

FOR SALE

636 JACKSON AVENUE

SEAFARERS BUILDING

HISTORIC NEIGHBORHOOD
MIXED USE DISTRICT (HU-MU)

NARRampart

**BERKSHIRE
HATHAWAY**
HOMESERVICES

UNITED
PROPERTIES



[Click here for Drone Video](#)

CONTACT FOR MORE INFORMATION

Chris R. Ross

cross@rampartcre.com

Off: 504.569.9300 | Cell: 504.352.1492

Rampart

430 Notre Dame Street

New Orleans, LA 70130

rampartcre.com

Raeschelle "Rae" Dawson

raedawsonek@gmail.com

Off: 504.605.1998 | Cell: 504.250.0222

**BERKSHIRE
HATHAWAY** | UNITED
HOMESERVICES PROPERTIES

2328 Metairie Road, Suite 201

Metairie, LA 70001

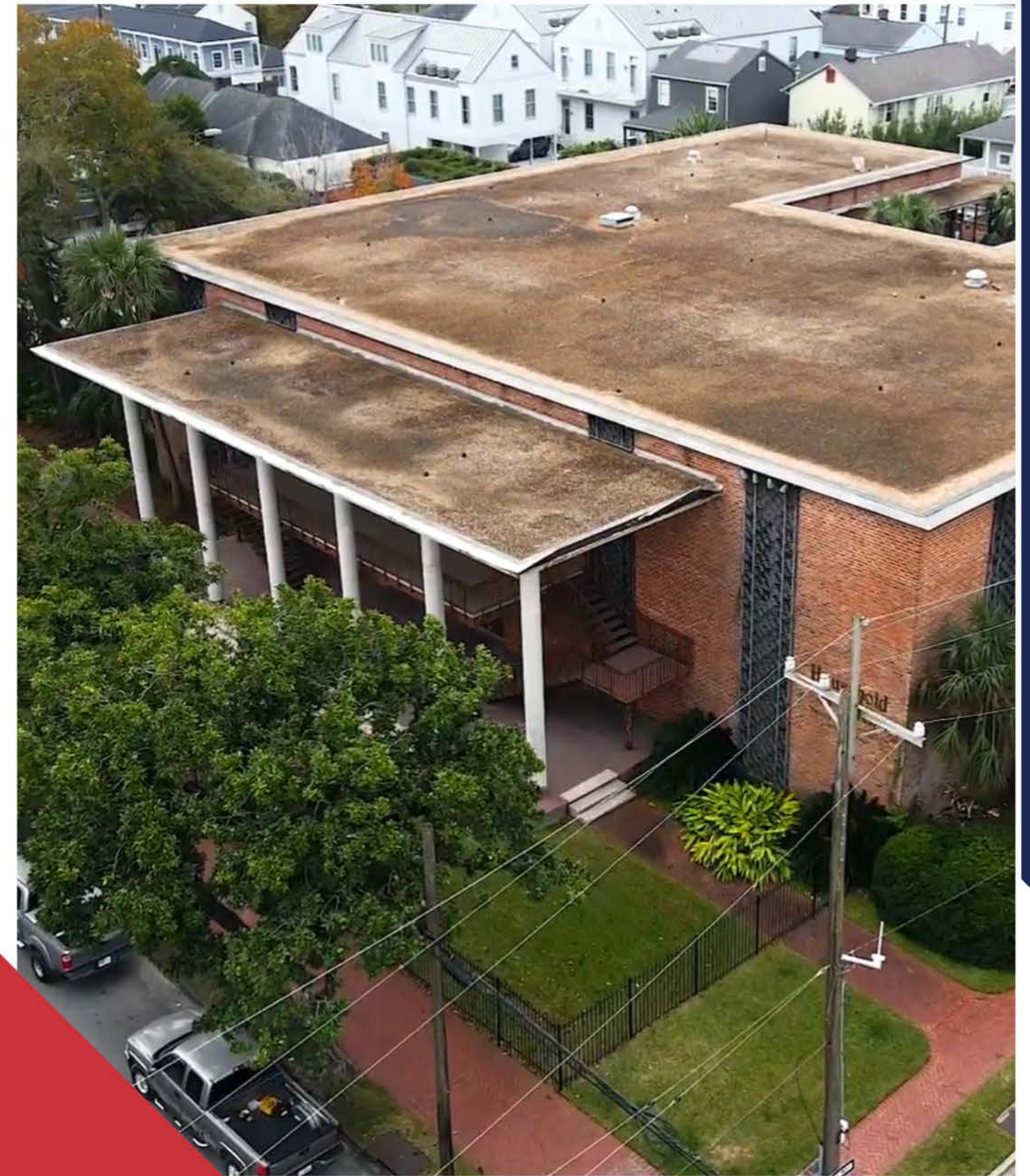
www.bhhs-united.com

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](#)



Vol. XXI
No. 16

SEAFARERS LOG

July 31, 1959

OFFICIAL ORGAN OF THE SEAFARERS INTERNATIONAL UNION • ATLANTIC AND GULF DISTRICT • AFL-CIO



Site Clearing Begins:
WORK TO START ON NEW BUILDING IN NEW ORLEANS
Story On Page 3



Form Special Unit To Sign Runaways
Story On Page 2



Down The Ways. Shipyard workers and spectators watch as America's first nuclear-powered merchant ship, the NS Savannah, slides down the ways at her launching in Camden, New Jersey. It will be another year before she is ready to go into service. (Story on Page 5; feature on Savannah's nuclear operation on Page 9.)

SEAFARERS LOG

Page Three

Clear Site For New Hall In N'Orleans
NEW ORLEANS—Preliminary work on the site for a brand-new hall for Seafarers has gotten underway here, with actual construction due to start this fall. The new, modern facility, which will front on Jackson Avenue in the famed French Quarter, will be located about two miles from the present Union Hall on Bienville Street. It will provide space for Welfare Plan functions and for Union services.
Demolition of the existing structures on the property is well advanced, but final plans on the proposed two-story building are in process of revision. The hall will cover an estimated area of 110' by 120', plus a large surrounding plot to allow for appropriate landscaping and parking space.
The start on the New Orleans project follows by only a few weeks the launching of construction on a new hall in Philadelphia, located at 2002 South Fourth Street.
All of the construction is in line with plans for improving services to Seafarers in all ports, by providing modernized quarters for both business and recreational purposes, as well as eating accommodations for men on the beach.
The New Orleans building has the tentative street address of 636 Jackson Avenue, at Chipmunk and Philip Streets. Preliminary plans call for the building to include such accommodations as a cafeteria, lounge, TV room and other recreational facilities on the main deck, plus additional recreation and meeting space on the top deck.
A large open patio would be situated in the rear for sunbathing and other outdoor activities.
Located just two blocks from the Jackson Avenue ferry landing, the proposed building here will have a modern outer facade, with present exterior plans calling for an outside stairway leading to the top deck.
Unlike the building in New York, opened in 1951, and the Baltimore hall opened in 1954, which conform to the same general pattern, the New Orleans exterior design is entirely different and is in keeping with the architecture of the French Quarter. It is expected that the building will be ready late next year.



New hall site is near Jackson Ave. ferry, two miles from Bienville St.

Banner Line Crew Gets PHS Praise
Crewmembers of the SS Atlantic

Vol. XXIII
No. 4

SEAFARERS LOG

April 1961

OFFICIAL ORGAN OF THE SEAFARERS INTERNATIONAL UNION • ATLANTIC, GULF, LAKES AND INLAND WATERS DISTRICT • AFL-CIO



New Orleans Dedication. US Senator Russell Long (above) addresses throng at dedication ceremonies of new hall for Seafarers in New Orleans. Seafarers and guests (below) are shown admiring building's patio. (Story on page 3; photos in centerspread).

SEAFARERS LOG

April 1961

NEW HALL OPENS IN NEW ORLEANS
Head-on view of new hall in New Orleans shows architectural features reminiscent of French Quarter style—stat white columns, outside iron staircase and iron grillwork. Building bricks are 150 years old.



It was standing room only as overflow crowd at dedication filled all 850 seats for dedication ceremonies. Event got considerable coverage in New Orleans press and drew laudatory comment.



SIU President Hall is shown addressing the overflow audience during the dedication. He stressed seamen's achievement of first-class status in the community of which the new hall is an example.



Guests are shown in lobby during inspection tour of the new building. Curved staircase in rear, which has no visible supports, is one of architectural features of the hall.



Weather proved cooperative for outdoor buffet. Seafarers, family members and guests are shown enjoying food and refreshments in parking lot area of building after ceremonies.

SEAFARERS LOG

Page Seventeen



Section of 850-seat auditorium is shown here. It can be entered from outside, without disturbing Union activity.



Hiring hall has mural on ceiling showing the four winds, one of several artistic embellishments in the new hall.



Shrubbery, palms and leaves add to attractiveness of building. Windows are behind the vertical grillwork strips.



Separate 75-seat lecture hall can be used for recreation as movie or TV theater, or for SIU Training School purposes.



Patio has outdoor furniture, extensive plantings, fountains and large barbecue pit.



Dominating feature of lounge and cafeteria is four-panel mural on history of sea unions, painted by LOG art editor Bernard Seaman.



Top, guests help themselves to chicken buffet. Center, Pope Celestin's jazz band plays for dancers (bottom photo). Picnic tables were set up in the parking area.



Greeting guests are SIU President Paul Hall (left) and Vice President Lindsey Williams (2nd, right), with Senator Russell Long, (2nd left) and New Orleans Mayor deLesseps Morrison. Senator and mayor hailed union's activities.

1961 Seafarers Log Magazine Dedication

[Click here to view Issue](#)

BERKSHIRE
HATHAWAY
HOMESERVICES

UNITED
PROPERTIES

Seafarers Building // 636 Jackson Avenue, New Orleans, LA // For Sale

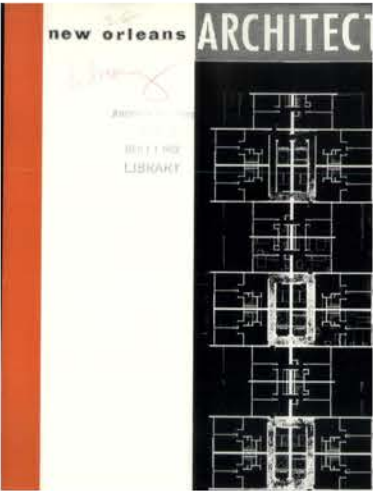
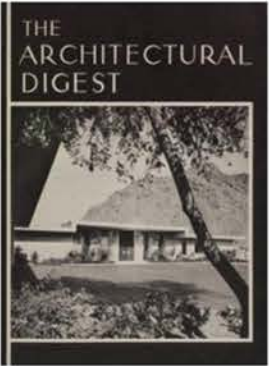
NAIRampart

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 ROMBERG INDUSTRIES
AND AT
HERMAN SCHILDMAN SHOWROOM
Los Angeles, California



SEAFARERS INTERNATIONAL UNION
New Orleans, Louisiana
Architects: FRERET and WOLF
"Viking Oak" Furniture by THE ROMBERG INDUSTRIES
HERMAN SCHILDMAN SHOWROOM Los Angeles, California



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

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.

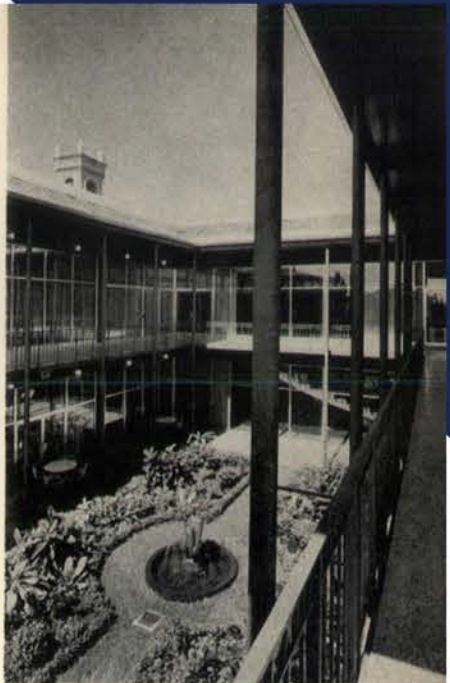
Medical care is an important service offered to the Seafarers and their families. A suite of clinic rooms houses this facility, including labs, x-ray, general and pediatrics examination, and pharmacy.

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.



GARDEN COURT WITH GALLERIES



SPIRAL STAIRWAY IN LOBBY

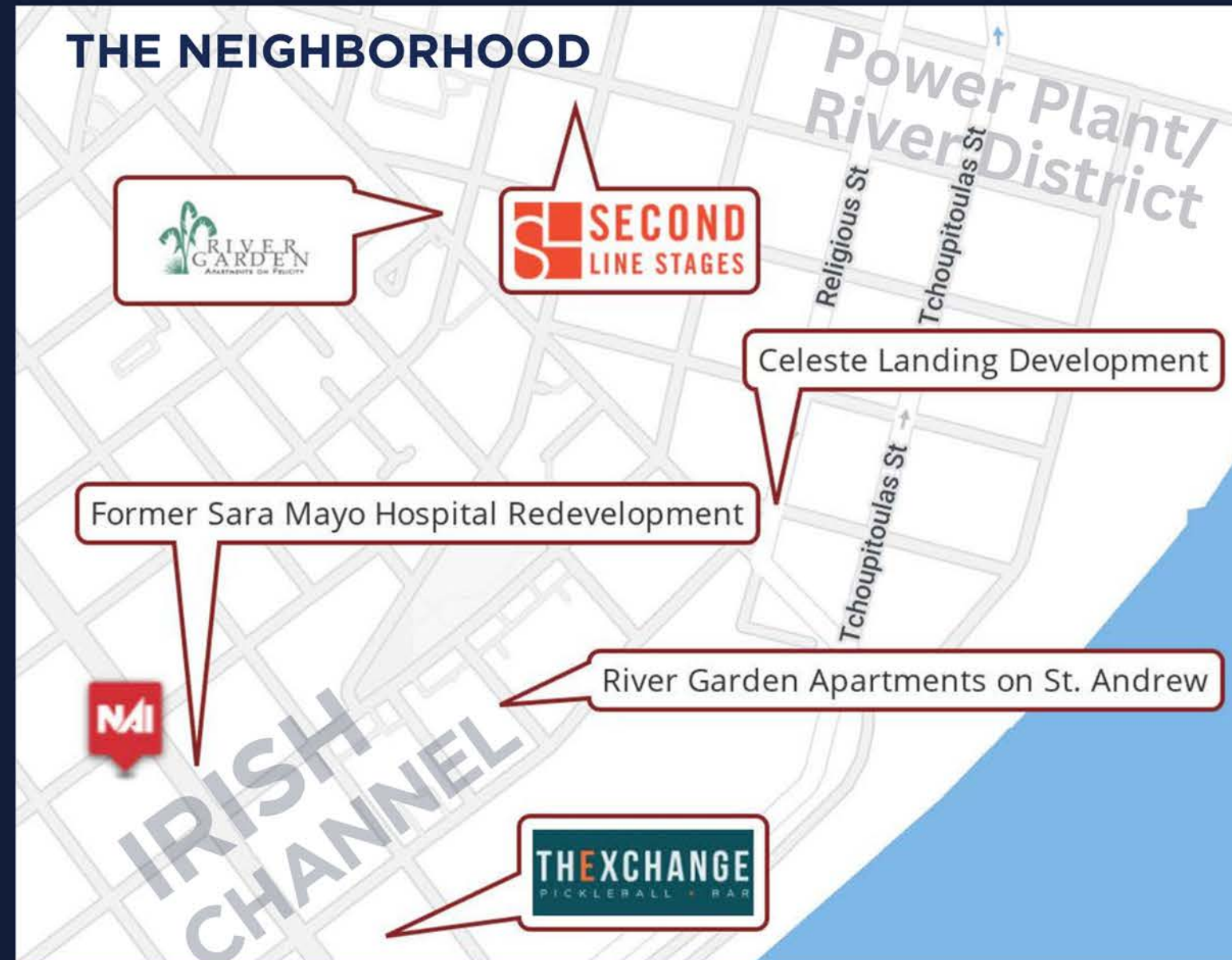
Irish Channel

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

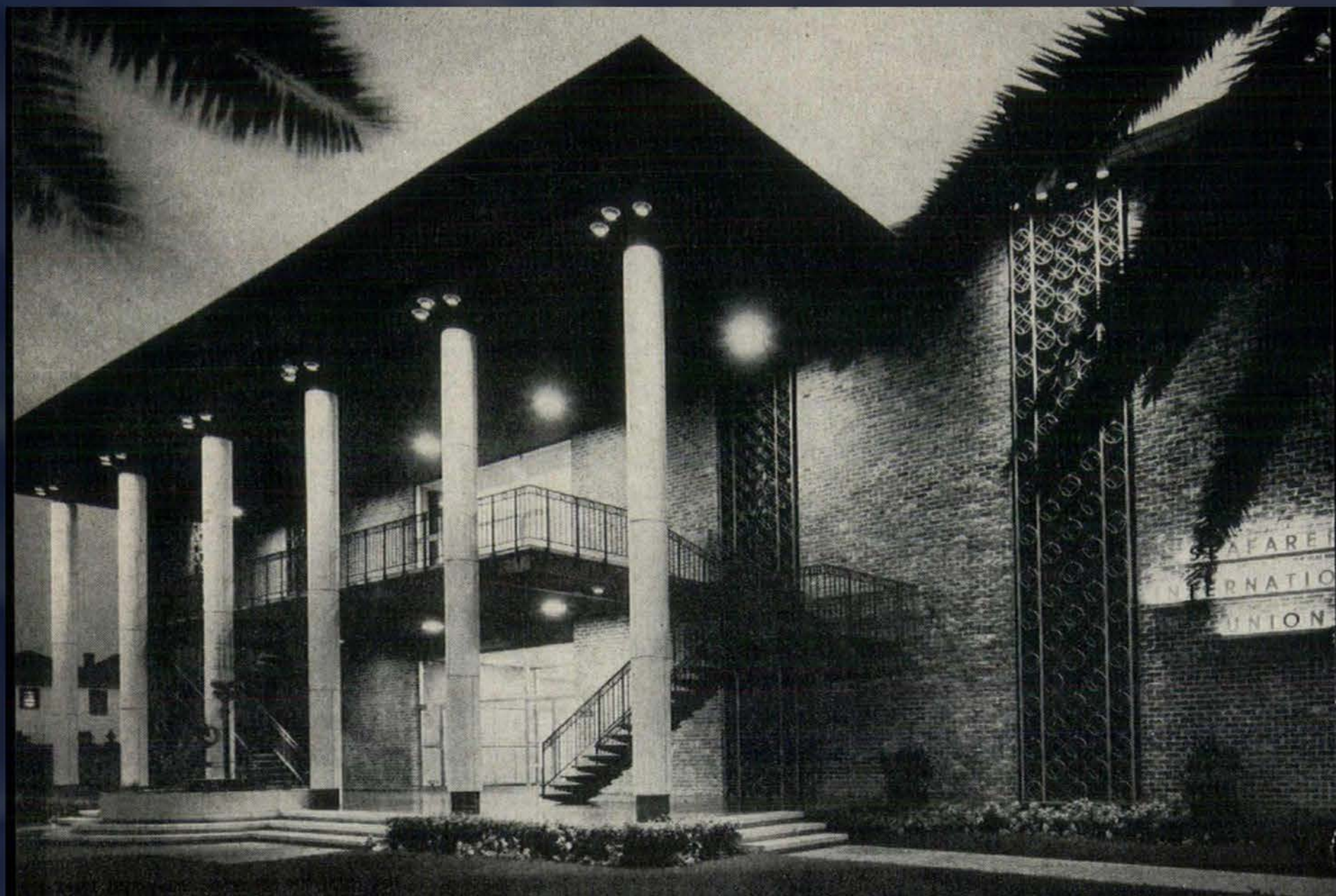
Celeste Landing will provide 46 units of rentals. The project will primarily be new construction, although developers are partaking in historic rehabilitation as well, as the existing building on Religious Street is a 3-story brick building that is designated as a historic landmark. Developers of Celeste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







Disclaimer

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from NAI Rampart and should not be made available to any other person or entity without the written consent of Broker. This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Broker has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue occupancy of the subject property. The information contained in the Offering Memorandum has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential purchasers must take appropriate measures to verify all of the information set forth herein.



CONTACT FOR MORE INFORMATION

Chris R. Ross

cross@rampartcre.com

Off: 504.569.9300 | Cell: 504.352.1492

NAI Rampart

430 Notre Dame Street

New Orleans, LA 70130

rampartcre.com

Raeschelle “Rae” Dawson

raedawsonek@gmail.com

Off: 504.605.1998 | Cell: 504.250.0222

**BERKSHIRE
HATHAWAY**
HOMESERVICES

UNITED
PROPERTIES

2328 Metairie Road, Suite 201

Metairie, LA 70001

www.bhhs-united.com





FOR SALE

600 JACKSON AVENUE

**15,741 SF CORNER
REDEVELOPMENT
SITE**

HISTORIC NEIGHBORHOOD
MIXED USE DISTRICT (HU-MU)

NARRampart

**BERKSHIRE
HATHAWAY**
HOMESERVICES

UNITED
PROPERTIES

Property Details

Narrative Description

This former gas station property presents a unique opportunity for visionary developers. Located at 600 Jackson Avenue, the site spans an impressive 15,741 square feet, offering ample space for a transformative development project.

Land and Location

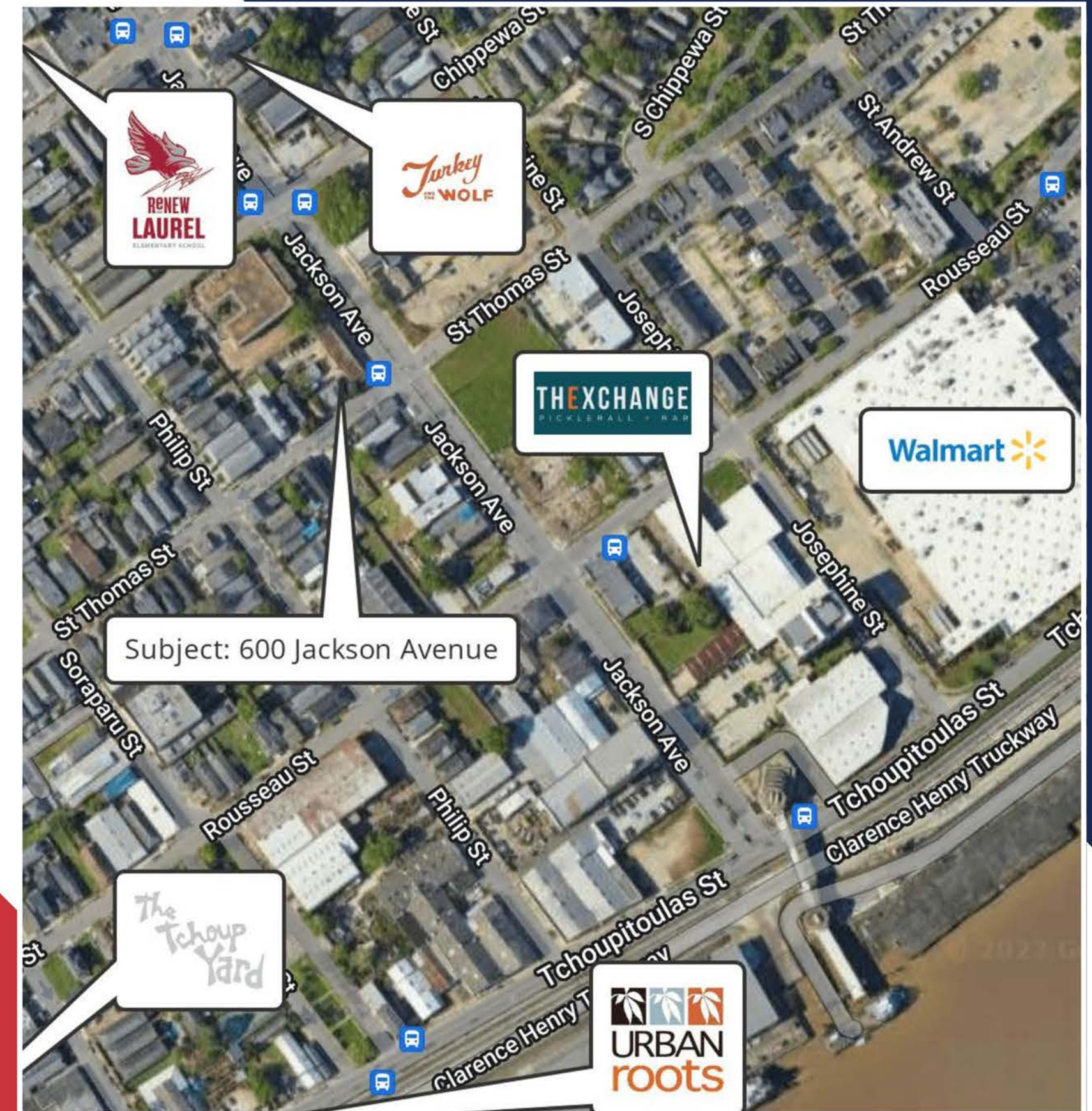
This expansive corner lot, with its substantial land area of approximately 15,741 square feet, lies within the HU-MU. The zoning designation speaks to the area's rich history and diverse potential, allowing for a blend of residential, commercial, and cultural uses. Its prime location and sizeable footprint make it an ideal candidate for a new construction project that can leverage the site's historical context while introducing modern amenities and design.

Development Potential

Its corner position grants it heightened visibility and accessibility, factors crucial for both commercial and residential ventures. The opportunity to erect a new construction building on this site opens a myriad of possibilities – from a mixed-use development that melds retail with residential spaces to a standalone commercial hub that becomes a new landmark in the neighborhood.

Property Breakdown

- **Price:** \$2,000,000
- **Address:** 600 Jackson Avenue
- **Building SF:** 15,741 SF Approximately
- **Zoning:** Historic Neighborhood Mixed Use District (HU-MU)

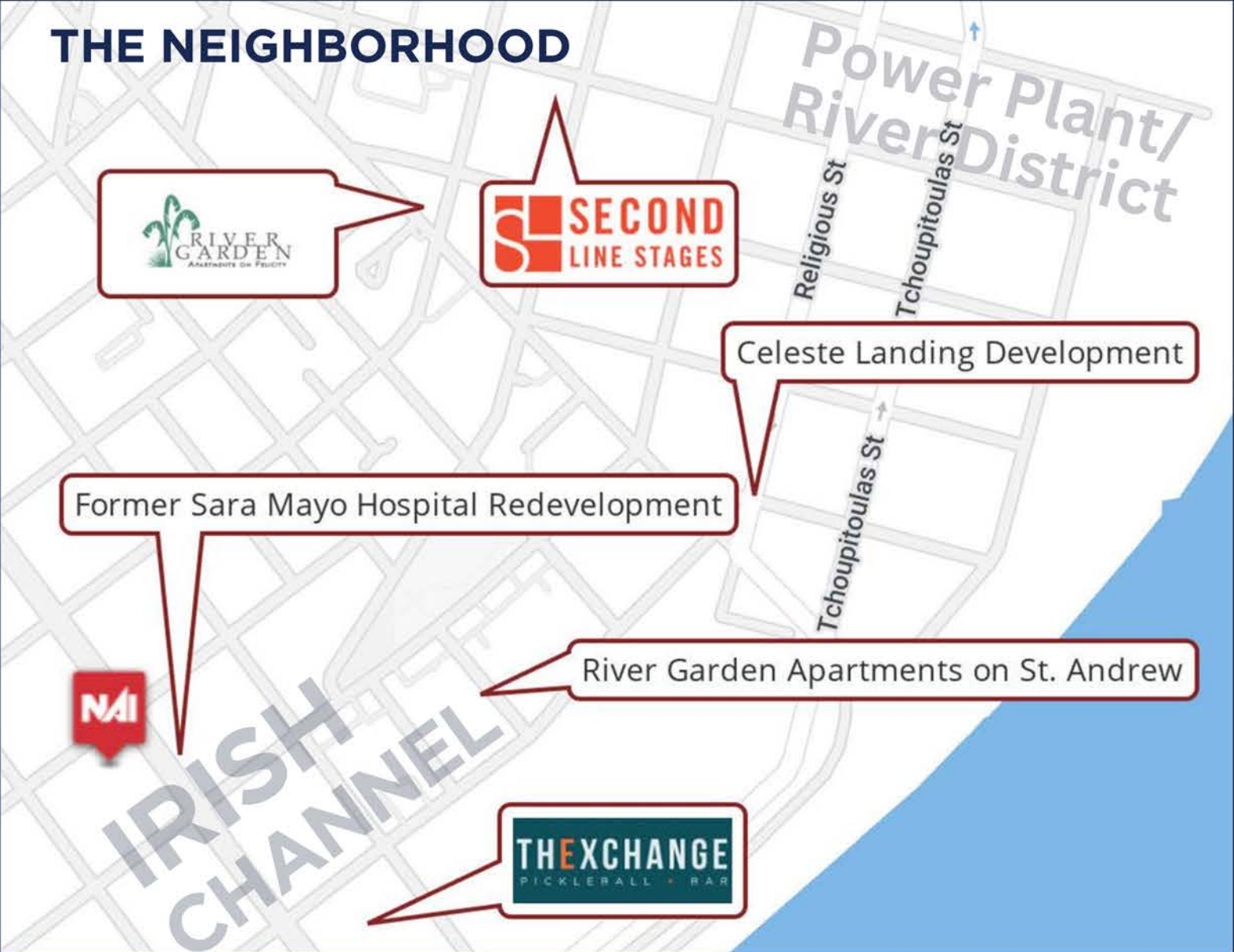




Irish Channel

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.



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 and visitors alike.

CONTACT FOR MORE INFORMATION

Chris R. Ross

cross@rampartcre.com

Off: 504.569.9300 | Cell: 504.352.1492

Rampart

430 Notre Dame Street

New Orleans, LA 70130

rampartcre.com

Raeschelle "Rae" Dawson

raedawsonek@gmail.com

Off: 504.605.1998 | Cell: 504.250.0222

**BERKSHIRE
HATHAWAY**
HOMESERVICES

UNITED
PROPERTIES

2328 Metairie Road, Suite 201

Metairie, LA 70001

www.bhhs-united.com

An aerial photograph showing a mix of residential houses and commercial buildings. A large, rusted metal structure is prominent in the center. A red drone icon is positioned in the upper right, with a red call-to-action button below it. The button contains the text "Click here for Drone Video".

[Click here for Drone Video](#)