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A new place on Melrose

By JOURNAL STAFF

Developers Scott Shapiro and Liz Dunn plan to start in January revamping two adjacent historic automotive buildings in the Pike-Pine area of Capitol Hill into restaurant and retail space.

Image courtesy of Scott Shapiro [enlarge]

Developers Scott Shapiro and Liz Dunn will turn two adjacent buildings in the Pike-Pine area of Capitol Hill into restaurant and retail space.

Instead of tearing down the buildings at 1515 and 1531 Melrose Ave. and developing another condo project, Shapiro said he and Dunn decided to keep the nearly century-old structures and renovate them to today's standards.

"You can't make these historic spaces again," Shapiro said. "It's nice to have old-style retail, restaurant (spaces) in your neighborhood."

The project is in a triangular area between Pike and Pine streets. It is comprised of the two adjacent buildings with about 22,000 square feet. That area will be divided into spaces ranging from 191 square feet to 6,468 square feet.

Dating from the early part of the 20th century, the buildings contain exposed brick walls, Douglas fir beams, and ceiling heights that in some spaces exceed 22 feet, the developers said in a news release.

Over the last couple of years Dunn of Dunn & Hobbes and Shapiro of Eagle Rock Ventures have completed similar redevelopments on 12th Avenue near Madison Street, they said. Dunn's project is the Piston & Ring Building at 1429 12th Ave., home of Osteria La Spiga, Cafe Stellina, and Izilla Toys. Shapiro's project is at 1117 12th Ave., home of Cafe Presse and Stumptown Coffee Roasters.

The newest redevelopment work will include adding structural support to the Melrose Avenue buildings to meet current seismic code, replacing the roof and most of the windows with historically accurate replicas that meet the energy code, upgrading the utilities, and sandblasting the interior to expose the concrete, bricks, and wood.

In addition to Dunn & Hobbes LLC and Eagle Rock Ventures LLC, the development team includes Graham Baba Architects, M.A. Wright LLC for structural engineering, and MRJ Constructors as the general contractor.

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