

Apartments planned for St. Anna's Asylum on Prytania

By: Robin Shannon, Reporter May 27, 2014 1 Comment

Construction is set to begin next month Uptown on a multimillion dollar redevelopment of a former assisted living center into apartments.

Developer and real estate investor Tom Winingder is planning to convert the former St. Anna's Residence at 1823 Prytania St. into an apartment complex with 23 one-, two- and three-bedroom units. He will spend more than \$4 million on a renovation of the interior, project architect Megan Bell of Studio WTA said.

According to Orleans Parish conveyance records, Winingder purchased the 40,000-square-foot, three-story building in November for \$3.7 million from Lambeth House, a not-for-profit residential community for senior citizens that took over the property in 2011.

Lambeth House President Scott Crabtree said the roughly 30 residents that had been living at St. Anna's were relocated in August to the company's newly expanded campus on Broadway Street.

According to "Queen of the South," the journal of 19th century artist and architect Thomas K. Wharton, the three-story building dates back to 1853. It was originally known as St. Anna's Asylum for the Relief of Destitute Females and Their Helpless Children of All Religions. The home was made possible through the donations of a philanthropic women's group bearing the same name.

Winingder will be using federal and state historic tax credits to help finance his project. Interior demolition is expected to begin in June and new construction will follow in July, Bell said. Palmisano Contractors of New Orleans is handling the work.

Bell said the project includes six one-bedroom units, 14 two-bedroom units and three units with three bedrooms. The apartments will range in size from 900 to 1,600 square feet and are being designed for above market rate rents. Contractors will also update the building's utility infrastructure and rearrange corridors to bring in more natural light.

On the Felicite Street side of the building, an outdoor garden space will be converted to additional off-street parking for residents. Bell said the complex would include 39 parking spaces, one for each bedroom in the building.

Construction is expected to take about 10 months.



The three-story building on Prytania Street dates back to 1853. It was originally known as St. Anna's Asylum for the Relief of Destitute Females and Their Helpless Children of All Religions. (Photo courtesy StudioWTA)