

## Seattle Real Estate News

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### Pike-Pine buildings slated for renovation



Courtesy Melrose Project LLC

Two local developers plan to renovate two adjacent historic automotive buildings in the Pike-Pine neighborhood of Capitol Hill to be used for restaurant and retail.

Liz Dunn of [Dunn & Hobbes](#) and Scott Shapiro of [Eagle Rock Ventures](#) announced on Monday that they had acquired the two buildings, at 1515 and 1531 Melrose Ave., and plan to renovate them once the current tenant, Metro Auto Rebuild, leaves at the end of January.

"Instead of tearing down the buildings and developing another cookie-cutter condo project, the developers have decided to keep the existing nearly century-old structures and renovate them to today's standards of safety and functionality," the news release says. "The developers' success with similar projects has shown that both tenants and their customers appreciate these one-of-a-kind spaces, providing a look and feel not replicated in today's modern buildings."

The buildings sit on a triangular site between Melrose and Minor avenues and have about 22,000 square feet of rentable area, which will be divided into spaces ranging from 191 to 6,468 square feet. The buildings have exposed brick walls, Douglas fir beams and ceiling heights that exceed 22 feet in places.

Dunn previously redeveloped the Piston & Ring Building, at 1429 12th Ave., which houses Osteria La Spiga, Café Stellina and Izilla Toys. Shapiro redid 1117 12th Ave., home of Café Presse and Stumptown Coffee Roasters.

Redevelopment of the two Melrose buildings will include adding structural support to meet current seismic code requirements; replacing the roof and most of the windows with historically accurate replicas that meet the current energy code; upgrading the utilities for restaurant and retail tenants; and sandblasting the interior to expose the concrete, bricks, and wood, the developers said.

Tenants will probably include a few complimentary food and beverage establishments and some local retail businesses, Dunn said.

"We live, work, and play in the urban neighborhoods of Seattle," she said. "And we are excited to create another positive element in our community."

Check out the arty rendering, mixing the renovation with a historic photo, [here](#).

Posted by [Aubrey Cohen](#) at October 20, 2008 3:26 p.m.

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