historically known as the John Wesley United Methodist Church Parsonage (DHR ID #102-5031-0005). It is located within, and is a contributing resource to, the Bristol Warehouse Historic District (DHR ID# 102-5031), which is listed in the National Register of Historic Places (NRHP). 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 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 Ellen Tolton, Community Development Specialist no later than February 27 2026. Questions or comments may be sent by electronic mail ellen.tolton@bristolva.org or by phone at 276-645-7473.