

FOR SALE

636 JACKSON AVENUE

SEAFARERS BUILDING

HISTORIC NEIGHBORHOOD
MIXED USE DISTRICT (HU-MU)

NAI Rampart

**BERKSHIRE
HATHAWAY**
HOMESERVICES

UNITED
PROPERTIES



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Executive Summary

Chris R. Ross from NAI Rampart, in collaboration with Raeschelle “Rae” Dawson from Berkshire Hathaway, is delighted to present a unique opportunity to acquire the **former Seafarers International Union/Household of Faith Church** property. This mid-century modern building stands as an exceptional redevelopment prospect, blending historical significance with modern potential.

- **Building Specifications:** The structure boasts over 26,000 square feet of space, situated on a substantial lot exceeding 38,000 square feet.
- **Historic Significance:** The building’s historical status renders it eligible for potential state and federal historic tax credits, making it an attractive investment opportunity.
- **Zoning and Potential:** The property is zoned HU-MU, supporting a range of possibilities including mixed-use development. This zoning opens avenues for both residential and commercial ventures.
- **Rich Heritage:** Originally designed for the Seafarers International Union Hall, the building was intended as a multi-purpose facility to support merchant marines, reflecting its rich maritime heritage.
- **Church’s Legacy:** In the late 1990s, the property was acquired by Household of Faith Church and served as their main sanctuary until their relocation to New Orleans East.
- **Expansion Opportunity:** An additional property at 600 Jackson Avenue, encompassing over 15,000 square feet, is available for separate purchase. This adjacent lot presents further potential for new construction and additional parking, enhancing the overall value and utility of the investment.

This opportunity represents more than just a property acquisition; it’s a chance to participate in and contribute to the rich tapestry of New Orleans’ architectural and cultural history, with a building that offers immense potential for thoughtful redevelopment.



Property Details



Narrative Description: Occupying a sprawling lot of over 38,000 square feet, the building extends over two floors, offering over 26,000 square feet of interior space. On the 1st floor, a grand lobby area leads into an 80-seat theater with original seating, for performances and presentations. This floor also houses several separate offices and meeting rooms, designed to facilitate both individual work and collaborative efforts. A well-equipped commercial kitchen, a lounge area, and a magnificent courtyard further enhance the 1st floor's appeal, offering a blend of functionality and natural light.

Adding to the building's historic charm is the original, beautifully crafted stone stairway in the lobby, which elegantly winds up to the 2nd floor. Here, a spacious reception area with a stage provides an ideal setting for larger gatherings and events. The second floor's adaptability is showcased by a former clinic area, complete with separate examination rooms and offices. In addition to another commercial kitchen, this floor includes three efficient apartments. The campus is rounded off with up to 35 gated parking spaces, providing ample and secure parking for occupants and visitors alike. This architectural gem combines historic elegance with modern amenities, making it a standout feature in its community.

Property Breakdown

- **Price:** \$5,950,000
- **Address:** 636 Jackson Avenue
- **Building SF:** 26,046 SF Approximately
- **Land Dimensions & SF:** 38,760 SF Approximately
- **Zoning:** Historic Neighborhood Mixed Use District (HU-MU)





Seafarers

The Seafarers International Union, Atlantic, Gulf, Lakes and Inland Waters, AFL-CIO, represents professional United States merchant mariners sailing aboard U.S.-flag vessels in the deep sea, Great Lakes and inland trades.

SIU members sail in the three shipboard departments: deck, engine and steward. They work aboard a wide variety of vessels, including commercial container ships and tankers, military support ships, tugboats and barges, passenger ships, gaming vessels and many more.

Seafarers Union Hall

The project broke ground in mid-1959, culminating in a grand dedication program in 1961. Crafted by the renowned local architecture firm of Freret and Wolf, the building stands as a quintessential example of mid-century modern architecture, a style that harmoniously blends simplicity with functional elegance.

The building's design encapsulates the essence of this era, characterized by clean lines, integration with nature, and an uncluttered yet sophisticated appearance. It reflects the mid-century modern ethos of bringing the outdoors in, with large windows and open spaces that invite natural light and blur the boundaries between the interior and exterior environments.

Among its notable features is a large auditorium, a space designed for versatility and adaptability. This auditorium served various purposes, from hosting large gatherings to functioning as a dynamic event space. Equally versatile is the theatre room, which could be transformed from a lecture hall to a fully equipped clinic. This multifunctional space served as a diagnostic center for Seafarers and their dependents, embodying the building's commitment to community welfare and engagement.

The building also housed a cafeteria and a lounge, both of which open onto an inviting outdoor patio. These spaces were designed not just for utility but to foster social interactions and community building. The inclusion of a store within the building added to its self-contained nature, making it a hub of activity and convenience.

Furthermore, the building accommodated hiring hall facilities, Union administrative offices, and other essential services. This thoughtful allocation of spaces underscored the building's role as a central point for various administrative and community functions.

In summary, this building by Freret and Wolf stands as a testament to the visionary ideals of mid-century modern architecture. Its design not only fulfills practical requirements but also creates a space that resonates with aesthetic appeal and communal harmony, a true architectural marvel of its time.



1959 Seafarers Log Magazine Groundbreaking

[Click here to view Issue](#)



1961 Seafarers Log Magazine Dedication

[Click here to view Issue](#)



1961 Architectural Digest Magazine

[Click here to view Issue](#)

Architectural Digest

FALL 1961



1962 New Orleans Architecture Magazine

[Click here to view Issue](#)



SEAFARERS INTERNATIONAL UNION
New Orleans, Louisiana

Architects: FRERET and WOLF

"Viking Oak" Furniture by
THE ROMWESER INDUSTRIES
AND AT
HERMAN SCHLOMAN SHOWROOM
Los Angeles, California



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SEAFARERS INTERNATIONAL UNION

Since New Orleans is the country's second largest port, it is natural that it should be an important center of service to the Seafarers International Union. The Directors of the Seafarers Welfare Plan felt the necessity of providing expanded and contemporary quarters for the membership of the Union. The site, on Jackson Avenue, was selected for convenience to transportation and the Port. The building was completed in 1961. Its main function is to provide Administrative Offices and a Hiring Hall. However, the many other services and functions of the Union are accommodated. There is a large lounge for the members, serving as their living room away from home. A cafeteria, not only provides meals and the traditional sailors' coffee, but is also used to train stewards and mess boys for sea duty.

FRERET AND WOLF
ARCHITECTS

PHOTOS BY
FRANK LOTZ MILLER



GARDEN COURT WITH GALLERIES

On the first floor, in addition, is a theater, seating eighty. This is used, generally for T.V., but is also where training films and small meetings are held. The garden is enclosed on three sides by the building and on the fourth by a barbecue grille large enough to prepare food for an entire ship's company. The main access to the second floor is by a reinforced concrete, free standing, circular stairway. This is one of a handful of such designs in this country. The railing is wrought iron, and the treads are slate. Over the eye of the stairwell hangs an Eighteenth Century Chandelier.

The main room on the second floor is an auditorium for large gatherings. This room extends across the entire front of the building, and is accessible from the street by way of the front gallery. Therefore, outside groups can have use of the room without going through the main body of the building. A service pantry is immediately adjacent for use when meals or refreshments are served. The room is used for recreational purposes, for business and social functions for the union members and their families and has, in addition, become one of the favorite banquet and meeting rooms for civic and private organizations engaged in work interrelated to the overall objectives of the Seafarers.

Medical care is an important service offered to the Seafarers and their families. A suite of clinic rooms houses this facility, including labs, x-ray, general and pediatrics examination, and pharmacy. The exterior of the building is faced with bricks recovered from the building that was formerly on the site. The covering of the four columns were especially cast in exposed aggregate concrete. The aluminum screens in the window panels were fabricated to be in multi-planes for greater protection from the sun, and for privacy. They are hinged in sections, allowing cleaning and maintenance.

The figures for the two fountains, one in the front and one in the garden, were designed and cast for the building. The one on the front steps is in a large sugar kettle brought here from one of the plantations. The interior finishes are colorful, but easily kept. The floors are slate and terrazzo. The walls of the lounge and stair hall are cypress boards. The main auditorium is a series of white oak strips and plastic fabric panels, providing acoustical benefits. Other walls are covered in plastic, of varying colors and textures.

The Directors wanted the building to be planned for efficient operation, an inviting and open atmosphere, easy maintenance and to be reminiscent of New Orleans.

SPIRAL STAIRWAY IN LOBBY



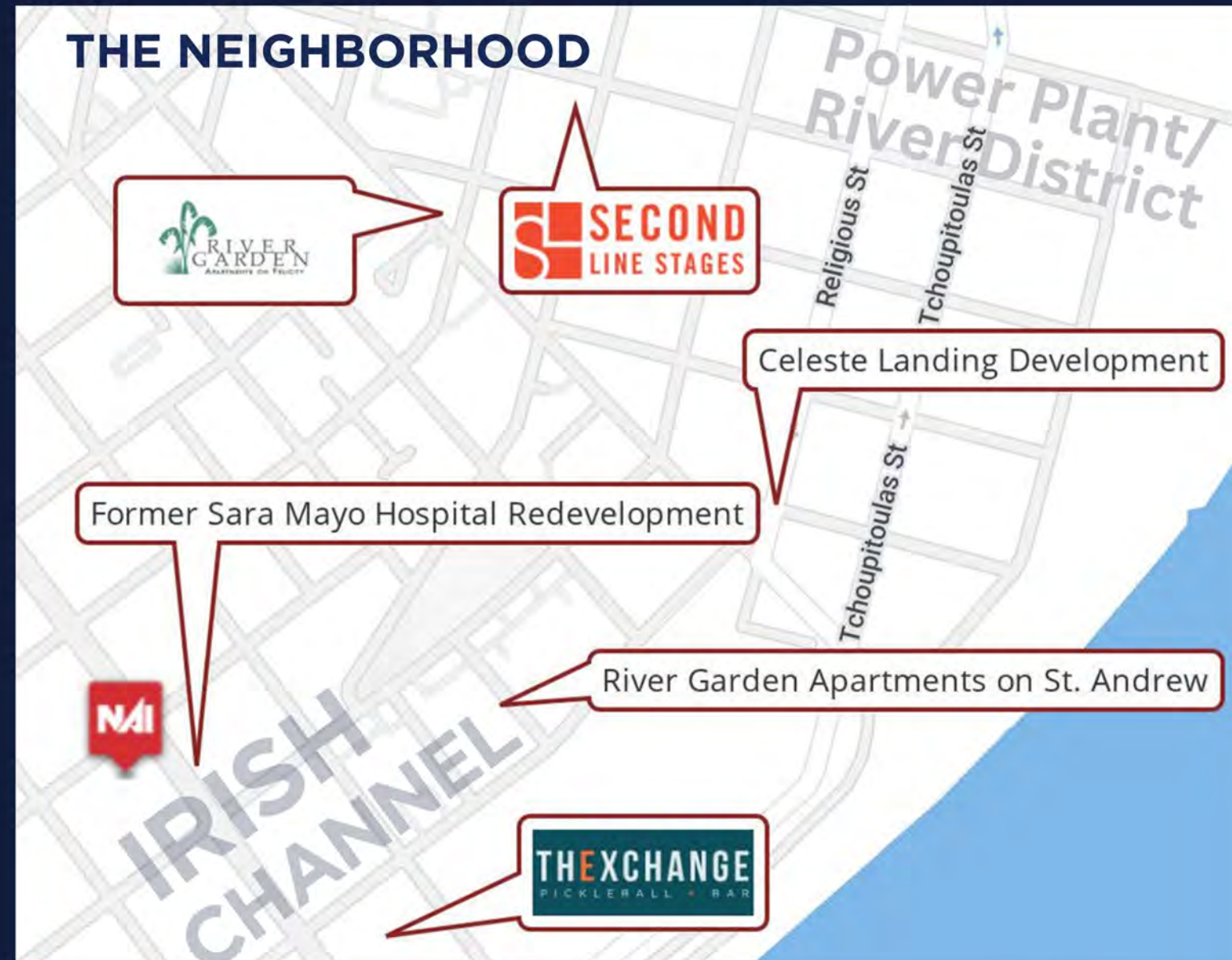
Irish Channel

THE NEIGHBORHOOD

The Irish Channel is a well-known neighborhood in New Orleans, Louisiana, renowned for its rich history and cultural diversity. Situated uptown along the Mississippi River, the Irish Channel is bounded by Magazine Street to the south, the river to the north, Jackson Avenue to the east, and Louisiana Avenue to the west.



THE NEIGHBORHOOD



RIVER GARDEN

The River Gardens' development started in 2003 and was completed in 2009. The property spans over 60 acres and includes a combination of apartments, home ownership options and retail spaces, including a Walmart anchor.

SECOND LINE STUDIOS

Second Line Stages is Louisiana's premier film and television studio and the largest studio in New Orleans. It is also the first purpose-built, full-service production facility in the state—and the first independent green film studio in the country.

Since opening in 2010, Second Line Stages has been home to many acclaimed Hollywood productions, including: *Green Lantern*, *Django Unchained*, *Lee Daniels' The Butler*, *American Horror Story*, *21 Jump Street*, *Heart of a Lion*, *Where the Crawdad Sings*, *The Secret of Sulphur Springs*, *The Killer*, *Girl's Trip* and many more.

THE EXCHANGE PICKLE BALL + BAR

The Exchange is the only dedicated pickleball facility with six indoor air-conditioned courts and one outdoor court that are anchored by a full-service restaurant with craft cocktail bars and outdoor and games.

CELESTE LANDING RESIDENTIAL DEVELOPMENT

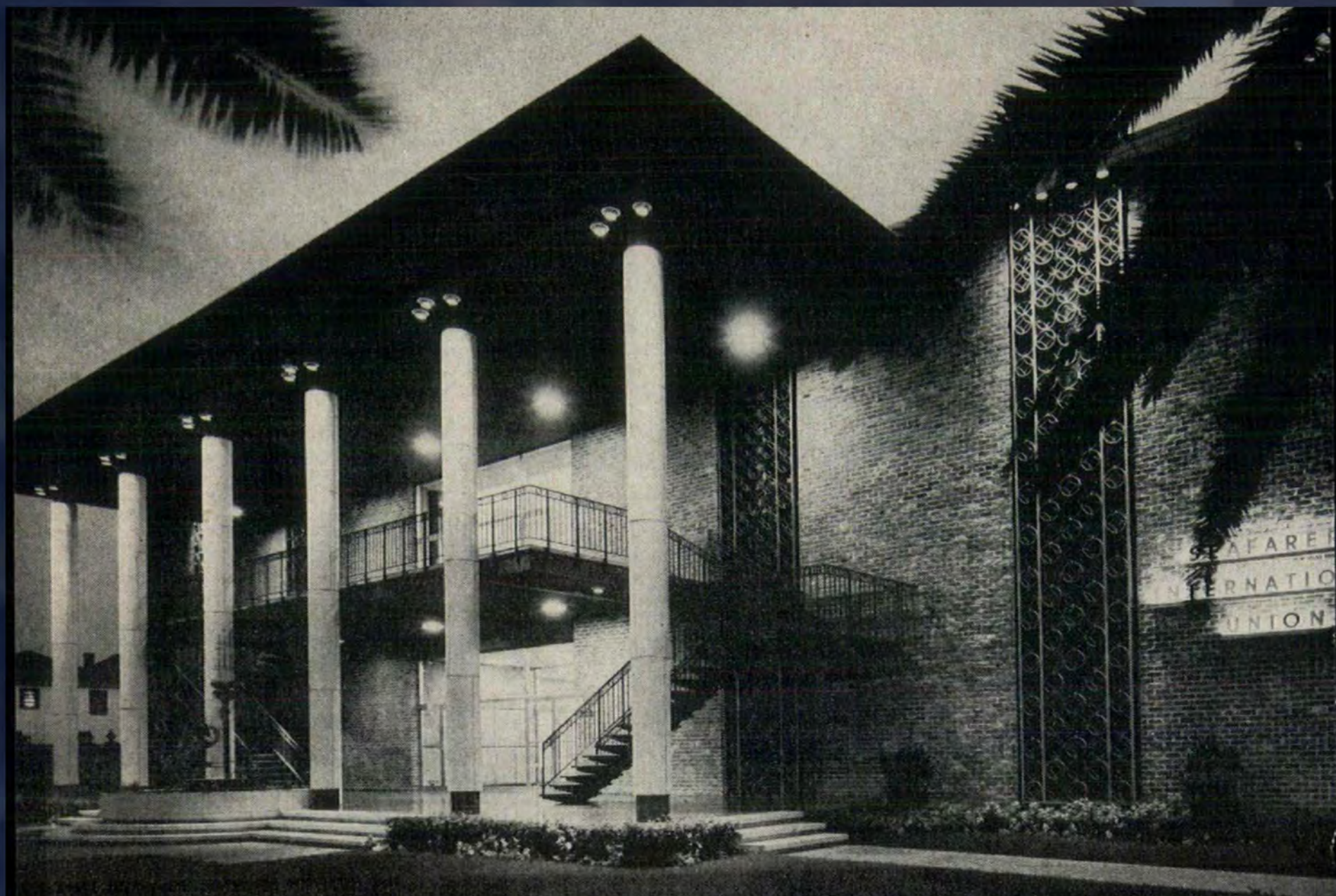
Celeste Landing will provide 46 units of rentals. The project will primarily be new construction, although developers are partaking in historic rehabilitation as well, as the existing building on Religious Street is a 3-story brick building that is designated as a historic landmark. Developers of Celeste Landing are Atrium Housing and Cobalt Construction.

FORMER SARA MAYO HOSPITAL REDEVELOPMENT

The former Sara Mayo Hospital is undergoing a multimillion-dollar redevelopment, transforming it into a modern mixed-use complex. This extensive renovation and the construction of an additional building will introduce over 16,000 square feet of commercial space, poised to invigorate the area with new business opportunities. The project will also feature over 200 residential units, offering contemporary living spaces tailored to modern lifestyles. A newly constructed building within the complex will provide 375 parking spaces for residents.







Disclaimer

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