Development Activities Meeting Report (Version: 02/20/2026)

This report created by the Neighborhood Planner and included with staff reports to City Boards and/or Commissions.

Logistics	Stakeholders
Project Name/Address: 1500-1502 Monterey St, Pittsburgh, PA 15212	**Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident):** Allegheny City Central Association Applicants - J DeNinno, DeNinno Architects - L. Mockus (property owner)
Parcel Number(s): 23-J-56, 23-J-57	
ZDR Application Number: BDA-2026-07494 & BDA-2026-07491	
Meeting Location: online	
Date: September 29, 2026	
Meeting Start Time: 6:30pm	
Applicant: J. DeNinno, DeNinno Architects	**Approx. Number of Attendees:** 6
Boards and/or Commissions Request(s): ZBA, HRC	

How did the meeting inform the community about the development project?

Mexican War Streets Expansion Historic District Project

The project is located on two lots near the intersection at Monterey St and Jacksonia St.

Lot 1: 23-J-56
1502 Monterey Street will be a new, three-story townhouse constructed on a vacant lot. The principal street façade material is locally sourced split-faced sandstone. The street facing third story is a shingled roof purposefully handled so that the building mass is in scale and character with adjacent and nearby homes. The structure as proposed does not require any zoning variances.

Lot 2: 23-J-57
1500 Monterey Street is an existing two-story structure, approved for two apartment units, one on each floor. Along Jacksonia Street is an independent four (4) car brick and concrete masonry garage which is identified on the certificate of occupancy. Historical data supports the Monterey Street building is circa 1920's and was originally Rhodes Bakery. The garage seems to be from the same or slightly earlier time period and likely supported the bakery function. The façade was added in the 1970s or 80s to block the original storefront façade which included large display windows.

The project intent is to sub-divide the parcel with each structure occupying its own lot. 1500 Monterey will remain a two-family building with an added third story, mansard roof structure expanding the upper apartment. The first floor, using latent elements and historical images as guides, will be restored to the original store-front configuration and remain a living unit.

The garage will be reconfigured with an additional floor for a studio apartment. The vehicle bays of the garage will be re-distributed with the further, eastern bay widen from 14-feet to 16-feet in order to accommodate two full sized cars. Subsequently the nearer, western bay will be reduced to a 9-feet wide, single car garage. Along with the opening adjustments the existing 'gridblock' facing will be replaced with clay brick. A traditionally sided wood-framed studio apartment unit will be constructed above the garage.

Variances identified

- 1500 Monterey Street and Jacksonia Street Studio/ Garage side or rear setbacks along proposed new shared property line.
- 1500 Monterey Street front, side, and rear setbacks for third floor addition.
- Jacksonia Street Studio front, side, and rear setbacks for second floor addition.
- Assignment of one (1) parking space each within eastern garage bay to 1500 Monterey Street Units 1 and 2.

During the meeting, the applicant displayed a historic photo from 1931 and a Sanborn map of the building to show attendees its original character and context. The applicant also shared the intended colors, materials, and renderings of the project. Other than the concrete block on the garage (which the applicant will replace with brick) the building is almost entirely brick.

Discussion

Topic / Issue	Recap
Fire safety	**Concern:** Is this party wall? Do you need to add sprinklers? **Who asked:** resident **Applicant Response:** yes, we've been asked by the fire dept to do a fire test if there's sufficient pressure for fire safety. I don't think we will have to add sprinklers
Materials	**Concern:** Are you adding real wood or hardy wood? **Who asked:** resident **Applicant Response:** It's made out of plastic resin and lye ash, it's more stable than wood but it looks like wood
Materials - siding	**Concern:** Can you make the siding horizontal instead of vertical? Brick instead of sandstone? **Who asked:** Mexican War Streets Society Historic Preservation Committee (via letter) **Applicant Response:** We need to talk to the owner about the siding and the preservation staff on the sandstone – there is precedent for sandstone on West Ohio Street
Parking	**Concern:** If you create separate titles for these places, do the people at 1500 have the right to use the garage in the back? Does that have to be a part of the deed? **Who asked:** resident **Applicant Response:** that's part of the zoning application, we need to assign the garage spots, one each to the 1500 residences. Currently it's a four-car garage, we are reducing it to two cars. The two spaces on the end will be delegated to the front building and the other space will be for the studio apartment. That's not an uncommon thing to delegate spaces via the Certificate of Occupancy

Topic / Issue	Recap
Storefront windows	**Concern:** When you re-do the 1500 building, are you going with the storefront look? Are you required to do that or do you desire to do that? They aren't very nice windows for a living space. **Who asked:** resident **Applicant Response:** When we took the wood off, under it is the storefront openings, I don't see how we wouldn't be obligated to restore it. If we tried to make it a commercial building again, if the storefront is removed and you cannot put it back again, you have to leave the residential. We understand that the attractiveness of a residential unit with large windows like that is questionable.
Trees/shading	**Concern:** Are you taking the trees down? They weren't shown in the 1931 photo. The balcony will get a lot of sun in the afternoon, historically there was cooling decks, if we are restoring to the original there should be passive means to cool the building, so we won't have to see an AC unit from the street being used to cool it down. **Who asked:** resident **Applicant Response:** No, we don't plan to touch the trees, but they are city owned trees, we intend to ask the city to maintain them.
Support for project	**Concern:** Neighbors are aware that this is being done and they are looking forward to it, we have very few opportunities to exactly put back a missing tooth like this. The local historic review committee for the Mexican War Streets submitted a letter for this meeting in support of the project. **Who asked:** ACCA **Applicant Response:** [owner] I am happy to be a part of this and that the neighborhood is getting better.
Solar panels	**Concern:** Will there be solar on the mansard roof? **Who asked:** resident **Applicant Response:** We have not made plans for that, but can talk about it with the owner.

Link to Video Recording (if available): N/A

Planner completing report: AD