

FOR SALE

**604 Julia Street
NEW ORLEANS, LA**



ARCHITECTURAL LANDMARK ON JULIA ROW

6 Bedrooms/ 6 Full Baths/ 1 Half Bath
6,800 Sq. Ft. Living Area approx.

\$1,725,000

7 UNIT HISTORIC TOWNHOUSE

- One of the 13 sisters of Julia Row
- c. 1832
- Ground floor art gallery with Julia Street frontage leased month-to-month
- Six 1 bedroom / 1 bath apartments leased month to month
- Original balconies along Julia Street and on the courtyard
- Rear access through Atkinson Alley
- Fully sprinklered
- CBD-5 Urban Core zoning allows mixed use.
- Located in an Opportunity Zone and historic tax credits are available



EXCLUSIVE LISTING BROKER

SHAUN TALBOT

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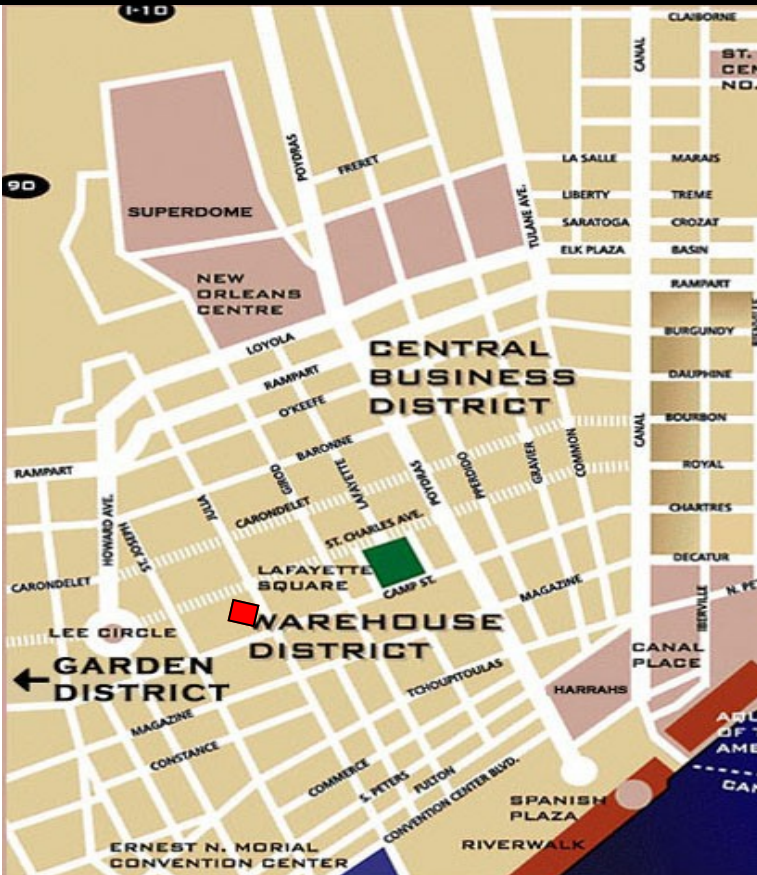
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MLS#: 2196838

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604 JULIA STREET—NEW ORLEANS



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604 Julia Street

New Orleans, Louisiana

An architectural landmark in the Lafayette Square Historic District. One of the famous 13 sisters of Julia Row, the row of side hall townhouses that formed the residential centerpiece of the American Sector. The property is located on a 26 X 105 foot site with rear access via Atkinson Alley, one of the oldest public alleys in New Orleans. The site is improved with a c. 1832 4 story masonry and wood frame townhouse with approx. 5,090 SF fronting on Julia Street. In the rear is an attached 3 story service wing measuring approximately 1748sf. A landscaped courtyard completes the space. The building is the former home and offices of The Preservation Resource Center of New Orleans, who lovingly restored the building in 1980-1981.

Property Features

First level

- Side hall entry and foyer with concrete floors, 11.5 foot ceilings and original wainscoting and architectural features leads to two staircases providing access to the second floor of the main house and rear service wing. The large ground floor parlor space measures approx. 776 SF and houses the Degas Art Gallery.
- The rear of the ground level is comprised of a landscaped courtyard with built in planters and rear alley access. An approx. 470 SF 1 bedroom / 1 bathroom apartment is located along the courtyard. Also located on this level is a large rear storage closet. Original masonry walls and fireplaces complete this space.

Second Level

- Main house: Owner's living space with a large foyer, fully equipped galley kitchen and expansive great room / parlor with original heart of pine wide plank wood floors, millwork, fireplaces, ceiling medallions and 12 foot ceilings. The great room leads to a private balcony facing Julia Street.
- Rear service wing: a 1 bedroom, 1 bathroom apartment with fully equipped kitchen and central HVAC accessed via the rear balcony overlooking the courtyard. A rear staircase provides direct access to courtyard below.

Third Level

- Main House: entry foyer with a 1 bedroom, 1 bathroom apartment with a fully equipped kitchen and central HVAC. 10.7 foot ceilings, heart pine wood floors throughout.
- Rear service wing: a 1 bedroom, 1 bathroom apartment with fully equipped kitchen and central HVAC accessed via the rear balcony

Fourth Level

- 1 bedroom/1 bathroom apartment with central air and vaulted ceilings, wide plank barge board floors.

Unit Mix

Unit	Size	Description	Rent	Term
Ground floor retail (front)	776 SF	Art Gallery	\$2517	Month to Month
Ground floor rear	470 SF	1 bedroom / 1 bathroom	\$1000	Month to Month
2 nd Floor Main House	807 SF	1 bedroom / 1 bathroom	Owner	N/A
2 nd floor service wing	447 SF	1 bedroom / 1 bathroom	\$1445	Vacant
3 rd floor Main House	807 SF	1 bedroom / 1 bathroom	\$1200	Month to Month
3 rd Floor service wing	585 SF	1 bedroom / 1 bathroom	\$1000	Month to Month
4 th Floor Main House	807 SF	1 bedroom / 1 bathroom	\$1050	Month to Month

604 Julia Street New Orleans, Louisiana

PROPERTY DATA

Year Built: 1832

Gross Building Area: Main: 5090 sf (approx.)
Rear: 1748

Bedrooms / Baths: 6 bedrooms / 6.5 bathrooms

Zoning: CBD-5 Urban Core Neighborhood Lower Intensity Mixed Use District

Taxes: \$11,485.25

Insurance: \$9,367/yr. Building commercial and liability
\$1,414/yr Flood policy (front and rear buildings). X flood zone.

Utilities: 7 active electric meters – Entergy
2 water meters (1 is for water sprinkler pump meter)
No gas meters (unknown)
Avg. utility expense: \$500+- /mthly

Mechanical: 7 central HVAC systems (4 in main house, 3 in service wing)
7 water heaters
Electric breaker panels employed throughout

Termite: Under treatment contract with DA Exterminating (\$175 yearly renewal)

HISTORY of JULIA ROW and the 13 SISTERS (Architecture)

The thirteen sisters of Julia Street started a new trend. These "sisters" were a row of thirteen side-hall style town houses that spanned the 600 block of Julia Street in New Orleans. Upon their construction by the New Orleans Building Company in 1833, they were among first rows constructed in the side-hall, or London-plan, manner most commonly seen in Philadelphia and Baltimore. The exteriors combined traditional Creole features with emerging Greek revival design aspects to create a transitional style later mimicked by similar rows of houses. Each doorframe consisted of a unique design of elaborate fanlights above the doors, ionic columns, and neoclassical infusions that created a unique look for each dwelling place amid the sea of red brick. Additionally, the Julia Street town houses were sold with a blank interior that attracted the wealthy who desired the flexibility to modify their own homes to best suit their needs and display their affluence.

Row houses provided one of most efficient housing solutions for urban areas like New Orleans because they maximized land use by utilizing a narrow lot. The side-hall style offered a front gallery that joined the two main rooms and rear passageways that connected to narrower servants' quarters. Such a design for the service wing offered a convenient housing solution for servants while maintaining the privacy of the homeowner. Before the introduction of the row house, flat and raised French Creole cottages and cabins dominated the architecture of New Orleans, making the emergence of a new style desirable among the affluent who desired innovation. Typical town houses consisted of between two and six units, giving the thirteen houses of Julia Row a distinctive architectural flair. Each of the homes sold quickly at an auction in 1833 to members of the high society of New Orleans. One home went to Henry Howard, the notable architect of the Howard Library and another to architect Henry Hobson Richardson. The use of row houses continued to spread through New Orleans as a favorable residential plan, including famous rows like the Pontalba Apartments built in the 1850s.

Over time the sisters' glory faded as residential areas moved away from the American central business district and southwest into the Garden District. Julia Row no longer offered the prestige and innovation desired by the elites and the homes were wrought with architecturally careless "improvements" made by neglectful owners who turned them into cheap boarding houses. Cracks spanned across the face of the buildings, the servants' quarters deteriorated from lack of upkeep and one eventually collapsed entirely. Yet in spite of these changes, Julia Row still exhibited hints of its former glory, and in 1976 the young [Preservation Resource Center \(PRC\)](#) purchased 604-06 Julia Street as its inaugural rehabilitation project. With the help of architect [F. Monroe Labouisse Jr.](#), PRC restored the townhouse and moved its offices into the ground-floor space, where it remained until 2000. In addition to PRC's labors, the establishment of the Historic Faubourg St. Mary Corporation in 1976 and broader city planning efforts such as the [1984 World's Fair](#) also served as catalysts for the regeneration of both the neighborhood and Julia Row, which is once again one of the most desirable addresses in New Orleans. It was listed on the [National Register of Historic Places](#) in 1977.⁹

Credits: Tulane School of Architecture: New Orleans Timeline Preservation Project
Univ. of Richmond. History Engine: Tools for Collaborative Education and Research