



Agenda Item #3

Application 2026-44-CA

DETAILS

Location:

59 Bradford Avenue

Summary of Request:

Demolish accessory structure

Applicant (as applicable):

Gregory B Saad

Property Owner:

59 Bradford LLC

Historic District:

Old Dauphin Way

Classification:

Not Listed

Summary of Analysis:

- The accessory structure is not listed in the nomination for the Old Dauphin Way Historic District.
- While of sufficient age and architectural integrity to be eligible for listing on the National Register, the property was constructed after the district's period of significance, which is 1827 to 1941.
- The accessory structure is not the last of its kind in the area and is not easily visible from the public right-of-way.

Report Contents:

Property and Application History.....	2
Scope of Work.....	2
Applicable Standards	2
Staff Analysis	2
Attachments	4

PROPERTY AND APPLICATION HISTORY

Old Dauphin Way Historic District was initially listed in the National Register in 1984 under Criterion C for significant architecture and community planning. The district includes most nineteenth-century architectural styles and shows adaptations of middle-class domestic designs of the nineteenth century to the regional, Gulf Coast climate. It includes “fine examples of commercial, institutional, and religious structures as well as 20th-century apartments.”

The primary dwelling at 59 Bradford Avenue is a single-story wood-frame bungalow constructed in 1927. It is Minimal Traditional in style and clad in a red brick veneer. A wood-frame 2-car garage with a secondary dwelling unit above sits at the rear of the lot. The date of this structure is unknown. City Directories first list 59-1/2 Bradford as a separate residential address in 1944. However, the 1956 Sanborn Map shows a much smaller single-story garage structure instead of the two-story structure that is extant today. Based on this information and the minimal traditional detailing of the extant structure, the construction date is estimated to be c. 1960.

According to Historic Development records, this property has never appeared before the Architectural Review Board (ARB).

SCOPE OF WORK

Demolish c. 1960 garage/apartment structure at rear of lot.

APPLICABLE STANDARDS (*Design Review Guidelines for Mobile’s Historic Districts*)

1. Consider the current significance of a structure previously determined to be historic.
 - An analysis should be undertaken to determine if the historic structure retains its integrity. In some cases, a property previously identified as a contributing historic structure may no longer retain its integrity due to changes to the structure since the time it was originally determined to be historic.
2. Impact on the Street and District
 - Consider the impact of removing the historic structure relative to its context.
 - Consider whether the building is part of an ensemble of historic buildings that create a neighborhood. (12.0)
3. Nature of Proposed Development
 - Consider the future utilization of the site. (12.0)

STAFF ANALYSIS

The significance of the structure

There is no entry for 59 Bradford Avenue in the building inventory for the nomination for the Old Dauphin Way Historic District. This appears to be a clerical error, as neighboring properties on either side of the dwelling are included, and the structure certainly existed when the district was first created in 1984. The primary dwelling is clearly of sufficient age and integrity to be considered contributing to the district. The accessory structure is not original to the property and would not have been old enough to be considered contributing when the district was created in 1984 or when it was last updated in 2006. If the district were resurveyed today, the accessory structure would meet the 50-year requirement for contributing status, and it maintains sufficient architectural integrity to be a record of its period of construction. However, this would require broadening the period of significance for the Old Dauphin Way Historic District, which is currently 1827 to 1941. Additionally, accessory structures have not typically been included in the inventory list for Old Dauphin Way, either in 1984 or as part of the 2006 update.

The *Guidelines* state that whether the building in question is “one of the last remaining positive examples of its kind in the neighborhood, county, or region” should be factored into any decision involving the removal of a

structure within a historic district. Garage apartments were a frequent addition to residential lots in the Old Dauphin Way Historic District, especially in response to the population boom of the 1940s and 1950s, when blue-collar workers flocked to well-paying jobs at Brookley Airforce Base. The structure type is common in the Old Dauphin Way Historic District, and many well-preserved examples remain. The same sheet (238) of the 1956 Sanborn Map that depicts 59 Bradford Street shows an additional 16 two-story garage/apartment accessory structures (not including 61 Bradford). In August 2026, 9 of these remain.

Condition

According to the *Guidelines*, “demolition may be more appropriate when a building is deteriorated or in poor condition.” Overall, the exterior envelope of the accessory structure at 59 Bradford Avenue appears to be sound.

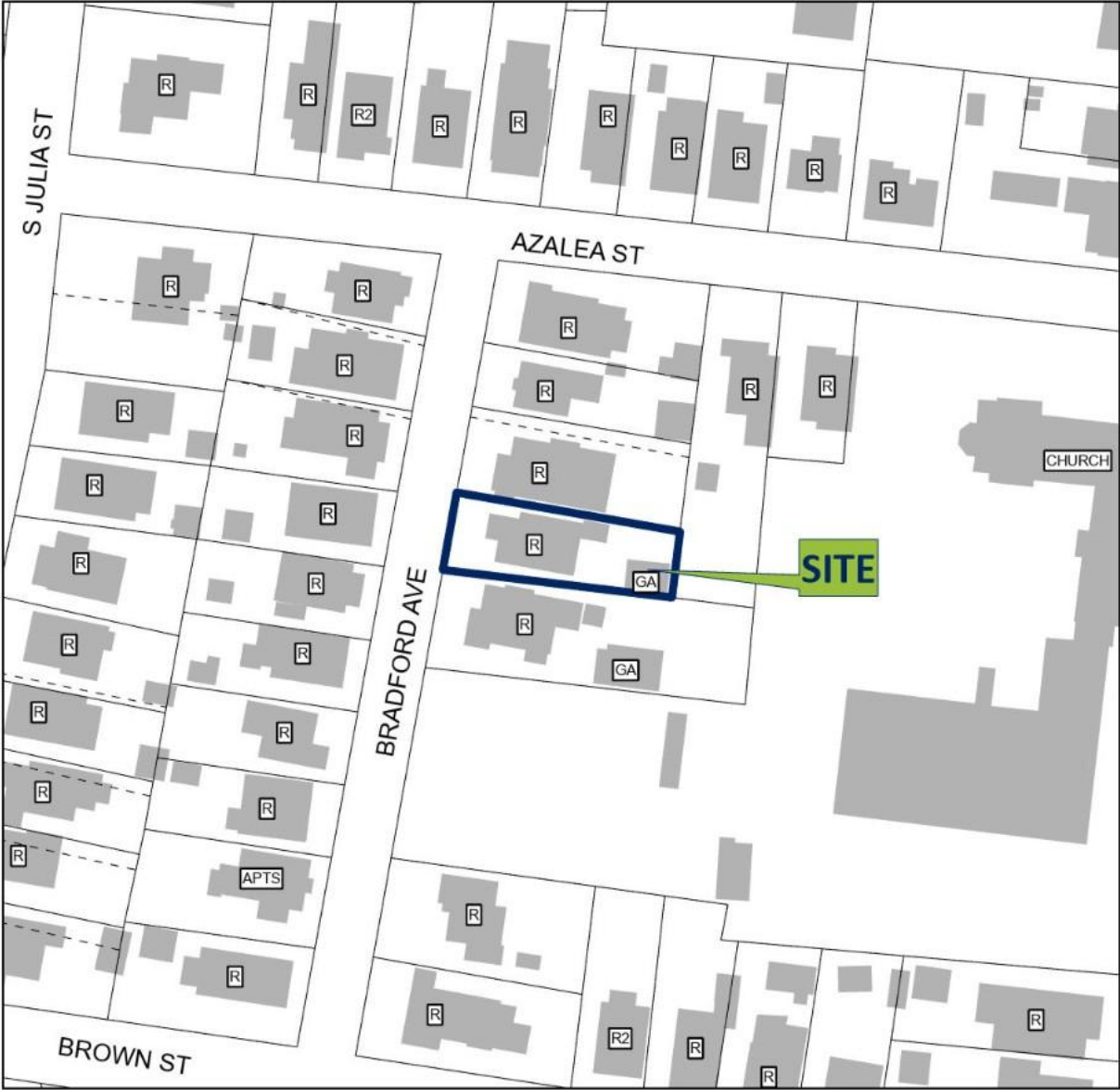
Impact on the Street and District

The *Guidelines* further instruct that the impact of a structure’s demolition on surrounding structures, including neighboring properties, properties on the same block or across the street, or properties throughout the individual historic district should be considered. The accessory structure in question is not easily visible from the street. Its demolition therefore would not have a significant impact on the streetscape.

Nature of proposed development at the origination property

The *Guidelines* instruct that the future use of a cleared site should be considered. The applicant has begun the process of subdividing the lot into two distinct parcels with the option to sell the western parcel, including the primary dwelling that dates to 1927. If sold, this property would continue to function as a single-family dwelling. The Church is also considering retaining the property for a church use that would not alter the appearance of the dwelling. Following demolition of the accessory structure, the applicant intends to fence, sod, and maintain the empty east parcel. In the long term, the Church proposes paving a portion of this parcel to provide overflow parking for worship services and other church events. Based on the submitted parking plan, more than half of the eastern parcel would remain landscaped greenspace.

Site Location – 59 Bradford Avenue

ARCHITECTURAL REVIEW BOARD VICINITY MAP	
	
APPLICATION NUMBER <u>3</u>	DATE <u>4/1/2019</u>
APPLICANT <u>Gregory B. Saad on behalf of AGOC Foundation Trust</u>	
PROJECT <u>Demolish accessory structure</u>	
 NTS	

Site Photos – 59 Bradford Avenue



1. West façade of the primary dwelling, looking east



2. West façade of garage apartment, looking east



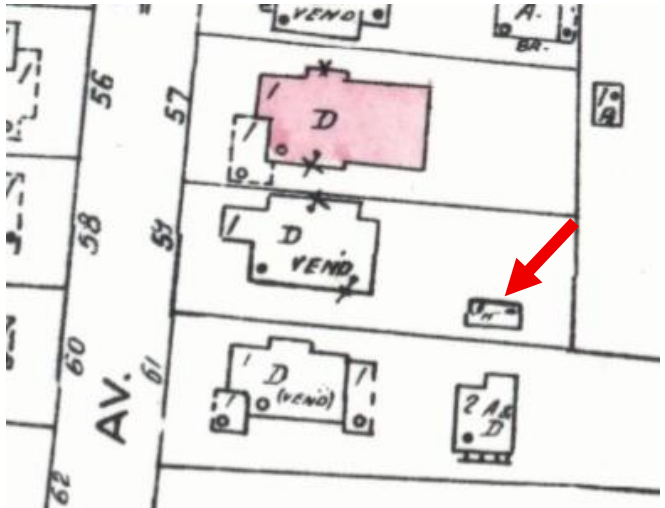
3. South entrance stair, looking east



4. North elevation of garage apartment, looking southeast



5. Rear entrance to garage apartment on north elevation, looking southeast



6. 1956 Sanborn Map shows a smaller one-story frame garage instead of the existing two-story garage apartment.



7. Garage apartment at 53 S. Julia Street, looking east.



8. Garage apartment at 52 Le Moyne Place, looking east.



Agenda Item #4

Application 2026-45-CA

DETAILS

Location:

61 Bradford Avenue

Summary of Request:

Demolish historic accessory structure

Applicant (as applicable):

Gregory B Saad

Property Owner:

AGOC Foundation Trust

Historic District:

Old Dauphin Way

Classification:

Not Listed

Summary of Analysis:

- The accessory structure is not listed in the nomination for the Old Dauphin Way Historic District.
- While of sufficient age to be eligible for listing on the National Register, the property was constructed after the district's period of significance, which is 1827 to 1941.
- The structure has undergone significant alterations in the second half of the 20th Century, most recently in 1994.
- The structure is not easily visible from the public right-of-way, and better-preserved examples of this building type are extant in the area.

Report Contents:

Property and Application History.....	2
Scope of Work.....	2
Applicable Standards	2
Staff Analysis	2
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PROPERTY AND APPLICATION HISTORY

Old Dauphin Way Historic District was initially listed in the National Register in 1984 under Criterion C for significant architecture and community planning. The district includes most nineteenth-century architectural styles and shows adaptations of middle-class domestic designs of the nineteenth century to the regional, Gulf Coast climate. It includes “fine examples of commercial, institutional, and religious structures as well as 20th-century apartments.”

The primary dwelling at 61 Bradford Avenue is a single-story wood-frame Craftsman bungalow constructed in 1927. The structure is clad in a blond brick veneer. A two-story wood-frame accessory dwelling unit sits at the rear of the lot. This structure likely dates to 1947, the first year City Directories first list 61-A Bradford as a separate residential address. The 1956 shows a two-story garage/apartment structure with the same footprint as that seen today. The garage was enclosed sometime in the second half of the 20th Century. In 1994, permits were issued to reside the building and replace all second-floor windows with new wood windows.

According to Historic Development records, this property has never appeared before the Architectural Review Board (ARB).

SCOPE OF WORK

Demolish c. 1947 garage/apartment structure at rear of lot.

APPLICABLE STANDARDS (*Design Review Guidelines for Mobile’s Historic Districts*)

1. Consider the current significance of a structure previously determined to be historic.
 - An analysis should be undertaken to determine if the historic structure retains its integrity. In some cases, a property previously identified as a contributing historic structure may no longer retain its integrity due to changes to the structure since the time it was originally determined to be historic.
2. Impact on the Street and District
 - Consider the impact of removing the historic structure relative to its context.
 - Consider whether the building is part of an ensemble of historic buildings that create a neighborhood. (12.0)
3. Nature of Proposed Development
 - Consider the future utilization of the site. (12.0)

STAFF ANALYSIS

The significance of the structure

The primary dwelling at 61 Bradford Avenue is listed as contributing to the Old Dauphin Way Historic District. The associated accessory dwelling is not mentioned in the property entry on the nomination form for the District. The accessory structure is not original to the property and would not have been old enough to be considered contributing when the district was created in 1984. It had reached the 50-year age requirement when the district was updated in 2006, but it then fell outside the period of significance for the Old Dauphin Way Historic District, which was determined to be 1827 to 1941. Additionally, accessory structures have not typically been included in the inventory list for Old Dauphin Way, either in 1984 or as part of the 2006 update. Sometime in the late 20th Century, the first floor of the structure was converted from automobile storage to an additional dwelling unit. This resulted in significant alterations to the façade fenestration, although the structure is still recognizable as a record of its period of construction.

The *Guidelines* state that whether the building in question is “one of the last remaining positive examples of its kind in the neighborhood, county, or region” should be factored into any decision involving the removal of a structure within a historic district. Garage apartments were a frequent addition to residential lots in the Old

Dauphin Way Historic District, especially in response to the population boom of the 1940s and 1950s, when workers flocked to well-paying jobs at Brookley Airforce Base. The structure type is common in the Old Dauphin Way Historic District, and many well-preserved examples remain. Many of these still retain their original dwelling-over-garage configuration, whereas the accessory structure at 61 Bradford Avenue does not. The same sheet (238) of the 1956 Sanborn Map that depicts 61 Bradford Street shows an additional 16 two-story garage/apartment accessory structures (not including 59 Bradford). In August 2026, 9 of these remain.

Condition

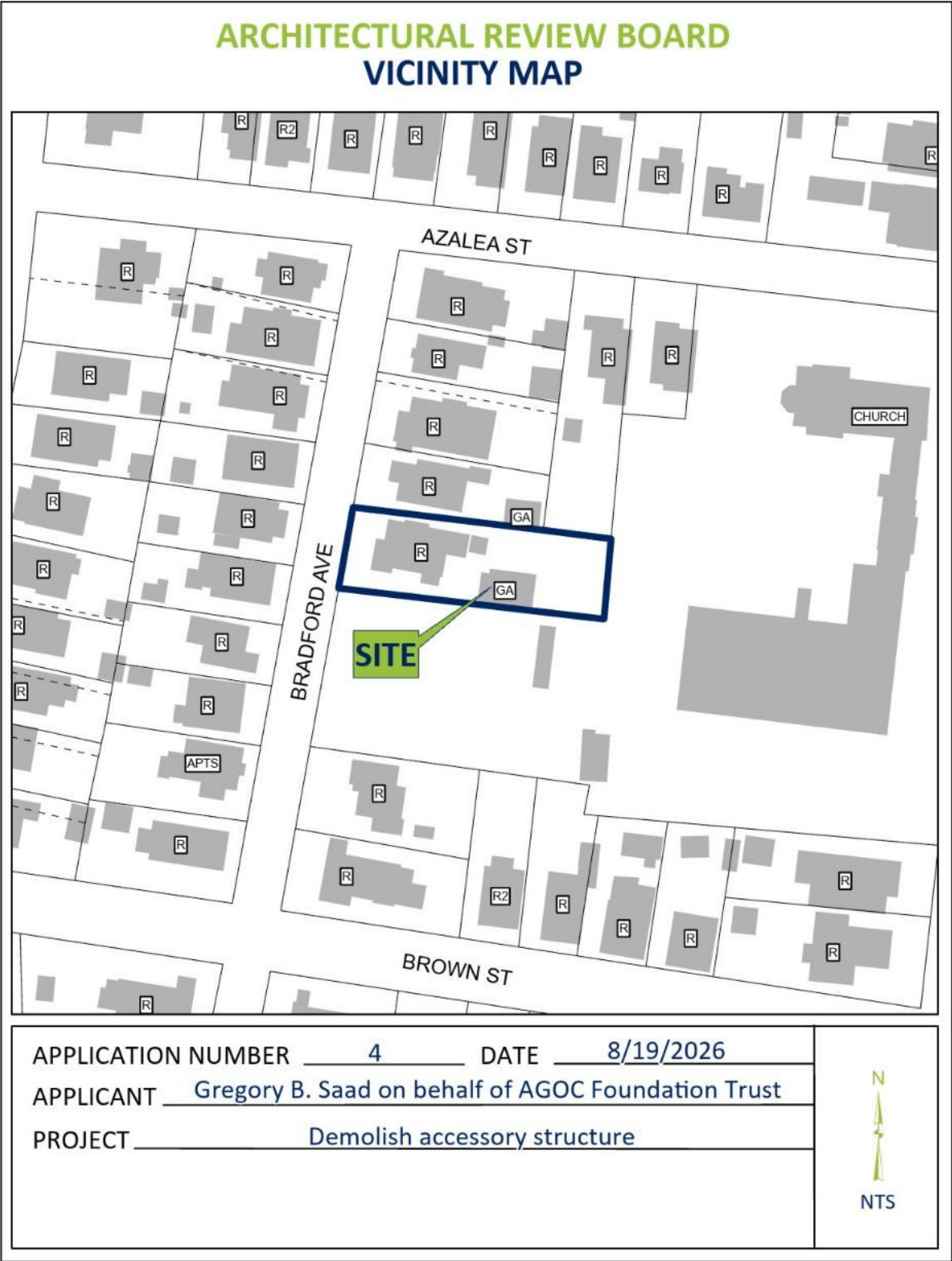
According to the *Guidelines*, “demolition may be more appropriate when a building is deteriorated or in poor condition.” Overall, the exterior envelope of the accessory structure at 61 Bradford Avenue appears to be sound.

Impact on the Street and District

The *Guidelines* further instruct that the impact of a structure’s demolition on surrounding structures, including neighboring properties, properties on the same block or across the street, or properties throughout the individual historic district should be considered. The accessory structure in question is not easily visible from the street. Its demolition therefore would not have a significant impact on the streetscape.

Nature of proposed development at the origination property

The *Guidelines* instruct that the future use of a cleared site should be considered. The applicant has begun the process of subdividing the lot into two distinct parcels with the option to sell the western parcel, including the primary dwelling that dates to 1927. If sold, this property would continue to function as a single-family dwelling. The applicant is also considering retaining the property for a programmatic use that would not alter the appearance of the dwelling. Following demolition of the accessory structure, the applicant intends to fence, sod, and maintain the empty east parcel. In the long term, the Church proposes paving most of the eastern parcel to provide overflow parking for worship services and other church events.



Site Photos – 61 Bradford Avenue



1. West façade of primary dwelling, looking east



2. West façade of accessory building, looking east. Garage doors have been infilled.



3. North elevation of accessory building, looking southeast.



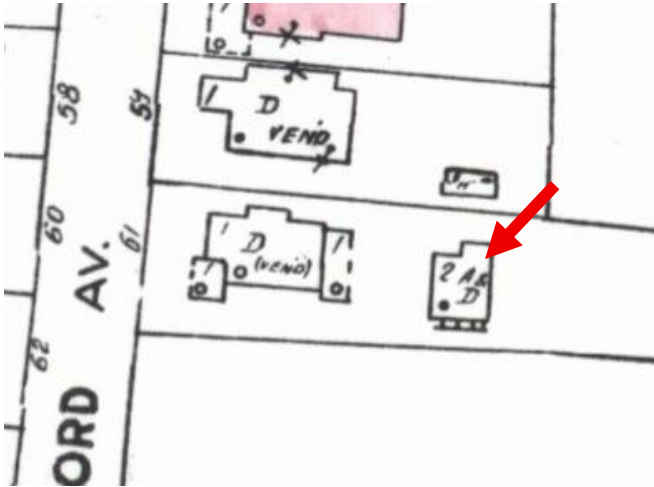
4. North elevation of accessory building, looking south.



5. West façade of accessory building, looking southeast, date unknown (c. 1994)



6. North elevation of accessory building, looking south, date unknown (c. 1994)



7. 1956 Sanborn Map showing the current two-story frame apartment building, at the time marked as "A&D" or "Auto and dwelling".



8. Garage apartment at 53 S. Julia Street, looking east.



9. Garage apartment at 52 Le Moyne Place, looking east.



Agenda Item #5

Application 2026-46-CA

DETAILS

Location:

67 Bradford Avenue

Summary of Request:

Demolish a single-family dwelling.

Applicant (as applicable):

Gregory B Saad

Property Owner:

AGOC Foundation Trust

Historic District:

Old Dauphin Way

Classification:

Non-Contributing

Summary of Analysis:

- The subject dwelling is listed as non-contributing to the Old Dauphin Way Historic District.
- While of sufficient age and architectural integrity to be eligible for listing on the National Register, the property was constructed after the district's period of significance, which is 1827 to 1941.
- The overall condition of the structure appears to be sound. However, bowing of the interior floor indicates there may be some condition issues with the slab-on-grade foundation.

Report Contents:

Property and Application History.....	2
Scope of Work.....	2
Applicable Standards	2
Staff Analysis	2
Attachments	4

PROPERTY AND APPLICATION HISTORY

Old Dauphin Way Historic District was initially listed in the National Register in 1984 under Criterion C for significant architecture and community planning. The district includes most nineteenth-century architectural styles and shows adaptations of middle-class domestic designs of the nineteenth century to the regional, Gulf Coast climate. It includes “fine examples of commercial, institutional, and religious structures as well as 20th-century apartments.”

The property at 67 Bradford Avenue is a one-story slab-on-grade masonry structure. The ranch type dwelling was completed in 1952 and combines both traditional and contemporary design elements typical of the Bankers’ Modern style. The gable-on-hip roof and multi-light aluminum windows are typical of Mid-20th-Century Contemporary dwellings, while the wood cornice and ornamental iron details are more consistent with Minimal Tradition buildings of the Post-War era. The attached garage is original to the structure. A permit to replace the garage door was issued in 1983.

According to Historic Development records, this property has never appeared before the Architectural Review Board (ARB).

SCOPE OF WORK

Demolish c. 1952 ranch-type dwelling listed as non-contributing to the district.

APPLICABLE STANDARDS (*Design Review Guidelines for Mobile’s Historic Districts*)

1. Consider the current significance of a structure previously determined to be historic.
 - An analysis should be undertaken to determine if the historic structure retains its integrity. In some cases, a property previously identified as a contributing historic structure may no longer retain its integrity due to changes to the structure since the time it was originally determined to be historic.
2. Impact on the Street and District
 - Consider the impact of removing the historic structure relative to its context.
 - Consider whether the building is part of an ensemble of historic buildings that create a neighborhood.
3. Nature of Proposed Development
 - Consider the future utilization of the site.

STAFF ANALYSIS

The significance of the structure

The *Guidelines* state that determining the significance of a property should be the initial step in considering a demolition application. The dwelling at 67 Bradford Avenue was listed as non-contributing to the Old Dauphin Way Historic District in 1984 and 2006. The property was not old enough to qualify for contributing in 1984. While it had reached the 50-year requirement for listing when the district was updated in 2006, it fell outside the period of significance for Old Dauphin Way Historic District, which was determined to be 1827 to 1941. The dwelling retains sufficient architectural integrity to be a record of its historic period of construction. If the district were resurveyed today and the period of significance broadened, the structure could potentially qualify as contributing. However, its slab-on-grade construction is out of sync with the raised Craftsman bungalows that line Bradford Street. Under the current *Guidelines*, slab-on-grade construction is considered inappropriate for new residential properties in the local historic districts.

The *Guidelines* state that whether the building in question is “one of the last remaining positive examples of its kind in the neighborhood, county, or region” should be factored into any decision involving the removal of a structure within a historic district. Post-war ranch-type dwellings are relatively rare in Old Dauphin Way

neighborhood, which was fully developed with few vacant lots by 1950. The lack of many ranch-type dwellings therefore stems from the fact that few were ever constructed, rather than that many were lost to demolition. The properties at 1306 Azalea Street and 10 S Julia Street are both ranch-type dwellings of the same period as 67 Bradford Avenue, though both are smaller with less architectural detailing. Ranch type dwellings at 1351 and 1650 Dauphin Street feature more singular architectural detailing than 67 Bradford Avenue.

Condition

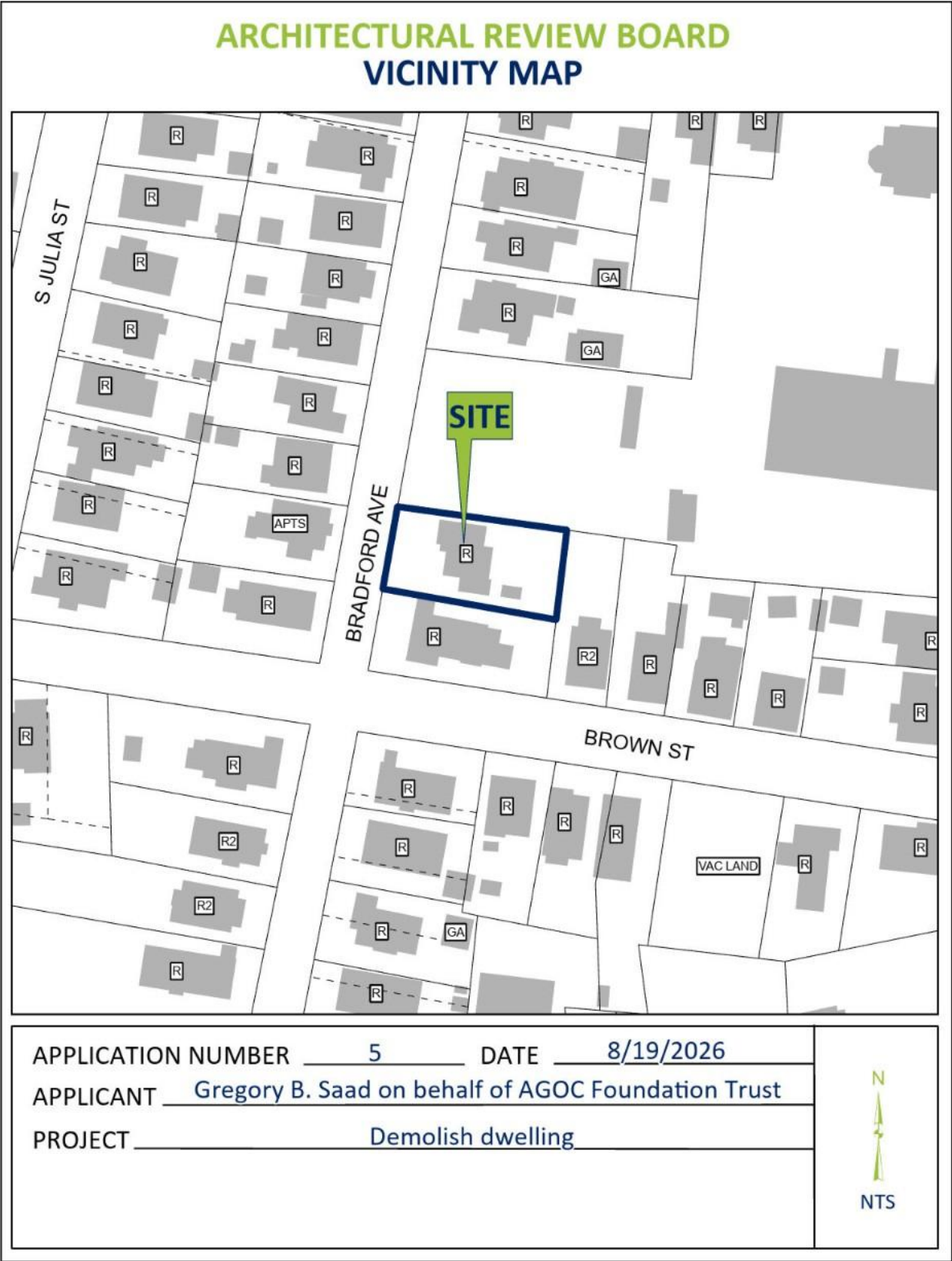
According to the *Guidelines*, “demolition may be more appropriate when a building is deteriorated or in poor condition.” Overall, the exterior envelope of 67 Bradford Avenue appears to be sound. However, bowing of the interior floor may warrant additional scrutiny, especially given the slab-on-grade foundation.

Impact on the Street and District

The *Guidelines* further instruct that the impact of a structure’s demolition on surrounding structures, including neighboring properties, properties on the same block or across the street, or properties throughout the individual historic district should be considered. The two lots north of 67 Bradford Avenue have never been developed since the street was first laid out in the 1920s. The demolition of the subject property would widen this existing blank space. However, disruption of an established rhythm of regularly spaced buildings is not a primary concern in this instance. A more significant impact of demolition would be that on neighboring properties – most notably 69 Bradford Avenue and 1312 Brown Street. The dwelling at 69 Bradford Avenue would be left as the lone structure on the northeast corner of Bradford Avenue and Brown Street. Both 69 Bradford and 1312 Brown would have new sightlines across a vacant lot rather than of a neighboring property.

Nature of proposed development at the origination property

The *Guidelines* instruct that the future use of a cleared site should be considered. After demolition, the applicant proposes fencing, sodding, and maintaining the vacant lot. In the long term, the applicant would like to pave most of this lot to provide parking for worship services and other church events.



Site Photos – 67 Bradford Avenue



1. West façade, looking east.



2. West façade, looking southeast.
69 Bradford Avenue in background.



3. East (rear) elevation, looking west.



4. South elevation and attached garage, looking
northeast

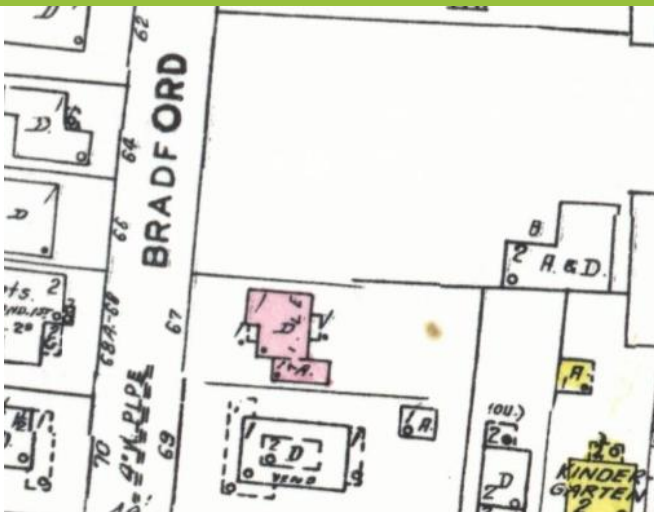


5. Bowing of the floor in interior living space, looking
east.



6. Survey photograph of west façade, looking east,
June 1984.

Site Photos- 67 Bradford Avenue



7. 1956 Sanborn Map showing 67 Bradford Avenue and 2-3 vacant lots to its north.



8. Vacant lots immediately north of 67 Bradford Avenue, looking east.



9. Ranch-type dwelling at 1306 Azalea Street.



10. Ranch-type dwelling at 10 S Julia Street.



11. Ranch-type dwelling at 1351 Dauphin Street.



12. Ranch-type dwelling at 1650 Dauphin Street.



City of Mobile • Historic Development

Architectural Review Board Application

July 22, 2026

Date of Application

Date Received

59, 61 Bradford Avenue, Mobile, AL 36604 (rear accessory/garage-apartment structures) and 67 Bradford Avenue.

Address of Property

Does any party hold a façade easement on this property? ☒ No ☐ Yes

If yes, evidence of the easement holder's approval of the specific work outlined in this application must be provided prior to the consideration of this application by the ARB.

N/A

Fee Paid: ☐ \$

Check #

Cost of Project (Required)

AGOC Foundation Trust, Trustee, sole member of 59 Bradford, L.L.C. and 61 C&S, L.L.C.

(251) 438-9888

gregsaad@saad.com

Owner Name

Phone

Email

50 S. Ann Street, Mobile, AL

36604

Address

Zip Code

If Owner is a legal entity such as a corporation, limited liability company, limited liability, partnership or similar, you should attach a copy of the formation documents for the Owner, showing the date of formation and that such have been filed and accepted by the Secretary of State.

Gregory B. Saad

251-709-0330

gregsaad@saad.com

Owner's Representative Name

Phone

Email

34432 Steelwood Ridge Road, Loxley, AL

36551

Address

Zip Code

Describe the Proposed Work:

Demolition of two detached garage-apartment accessory structures at the rear of 59 and 61 Bradford Ave., each straddling the common lot line (see Building Overlay, Survey No. 2606-4750). Also, demolition of 67 Bradford Avenue. Work is proposed in connection with the Second Subdivision of Annunciation Greek Orthodox Church, realigning the rear portions of 59, 61, 67 Bradford & 1311 Azalea St. into new Lots 1A/2A/3A for donation to AGOC. No new construction proposed; post-demolition area to become green space/future parking incorporated into the adjoining Church campus. See attached narrative.

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Visit our help window: Mobile Government Plaza, 205 Government Street, Third Floor South Tower

Revised August 2023

Does the work involve demolition of a structure? ☐ No ☒ Yes Please fill out demolition portion of application.

Does the proposed work involve signage? ☒ No ☐ Yes

Will the proposed work require the removal of any trees from the site? ☐ No ☐ Yes

If yes, attach a detailed site plan showing all trees and landscaping that will be removed and contact the Urban Forester at 208-7091 for Tree Permitting Requirements.

REQUIRED PLANS: If plans are required for the project, please attach the following:

- Attach two (2) sets of plans: one large scale set and one 11"x17" reproducible set,
- Also attach one set of photographs to the application.
- If available, electronic plans should also be submitted as a TIFF or PDF.
- A \$15 or \$5.00 application fee is due upon filing. Check should be made out to the City of Mobile.

Refer to the following checklist for requirements for specific work items to be performed. Refer to the Design Review Guidelines for Mobile's Historic Districts (<https://www.buildmobile.org/architectural-review-board/>). Staff is available to assist with application preparation. For large projects, such as new construction or substantial additions or renovations, consultation with staff is strongly encouraged. Applications are reviewed in the order in which they are received, and if review by the Architectural Review Board is required, an application will be placed on the next available agenda. Any incomplete applications may be held until all information is submitted.

Staff Reports: The Historic Development Staff will review your application and generate a report that will be sent to you, along with the meeting agenda, via e-mail approximately one week before the meeting. The meeting agenda may be found at <https://www.buildmobile.org/architectural-review-board/>. Please examine these and be prepared to discuss any issues at the Board meetings. Questions before the meeting should be addressed to the staff of the Historic Development Department.

Alterations to Approved Plans: A new application must be submitted for changes to the approved plan. Minor alterations may be approvable by staff.

Historic Markers: The Architectural Review Board examines applications based on its adopted guidelines for historic preservation. These are based on a minimal standard set by the City of Mobile and the State. Historic markers are awarded by the Mobile Historic Development Commission based on a higher standard of review. Approval by the ARB does not guarantee approval for a historic marker. If the desire is to qualify for a marker, please inform the Board and it will attempt to guide you toward the higher goal.

Conflicts of Interest: ARB members sit as a quasi-judicial body. All its deliberations must be made in an open meeting. It is illegal for a Board member to discuss an application outside of a meeting with anyone but staff. Conflicts of interest, if any, will be disclosed at the meeting.

Public Notice: A sign will be placed in a conspicuous location on the property prior to the Review Board meeting to notify surrounding property owners of a pending application. Attendance at the meeting is strongly advised in order for the applicant to respond to any questions.

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NOTE: INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

**Use the Following Checklist to Ensure a Complete Application
Complete each box that applies:**

NEW CONSTRUCTION, ADDITIONS, OR EXTENSIVE RENOVATION/REPAIR TO EXISTING STRUCTURES

- 1. One large set and one 11 x 17 (reproducible) set of scaled drawings which shall include:**
 - a. ☐ A complete site plan illustrating the proposed construction, its location, with dimensions, required setbacks, landscaping and other site amenities;
 - b. ☐ Floor plans, with dimensions, as they impact the exterior of the building, including existing plan and proposed plan;
 - c. ☐ Square footage of the original building with square footage of all additions including the proposed addition;
 - d. ☐ A drawing, with dimensions, of all affected exterior elevations;
 - e. ☐ Notes describing all exterior materials (i.e. walls, roof, trim, cornice, windows, etc.) Sample materials may be required in some cases (consult with staff);
 - f. ☐ Detailed drawings or photographs of all decorative architectural details (i.e. columns, balustrades, modillions, etc.);
 - g. ☐ Paint samples and plan keyed to location of each color. (See below)
- 2. Photographs of the subject property to be worked on and surrounding buildings are required.**
 - ☒ Subject Property photographs
 - ☐ Surrounding Buildings photographs

The Historic Development Office can provide sample plans for garages, carports, and outbuildings. These are generally acceptable for most domestic sites. Note: These are for design purposes only and are not suitable as construction drawings.

FOR MINOR RENOVATION OR REPAIR TO EXISTING BUILDINGS

For work which includes changes to the exterior of existing buildings, the following is required:

1. ☐ Elevation drawings with dimensions and material details
2. ☐ Floor plans
3. ☐ Photographs of each face of the building to be renovated with details of the areas of work.

EXTERIOR PAINTING

Period color schemes are encouraged. However, other colors may be acceptable. Submit name and color samples for:

_____ Manufacturer
_____ main body color
_____ trim or decorative features
_____ porch deck
_____ accent areas: lattice, shutters, etc.
_____ other areas

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FENCES, DRIVES AND GATES

1. ☒ A drawing or photograph of the type of fence, wall or gate with the height noted.
2. ☒ A site plan, with dimensions, showing the placement of any proposed change to the property as it relates to property boundaries and all other building or site facilities.
3. ☒ A description of the materials to be used.
4. ☐ Paint samples, if the fence, wall or gate is to be painted.

SIGNAGE

Width of sign _____ feet _____ inches

Height of sign: _____ feet _____ inches

Single Face _____ Double Face _____

Height (from ground level to top of sign) _____ feet _____ inches

Height (from ground level to bottom of sign) _____ feet _____ inches

Total Square Footage of Signage: _____ square feet. (Both sides if double-faced)

General Description

Type of Sign: ☐ Monument ☐ Free Standing ☐ Projecting ☐ Wall ☐ Banner ☐ Sandwich Board

How will sign be mounted:

Sign Materials (sample materials may be requested by the Review

Board): _____

Describe type of lighting to be used: _____

Linear front footage of principle building: _____ feet _____ inches.

Square footage of Existing Signage: _____ feet _____ inches N/A _____

Include in Application:

_____ Scaled colored renderings of the requested sign; or photographs with dimensions

_____ Photographs of the building

_____ A site plan or building elevation showing the location of the proposed signage For specific requirements, refer to *Sign Design Guidelines for Mobile's Historic District and Government Street*.

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DEMOLITION APPLICATION

Purchase Date: circa 1986 (approx.; to be confirmed from title records)

Purchase Price: TBD

Current appraised value of the property? N/A (N/A if Not Available)

Was the property occupied at time of purchase? No What was the property's condition? Unknown / TBD; currently vacant

Poor / deteriorated - see attached photographs (rot, disrepair, security concerns)

What alternatives to demolition have you considered for this property?

Continued rental use was considered but is incompatible with the Church's charitable mission and not economically feasible given deferred maintenance; see attached ODWA narrative, Background.

Have you listed the property for sale or lease since your purchase? ☐ Yes ☒ No

If "Yes", what was your asking price? N/A

How many offers did you receive? N/A

List any options currently held for the purchase of the property, including the price received for such option, the conditions placed on such option and the date of expiration of such option:

N/A

Do you have construction plans ready to complete the replacement project? ☐ Yes ☐ No

If so, how much have you expended on the plans? N/A - no new construction; site to become green space/parking per attached plat

What are the dates of these expenditures? TBD

In order to determine your ability to complete the replacement project, do you have the following:

Performance Bond ☐ Yes ☐ No

Letter of Credit ☐ Yes ☒ No

Trust for completion of improvements ☐ Yes ☐ No

Other evidence of financial ability ☒ Yes ☐ No

Letter of commitment from a financial institution ☐ Yes ☒ No

"In no event shall the Board entertain any application for the demolition or relocation of any Historic Property unless the applicant also presents at the same time the post-demolition or post-relocation plans for the site."

Ordinance #44-084

Build Mobile, PO Box 1827, Mobile, Alabama 36633

For more information: www.BuildMobile.org | historicdevelopment@cityofmobile.org | 251.208.7281

Visit our help window: Mobile Government Plaza, 205 Government Street, Third Floor South Tower

Revised August 2023

An Architectural Review Board Application with supporting documentation and fee should accompany this request with the plans for development of the site. A sign will be placed in the front yard of the property prior to the Review Board meeting to notify surrounding property owners of a pending application. Attendance at the meeting is strongly advised in order for the applicant to respond to any questions.
SEE NEXT PAGE

CONFLICTS WITH OTHER CITY DEPARTMENTS

The Architectural Review Board examines applications solely on the basis of impairment to the historic character of a building or neighborhood. Approval by other City Departments may consider other aspects of a project such as safety. When multiple regulations are in conflict, generally the most restrictive applies. Also, though the staff and Review Board try to inform applicants of possible conflicts, they may not be aware of all the implications of a request. Therefore, the property owner should clear all requests with the appropriate departments.

Gregory B. Saad	Digitally signed by Gregory B. Saad Date: 2026.07.22 14:21:14 -05'00'	7/22/2026
Signature		Date

Annunciation Greek Orthodox Church

50 South Ann Street, Mobile, Alabama 36604

Narrative to the City of Mobile Architectural Review Board Certificate of Appropriateness - Demolition of Structures at 59, 61 & 67 Bradford Avenue Regular Meeting of Wednesday, August 19, 2026

I. Introduction and Acknowledgment

On behalf of Annunciation Greek Orthodox Church (the “Church”), we thank the Chair and members of the Architectural Review Board for the opportunity to appear before you today. We recognize the care and expertise the Board brings to protecting the character of Mobile's historic districts, and we appreciate the time you devote to that work. We come before you today respectfully, as a longtime member of this historic district, seeking the Board's approval of a modest and carefully considered request.

II. Who We Are

Annunciation Greek Orthodox Church was established in Mobile in 1912 and has been located at 50 South Ann Street, in the heart of the Old Dauphin Way Historic District, since 1962. Approximately forty years ago, with the blessing of our Bishop, devoted parishioners established a trust to support the Church's ministries, and around that same time generous parishioners gifted three adjoining properties, 59, 61, and 67 Bradford Avenue to the Church, anticipating that this land might one day help the parish grow within this neighborhood. The Church has owned these properties ever since and has tried to be a thoughtful steward of that gift.

III. The Property Today

A recent ALTA/NSPS Land Title Survey of the Church's assembled campus (Polysurveying, field work completed May 26, 2026) confirms the following existing conditions relevant to this application:

Item	Existing Condition
Total assembled campus area	4.34 acres (188,934 SF), including 50 S. Ann St. and the 59/61/67 Bradford Ave. parcels
Sanctuary building	2-story brick building, 7,242 SF, approx. 64' in height
Hellenic Community Center	1-story brick building, 16,978 SF, approx. 22' in height
Existing on-site parking	88 spaces (80 regular, 8 accessible), per the surveyor's field count
Flood zone	Zone X (unshaded); no regulatory floodway on the subject property
Structures proposed for demolition (this application)	Two detached, non-historic garage-apartment accessory structures at the rear of 59 and 61 Bradford Avenue; and the single-family dwelling at 67 Bradford Avenue

The Church presents the demolition of all three structures together in this narrative because they are part of one coordinated plan, previously presented to the Old Dauphin Way Association on May 21, 2026, and to surrounding neighbors on August 13, 2026. To the extent the Board's docket or filing requirements call for 67 Bradford Avenue to proceed as a separate or companion application, the Church intends for the evidence and arguments below to apply equally to that application.

IV. Existing Conditions of the Structures to Be Demolished

The two accessory structures behind 59 and 61 Bradford Avenue are wood-frame, two-story garage apartments, each showing significant deferred maintenance: deteriorated siding and framing, failing stairs and decking, and rear additions in poor repair (see attached photographs). Both structures currently straddle the property line between 59 and 61 and would in any event need to be relocated or removed to permit an accurate, recordable Resubdivision of these lots. Neither structure is identified as historically or

Annunciation Greek Orthodox Church

50 South Ann Street, Mobile, Alabama 36604

architecturally significant, and both are secondary, subordinate structures to the primary residences that will remain on their respective lots.

The home at 67 Bradford Avenue stands apart from its neighbors on the block. Where the surrounding streetscape is defined by the early-twentieth-century bungalow character of the 1924 Davis-Oates Subdivision, 67 Bradford Avenue does not share that architectural vocabulary, massing, or level of craftsmanship, and does not read as a contributing structure within that streetscape. As the Church represented to the Old Dauphin Way Association on May 21, 2026, this home lacks historic significance and is out of character with the district. It is not identified in any historic marker or district survey as a structure of individual architectural or historic merit, and its footprint is the one piece of this assemblage capable of restoring meaningful on-site parking without extending the Church's footprint into any lot that does carry that character.

V. Parish Growth and Documented Need

Over the past six to eight years, the Church's parish has grown substantially: catechumen classes have grown from four to six people per year to twenty to forty people per year, the great majority from outside the Greek community, reflecting the welcome the Church has extended to its broader Mobile neighbors. During this same period, the Church lost approximately 80–90 shared parking spaces it had long enjoyed with the Alabama School of Math and Science, when the School's own growth required construction of a new building on that land. We want to be clear: the Church views this not as a grievance but as the natural result of a good neighbor's own growth — the kind of growth the Church now respectfully asks to pursue in turn. The Church's own on-site parking (88 spaces, per the survey above) is no longer sufficient for services, weddings, funerals, festivals, and other parish gatherings.

VI. Alternatives Considered

The Church has thought carefully, and for some time, about whether there is any path other than demolition for these three structures, and it wants to lay that thinking out plainly for the Board. For a period of years, the Church rented 59, 61, and 67 Bradford Avenue as residential housing, consistent with the intent of the parishioners who originally gifted them. Over time, however, the Church concluded that operating as a residential landlord is fundamentally incompatible with its mission and its competence. A church parish council is not equipped, as a matter of training, staffing, or temperament, to manage residential tenancies, **handling evictions**, chasing repairs, carrying landlord liability insurance, and absorbing the maintenance costs of aging wood-frame structures. Those burdens fell to volunteer parishioners and diluted the very purpose the gift was meant to serve: supporting the Church's ministry, not running a rental portfolio. When the Church's last tenants vacated these properties, the Parish Council made a deliberate decision to stop renting them altogether, rather than re-lease to new tenants, and to instead focus on better stewardship of this land for ministry.

The Church also considered simply selling one or more of the properties outright. That option remains available to the Church as to 59 and 61 Bradford Avenue over the long term, and the Church has secured the blessing of Metropolitan Sevastianos for this plan, subject to approved designs, in part because outright disposition of Church property carries its own ecclesiastical and practical constraints. The Church has not listed any of these three properties for sale or lease. Given the condition of the structures, the documented, non-speculative parking shortfall described above, and the Church's inability to responsibly serve as a long-term residential landlord, the Church has concluded that demolition, followed by incorporation of this land into the Church's own campus is the only alternative that is both economically realistic and consistent with the Church's mission. As a longer-term matter, the Church will evaluate retaining or repurposing the remaining front homes at 59 and 61 Bradford Avenue, with any future use determined over time by Parish leadership.

Annunciation Greek Orthodox Church

50 South Ann Street, Mobile, Alabama 36604

VII. Proposed Work and Post-Demolition Plan

This application seeks a Certificate of Appropriateness to demolish the two accessory structures described above, together with the home at 67 Bradford Avenue. No new construction is proposed at this time. Following demolition, the affected area is proposed to be incorporated, through a companion subdivision application pending before the Mobile City Planning Commission, into the Church's adjoining campus as green space and, over time, additional on-site parking, consistent with the Building Overlay and Second Subdivision plat submitted with this application (Polysurveying, Survey No. 2606-4750). The Church intends to proceed in phases, beginning with the demolition addressed in this application; the design, timing, and scope of any future support facilities on this land will be determined separately by Parish leadership as needs and resources become clear, consistent with the Church's customary approach to long-term planning.

VIII. Consistency with the Board's Design Review Guidelines

The Church respectfully submits that demolition of all three structures, the two accessory buildings behind 59 and 61 Bradford Avenue, and the home at 67 Bradford Avenue, will not materially impair the architectural value of the Old Dauphin Way Historic District. The case for each is related but distinct, and the Church addresses them in turn below.

As to the accessory structures at 59 and 61 Bradford Avenue:

- Neither structure is historically or architecturally significant; both are secondary accessory buildings, not contributing structures, and both are in deteriorated physical condition.
- Both structures currently straddle the property line between 59 and 61 and cannot practically remain in place through the Resubdivision this project requires.

As to 67 Bradford Avenue, the Church believes the case for demolition is, if anything, stronger:

- Non-contributing status: 67 Bradford Avenue does not share the architectural character, scale, or craftsmanship of the surrounding Davis-Oates Subdivision streetscape (recorded 1924) and is not identified by any historic marker, survey, or prior Board action as a structure of individual architectural or historic merit. Its removal therefore does not diminish any character-defining feature of the District.
- Direct, demonstrated institutional need: unlike a speculative redevelopment, this demolition responds to a specific, already-lost resource, the 80–90 shared parking spaces the Church lost when the Alabama School of Math and Science expanded, and 67 Bradford Avenue's footprint is the parcel best suited to restoring that parking without disturbing any lot that does carry historic character.
- Directly analogous Board precedent: this Board has previously found that removing a non-contributing residential structure to create institutional parking is consistent with the District's character, including its approval of the demolition of the house at 119 N. Lafayette Street to establish a parking lot for St. Mary's. The Church's request here, a religious institution demolishing a non-contributing residential structure to meet a documented, non-speculative parking need we believe presents the same considerations.
- A concrete, appropriate post-demolition plan: as with 59 and 61, the Church is not asking to demolish and hold vacant land indefinitely. The site is proposed for incorporation into the Church's own campus for green space and future on-site parking and other supporting uses for the Parish, satisfying the post-demolition plan the Board requires under Ordinance #44-084, with landscaping, screening, and buffering to soften the transition to neighboring homes.

Annunciation Greek Orthodox Church

50 South Ann Street, Mobile, Alabama 36604

- No net loss to the District's inventory of contributing structures: because 67 Bradford Avenue is non-contributing, its removal leaves the count and quality of the District's historic building stock unchanged, while directly addressing a documented institutional hardship.

Taken together, the Church submits that all three demolitions:

- Involve only non-contributing structures, in each case supported by the Church's own assessment as previously presented to the Old Dauphin Way Association;
- Respond to a documented, non-speculative institutional need rather than speculative redevelopment;
- Are paired with a concrete post-demolition plan, green space transitioning to landscaped, screened on-site parking consistent with the Accessory and Institutional Design Guidelines applicable to religious institutions within the District; and
- Are consistent with this Board's own precedent for institutional parking demolitions within Mobile's historic districts.

IX. Community Engagement

The Church has proactively engaged its neighbors on this plan, rather than waiting to be asked. On May 21, 2026, the Church presented this plan to the Board of Directors of the Old Dauphin Way Association. On August 13, 2026, the Church hosted an open community conversation for surrounding neighbors at Hellenic Hall to share this plan directly, answer questions, and invite feedback and support before proceeding further.

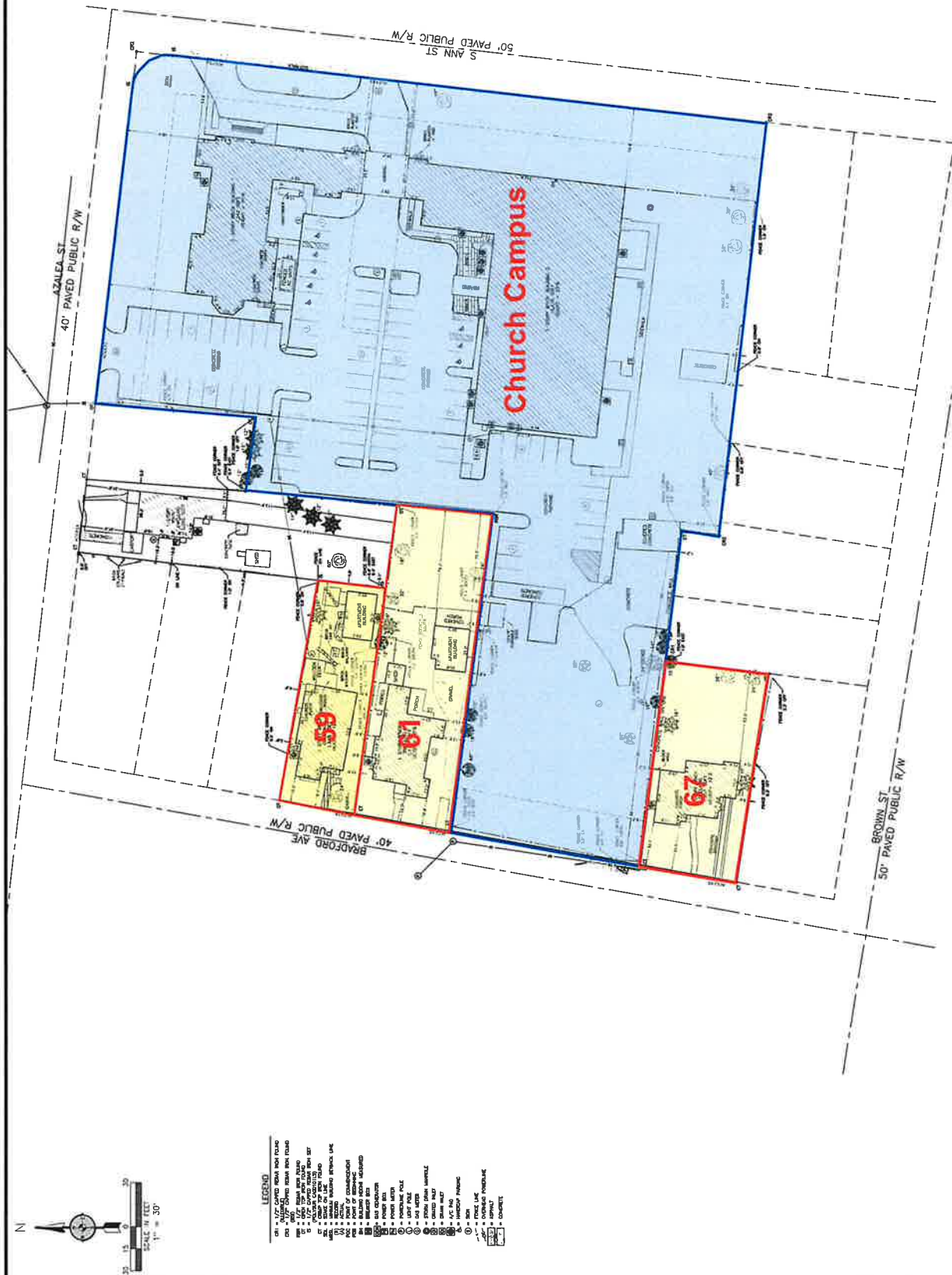
X. Remaining Approvals and Sequencing

Approval of this Certificate of Appropriateness is one of several steps the Church understands are required before any physical work occurs. The Church will not proceed unless and until it also receives subdivision approval from the Mobile City Planning Commission and a demolition permit from the City of Mobile Building Department, and the Church's own Parish Council has given full and final approval to the plan.

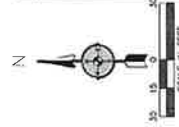
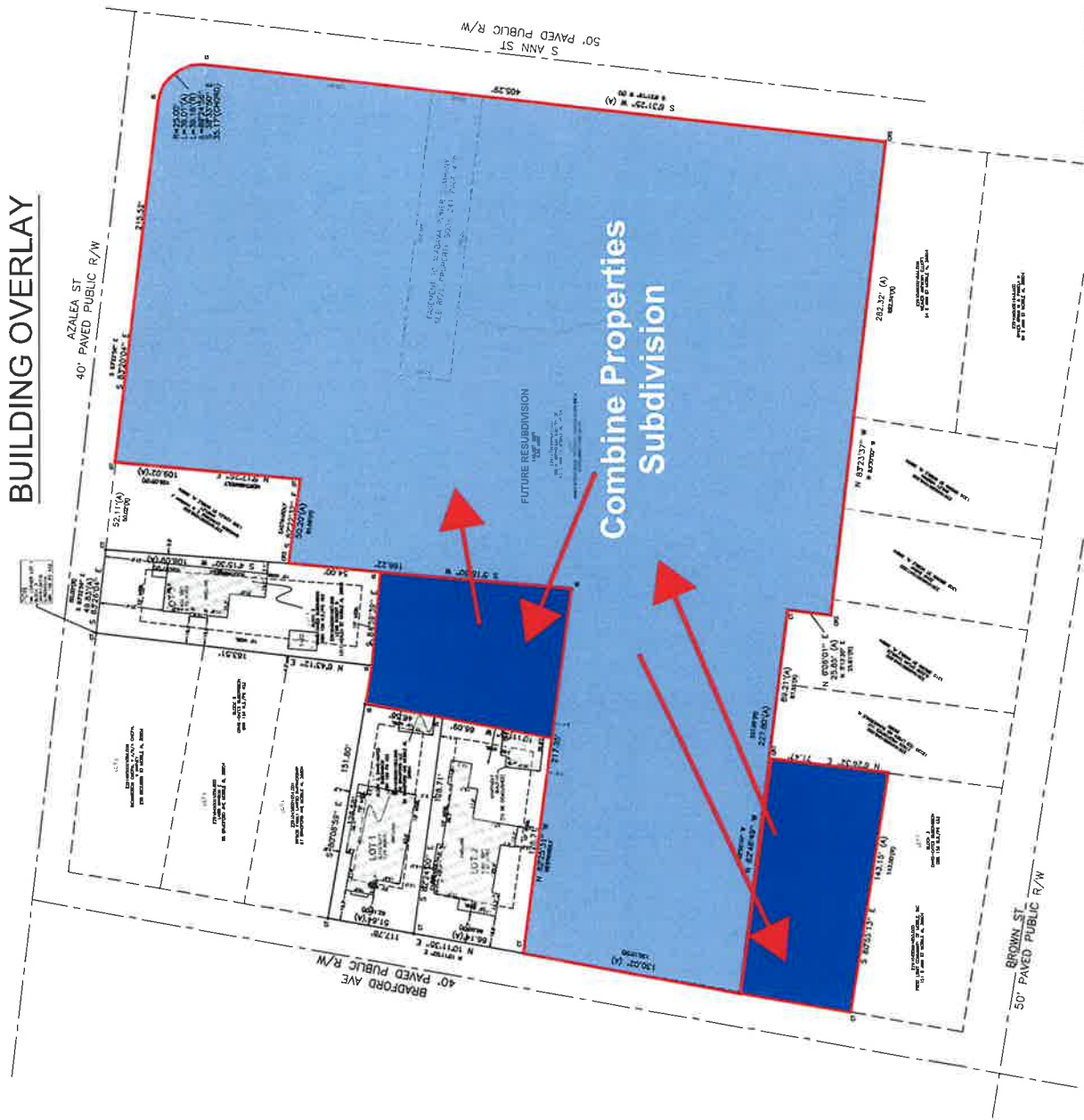
XI. Respectful Request

For the reasons above, the Church respectfully and humbly requests that the Board find that demolition of the two accessory structures at 59 and 61 Bradford Avenue, together with the home at 67 Bradford Avenue, will not materially impair the architectural value of the Old Dauphin Way Historic District, and that the Board approval deemed appropriate for our Certificate of Appropriateness. We are grateful for the Board's time and consideration, and we are happy to answer any questions.

"For we are labourers together with God: ye are God's husbandry, ye are God's building" (1 Corinthians 3:9). Thank you.

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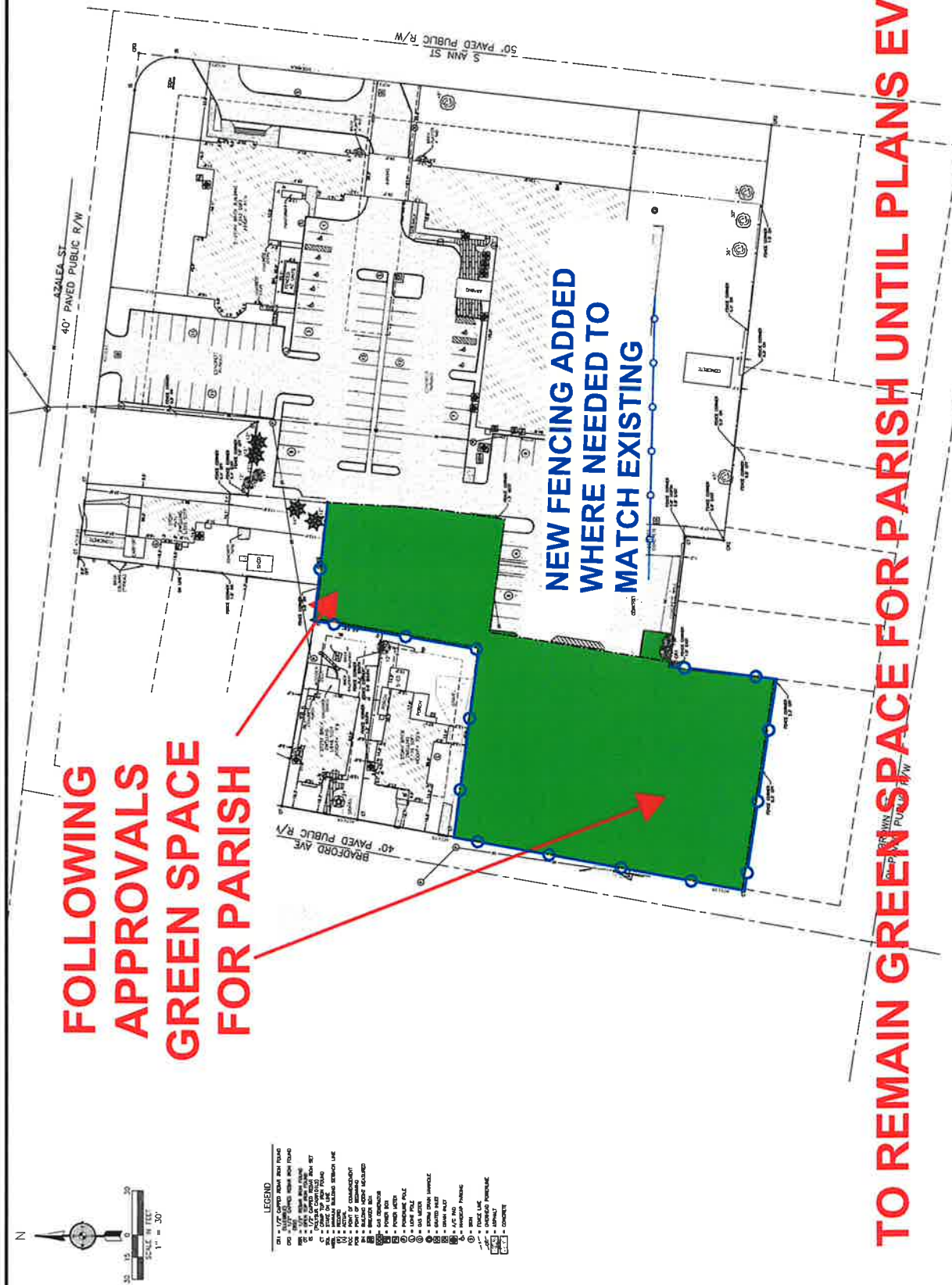
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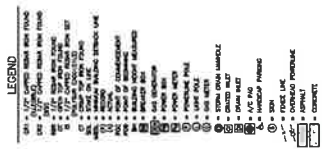
SECOND SUBDIVISION OF
ANNUNCIATION GREEK ORTHODOX CHURCH

POLY
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This sheet depicts possible long term use of the property which is likely to be completed in phases



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Annunciation Greek Orthodox Church
50 South Ann Street
Mobile, Alabama



As Presented and discussed with ODWA Board
Prepared for
May 21, 2026



Old Dauphin Way Association

Mobile's Largest Historic District

Introduction and Acknowledgment

On behalf of the Annunciation Greek Orthodox Church parish, we thank the Board of Directors of the Old Dauphin Way Association for this opportunity to appear before you. We deeply appreciate the time, talent, and counsel you invest in our shared community. As with our faith, we recognize that time and talent are vital to both our Orthodox community and the greater Mobile area. Thank you for your service.

Background

Approximately 40 years ago, devoted parishioners, with the blessing of our Bishop, established a Trust to support our Orthodox faith and ministries. Like many faith communities, we have faced financial challenges, yet through faith in our Lord and Savior Jesus Christ, we have persevered. As the only Greek Orthodox parish serving Mobile and much of Baldwin County, our Annunciation Church on South Ann Street draws worshippers from considerable distances.

Around the same time, forward-thinking parishioners acquired three adjacent homes at 59, 61, and 67 Bradford Avenue (see attached Exhibit A) to prepare for future growth and avoid relocation due to insufficient facilities and parking. These properties were generously donated to the Foundation with the intent of supporting the Church's long-term needs.



Over time, we have found that operating as landlords is incompatible with our mission. As a Church, we are not equipped to manage rentals effectively, particularly evictions and the associated liability, maintenance costs, and financial burdens have diluted our ability to fulfill the Foundation's purpose. When our last tenants vacated, we decided to stop renting and focus on better stewardship of these resources for ministry.

Parish Growth

We have been truly blessed with significant growth over the past six to eight years. Catechumen classes have increased from 4–6 per year to 20–40, with the vast majority of new members from non-Greek heritage. This growth reflects a warm welcome to our broader community and underscores the need to expand facilities to accommodate worship, fellowship, education, and events such as GreekFest.

Purpose and Request

We respectfully seek the Old Dauphin Way Association's support for a carefully planned expansion that includes demolishing one home at 67 Bradford Avenue and the garage apartments behind 59 and 61 Bradford Avenue. This will enable on-site parking expansion, green space, and improved facilities while supporting neighborhood stability, safety, and long-term compatibility. Specifically, we propose:

- Short-term actions: Demolish the home at 67 Bradford Avenue (which lacks historic significance and is out of character) and the garage apartments behind 59 and 61 Bradford Avenue (which are in poor condition and pose security risks). Incorporate the rear portions of 59 and 61 into a new one-lot subdivision for Church use, while ensuring the remaining lots at 59 and 61 meet minimum size requirements. The Church will then evaluate selling or retaining 59 and 61 Bradford properties.
- Longer-term vision: If feasible, relocate or demolish the structures at 59 and 61 Bradford Avenue (offering salvage rights to others) to fully integrate the land into the Church campus for parking, green space, and outdoor ministries.

Alignment with ODWA's Mission and Benefits to the Neighborhood

This request aligns closely with ODWA's mission to preserve the historic district's integrity while promoting orderly growth and betterment for all residents. Supporting this plan offers multiple benefits:

- **Support for a longstanding community institution:** Annunciation has been a pillar in Mobile since 1962, hosting worship, fellowship, and public events that enrich civic life and draw people into the neighborhood.
- **Response to recent parking loss:** We previously relied on shared parking with the School of Math and Science (approximately 80–100 spaces). The School's new building eliminated this, creating an immediate, documented need rather than speculative growth.
- **Reduced spillover parking and improved traffic:** Additional on-site parking will ease congestion on Bradford Avenue and surrounding streets during services, weddings, funerals, festivals, and other gatherings, improving resident access and reducing frustration.
- **Enhanced public safety:** Better on-site parking improves circulation, reduces improvised parking, preserves sight lines, and facilitates emergency access advancing ODWA's goals for safety and crime prevention.
- **Better site planning and aesthetics:** With appropriate conditions, the project can incorporate attractive landscaping, screening, buffering, lighting compliance, and stormwater management, creating a more intentional transition between Church property and neighboring homes.
- **Proactive neighborhood solution:** Accommodating growth on Church-owned land is preferable to ongoing reliance on street or scattered off-site parking, protecting livability for all.

We understand and value historic preservation. However, as a single-parish community serving approximately 350 families across a wide area, we must prioritize ministry needs. Retaining and maintaining these properties as rentals is no longer viable due to costs, liability, maintenance burdens, and restrictions on selling Church property (we have secured Metropolitan Sevastianos's blessing for this plan, subject to approved designs). Expanding here allows us to remain in the Old Dauphin Way District and continue serving parishioners who live and work nearby.

We are committed to working collaboratively with ODWA and the City to achieve a solution that honors both our faith community's growth and the neighborhood's character. We also believe if we are not able to provide suitable facilities,

including sufficient on-site parking and green space, we will have to choose between preserving three structures which will not be used or risk failure to serve our faithful for worship, education and supporting services.

Our request to demolish the non-contributing home at 67 Bradford Avenue and the deteriorated garage apartments behind 59 and 61, while offering relocation or salvage options for the remaining structures, is consistent with Old Dauphin Way Mission in support of religious institutions. This will allow us to restore much-needed on-site parking, replacing the 80 to 100 spaces we lost when the School of Math and Science expanded, so we can continue to serve our rapidly growing parish and the broader Mobile community.

Acts 16:5 (ESV)

“So the churches were strengthened in the faith, and they increased in numbers daily.”

Matthew 25:21 (ESV) From the Parable of the Talents:

“His master said to him, ‘Well done, good and faithful servant. You have been faithful over a little; I will set you over much. Enter into the joy of your master.’”

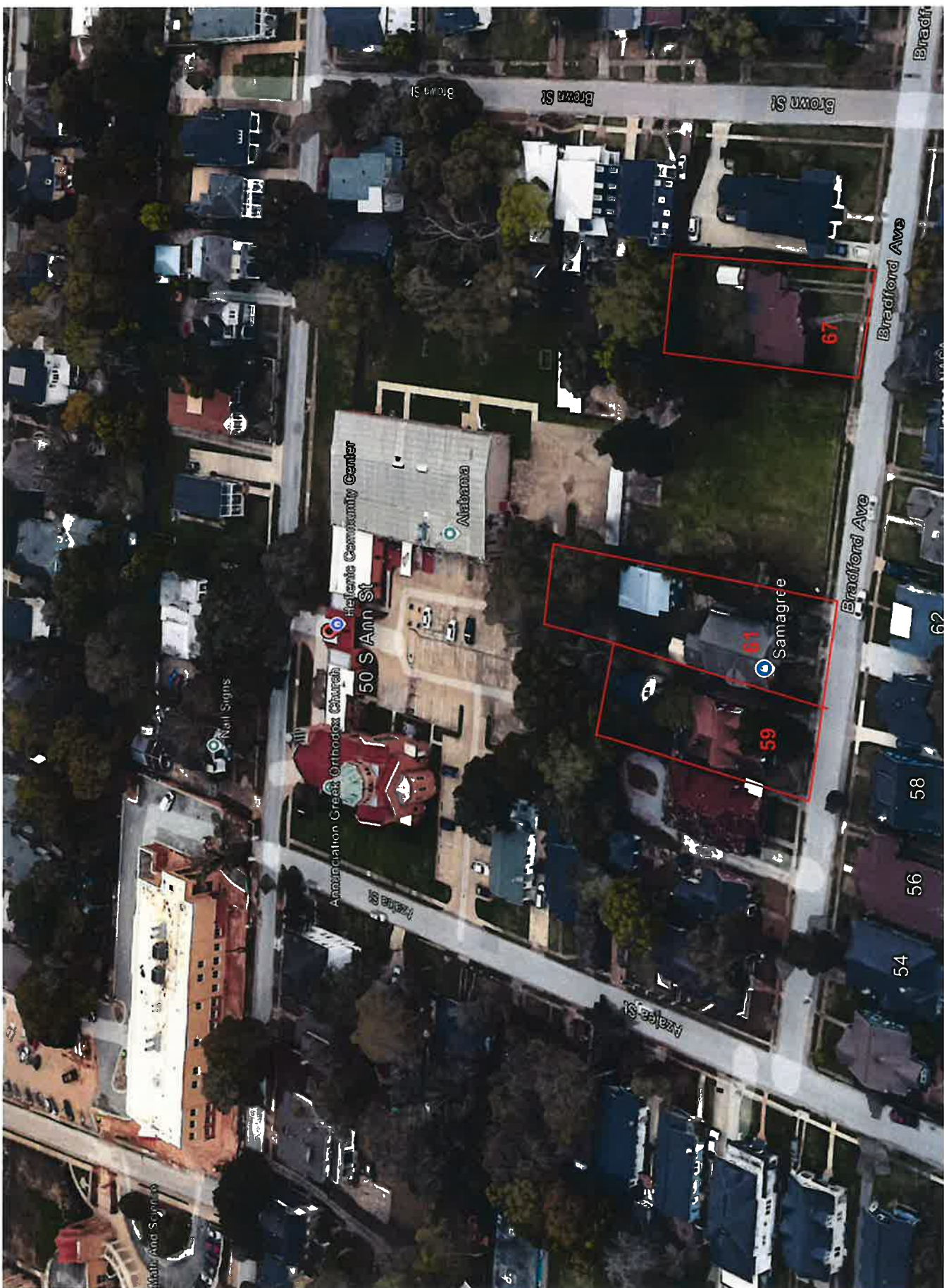
Thank you.

Properties owned by
Annunciation Greek Orthodox Church



Annunciation Greek Orthodox Church
50 S Ann Street Mobile Alabama 36604
Phone: (228) 432-9835 | Email: info@annunciationgreek.org

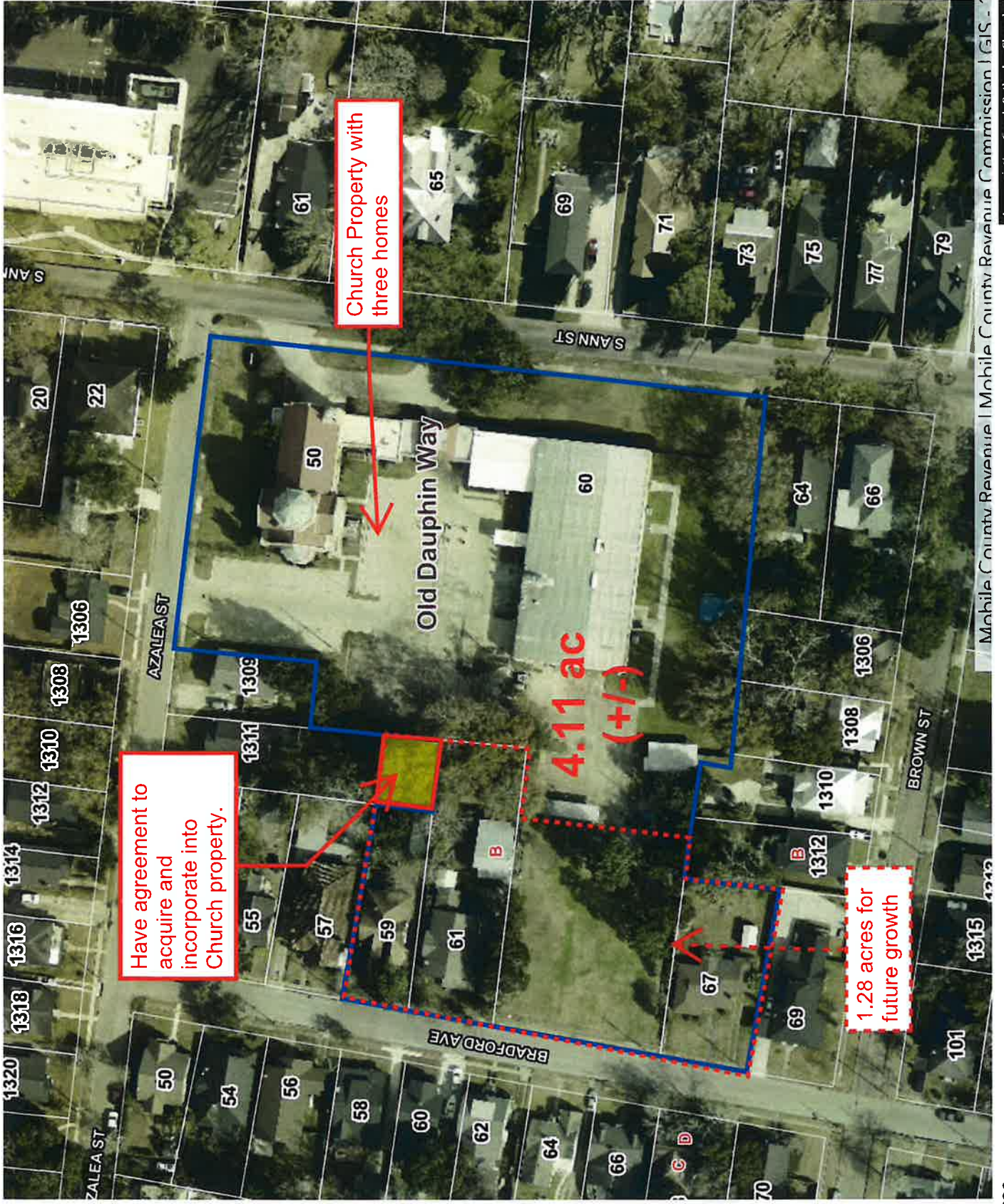
Properties owned by
Annunciation Greek Orthodox Church





Parking spaces
previously available
for Parish parking

Church Property
without three homes



Have agreement to acquire and incorporate into Church property.

Church Property with three homes

1.28 acres for future growth



Annunciation Greek Orthodox Church
50 S. Ann Street Mobile, Alabama, 36604
Phone: (251) 438-9888 | Email Us



- 1 - Church owned. Demolish and Incorporate into one lot.
- 2 - Church owned. Incorporate into one lot.
- 3 - Church owned. Carve out parcel 4 and incorporate into one lot. Sell off home.
- 4 - Owned by Church. Subdivide into one lot.
- 5 - Church owned. Carve out parcel 6 and incorporate into one lot. Sell off home.
- 6 - Owned by Church. Subdivide into one lot.
- 7 - Owned by others. Seeking to acquire and incorporate into one lot with Church property.

EXHIBIT

MOBILE AL 36604 2150

1311 AZALEA ST

116.75'(d)

192'

Azalea Street

Bradford Avenue

Annunciation Greek Orthodox Church

Lewis Property

Hash area to be subdivided into Church Property

Church Trust Property

Church Trust Property

Church Trust Property

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The above is not exact and may vary. Final dimensions to be determined by land surveyor.

The below depicts a "draft only" plan utilizing the current vacant parcel and post demolition of 67 Bradford Avenue property.



Land to be incorporated into the Church Property

59

61

This parking plan is not to scale and is only to provide a concept of addressing parking

Annunciation Greek Orthodox Church
50 S. Ann Street Mobile, Alabama, 36604
Phone: (251) 438-9888 | Email Us

59 Bradford Avenue - Front View



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13

Annunciation Greek Orthodox Church

20 S. Ann Street Mobile, Alabama 36604
Phone: (251) 433-9180 | Email Us

59 Bradford Avenue - Garage View



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14

Annunciation Greek Orthodox Church

501 S. Ann Street Mobile, Alabama 36604

Phone: (251) 438-9988; Email Us

61 Bradford Avenue - Front View



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15

Annunciation Greek Orthodox Church

50 E. Ann Street Mobile, Alabama 36684
Phone: (251) 430-9833 | Email Us

61 Bradford Avenue - Rear View



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16

Annunciation Greek Orthodox Church
513 San Street Dallas, Texas 75204
Phone: (214) 343-9881 Fax: (214)

61 Bradford Avenue - Garage View



Annunciation Greek Orthodox Church

50 S. Ann Street Mobile, Alabama, 36604
Phone: (251) 438-9888 | Email: Ua

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17

67 Bradford Avenue - Front View To Be Demolished



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