

Washington Studios

315 Lake Avenue N. | Duluth, MN 55806 | Opened 1996



Photo by Sequest Photography

A Lesson in Renovation

Built in 1911, Washington Junior High School served Duluth students until it closed in 1992. Artspace acquired the building and transformed it into an affordable live/work artists' cooperative — the first Artspace project outside the Twin Cities. In an unusual arrangement, the cooperative shares the six-story red brick building with a city-run community center that includes the former school's gymnasium, pool and offices.

Many of Washington Studios' 39 live/work units retain the chalkboards and cloakrooms of the former classrooms. The original gymnasium running track was preserved as a balcony in each of two split-level units. Shared amenities include a gallery, two dance studios, three music rehearsal rooms, meeting rooms, laundry rooms, project room, children's playground and large parking lot.

Washington Studios occupies a prominent site in Duluth's economically challenged Central Hillside neighborhood. Many of its units offer spectacular views of downtown Duluth, the busy harbor and majestic Lake Superior. The downtown shopping district and Canal Park, where tourists gather to watch the ore boats pass under Duluth's historic lift bridge, are within walking distance.

"The generous spaces at Washington Studios have allowed me to pursue my photography full time and make a living at my art. Being surrounded by other creative people has also helped build my connections in Duluth's artist community."

— Ryan Tischer, Artist

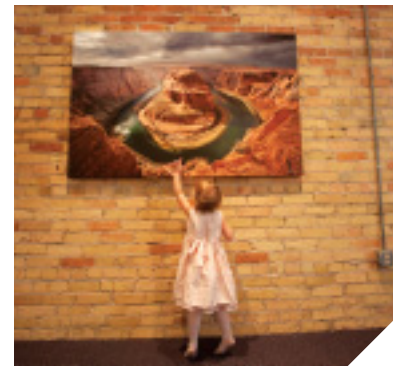


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DEVELOPMENT COST

\$7.1 million

TOTAL AREA

134,112 sq. ft.

LIVE/WORK UNITS

39

COMMUNITY CENTER AREA

44,000 sq. ft.

ARCHITECT

LHB Engineers & Architects

FINANCING

Duluth Economic Development Authority

Duluth Housing and Redevelopment Authority

Duluth Housing Trust Fund / Community Investment Fund

National Equity Fund

TCF Bank

FUNDERS

Duluth Art Institute

Duluth-Superior Area Community Foundation

Fryberger Buchanan Law Firm

Grand Portage Indian Reservation

Independent School District 709

Jay & Rose Phillips Family Foundation

The McKnight Foundation

Northwest Area Foundation