DeNINNO
ARCHITECTS

1500-1502 Monterey Street
Mexican War Streets Expansion Historic District

Project Summary

1502 Monterey Street is 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.

1500 Monterey Street is an existing two-story structure, approved for two apartment units, one on each floor. Along Jacksonia Street is an independent (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 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.

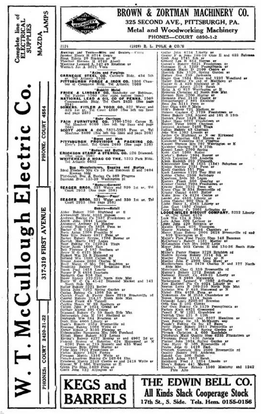
The vehicle bays of the garage will be re-distributed with the further, eastern bay widen from 14-feet to 16-feet in order to accommodate two full sized cars. Subsequently the nearer, western bay will be reduced to a 9-feet wide, single car garage. Along with the opening adjustments the existing 'grid-block' 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 (1) parking space each within eastern garage bay to 1500 Monterey Street Units 1 and 2.

End of Summary

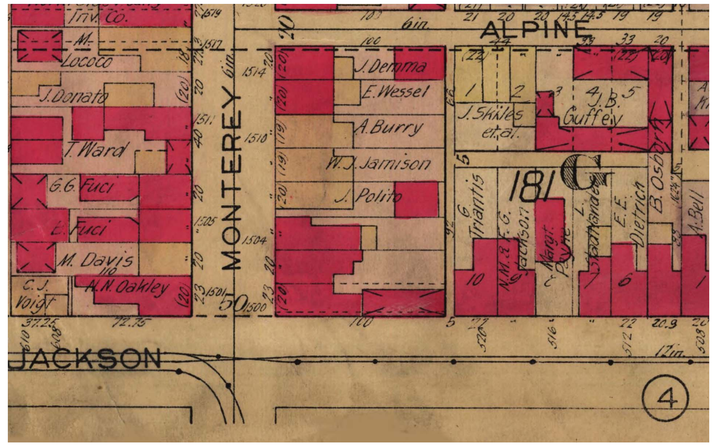




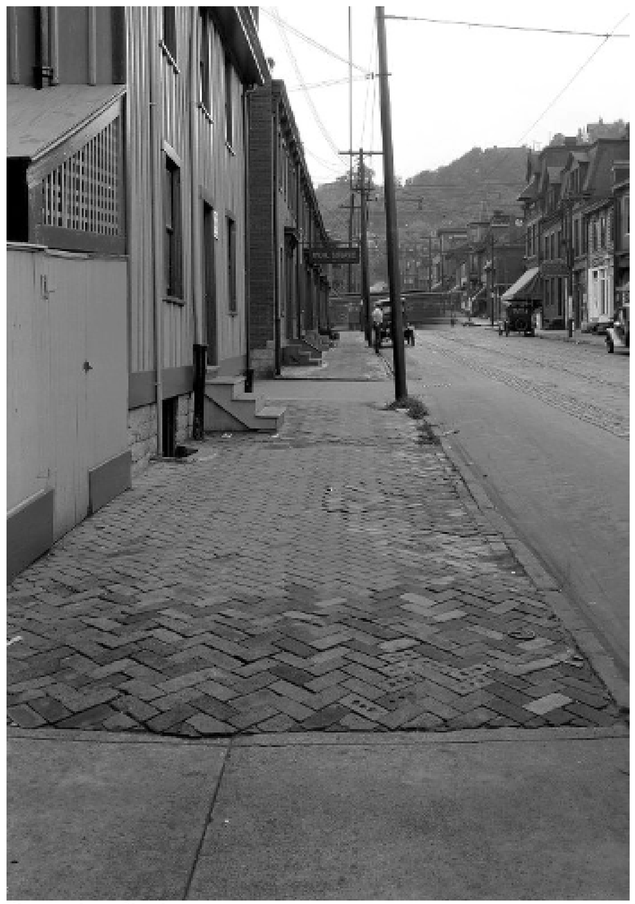
Title: CITY DIRECTORY
Creator: R.K. POLK & Co.
Date:1928

" Louis L. vulcanizer, r 1500 Monterey

Rhoden's Home Bakery 1500 Monterey and 1242 Palo Alto



Title: Central Northside, Perry South. Plate 5 A
Creator: G.M. Hopkins & Co.
Date:1925
Identifier: 25v0505a





Title: Monterey Street
Creator: Pittsburgh (Pa.). City Photographer
Date: August 12, 1931
Identifier: 715.3115010.CP
Description: A view of 1307 Monterey Street looking north-northwest, showing street lights and Hoechstetter's Drugs.
Contributor: University of Pittsburgh
Collection: Pittsburgh City Photographer Collection

MONTEREY STREET HISTORIC IMAGE

NO. DATE REVISION



KEY PLAN

NORTH

Architect:
DeNINNO ARCHITECTS
901 N SAINT CLAIR STREET, SUITE 101
PITTSBURGH, PA 15206 T: 412.951.1979

Owner:
MONTEREY ALLIANCE, LLC
1504 MONTEREY STREET
PITTSBURGH, PA 15212
CONTACT: LINAS MOCKUS, MD

PROJECT TITLE:
RENOVATIONS AND ADDITIONS

1500 MONTEREY STREET
PITTSBURGH, PENNSYLVANIA 15212

DRAWING TITLE:
HISTORIC IMAGES

ACCA-DAM
09/21/2026



1

JACKSONIA LOOKING WEST



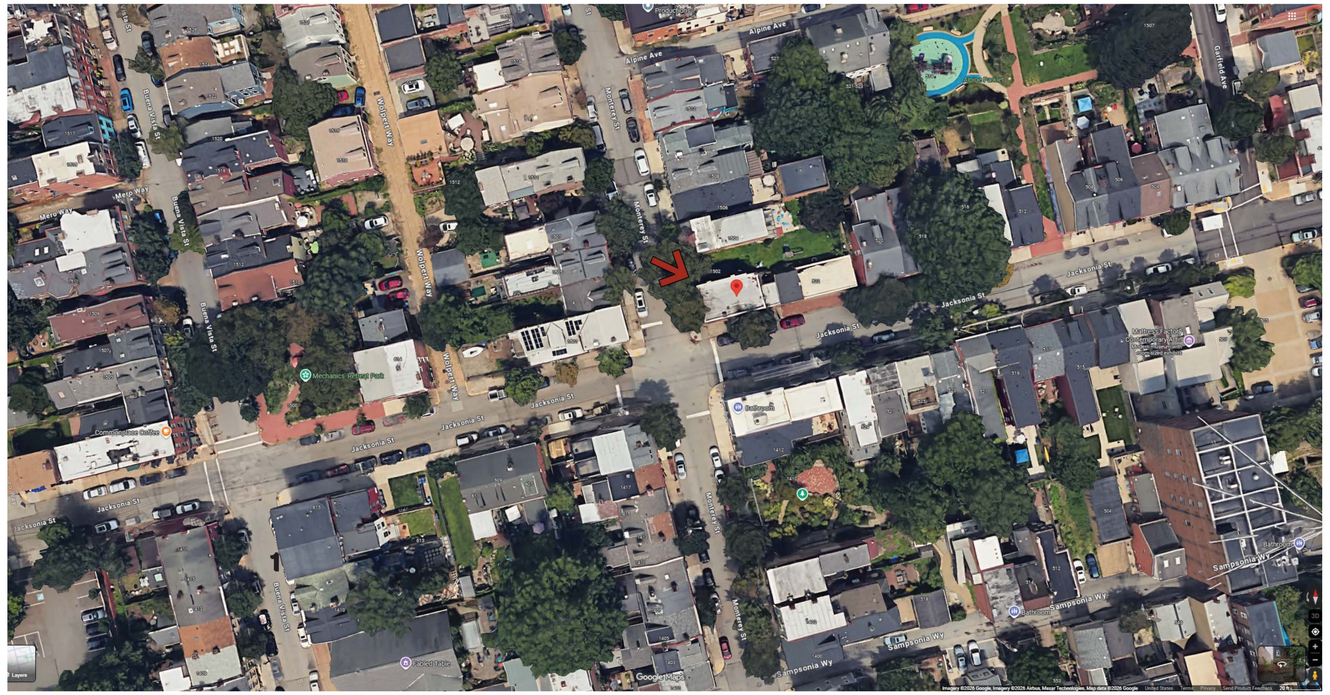
2

PRINCIPAL IMAGE MONTEREY AT JACKSONIA

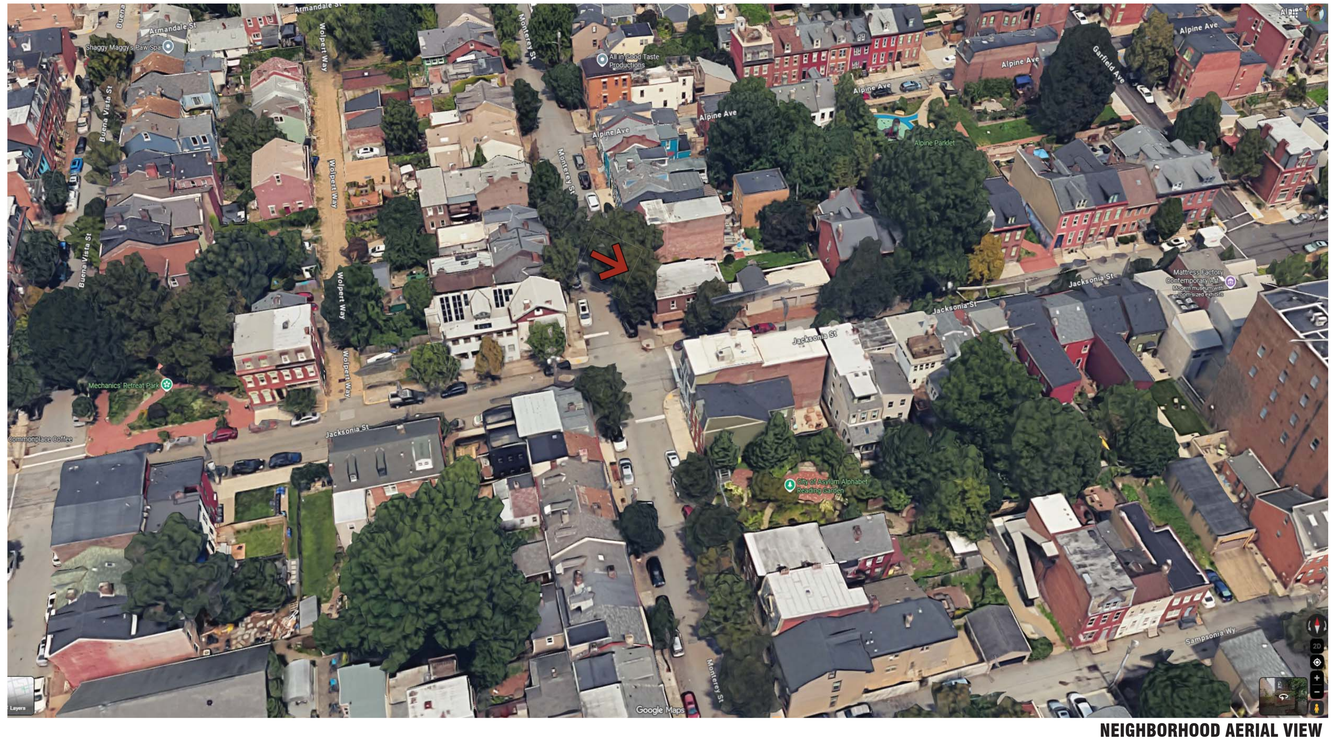


3

MONTEREY AT JACKSONIA LOOKING SOUTH EAST

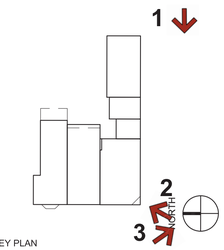


1



NEIGHBORHOOD AERIAL VIEW

NO.	DATE	REVISION



KEY PLAN

Architect:
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RENOVATIONS AND ADDITIONS

1500 MONTEREY STREET
PITTSBURGH, PENNSYLVANIA 15212

DRAWING TITLE:

AERIAL AND STREET VIEWS

ACCA-DAM
09/21/2026



1504 MONTEREY

2



3

1500 MONTEREY AT JACKSONIA



4

520 AND 518 JACKSONIA

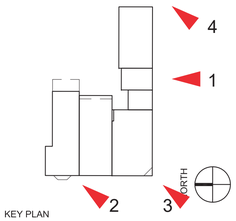




1500 MONTEREY ALONG JACKSONIA

1

NO. DATE REVISION



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PROJECT TITLE:

RENOVATIONS AND ADDITIONS

1500 MONTEREY STREET
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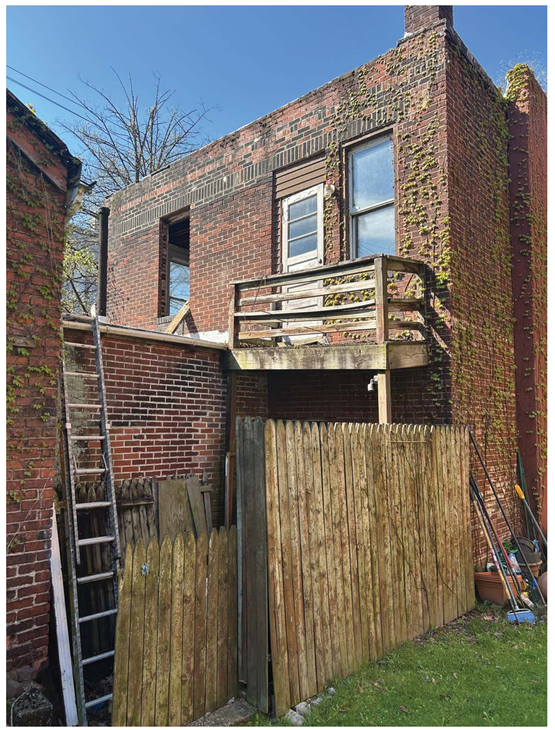
DRAWING TITLE:

BUILDING IMAGES

ACCA-DAM
09/21/2026



1500 MONTEREY SECOND FLOOR ENTRY 2



1500 MONTEREY FROM REAR 3

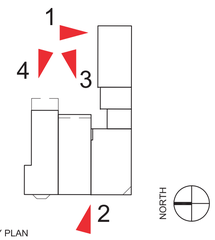


1504 MONTEREY FROM REAR 4



1500 MONTEREY FROM SIDEYARDS 1

NO. DATE REVISION



KEY PLAN

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PROJECT TITLE:

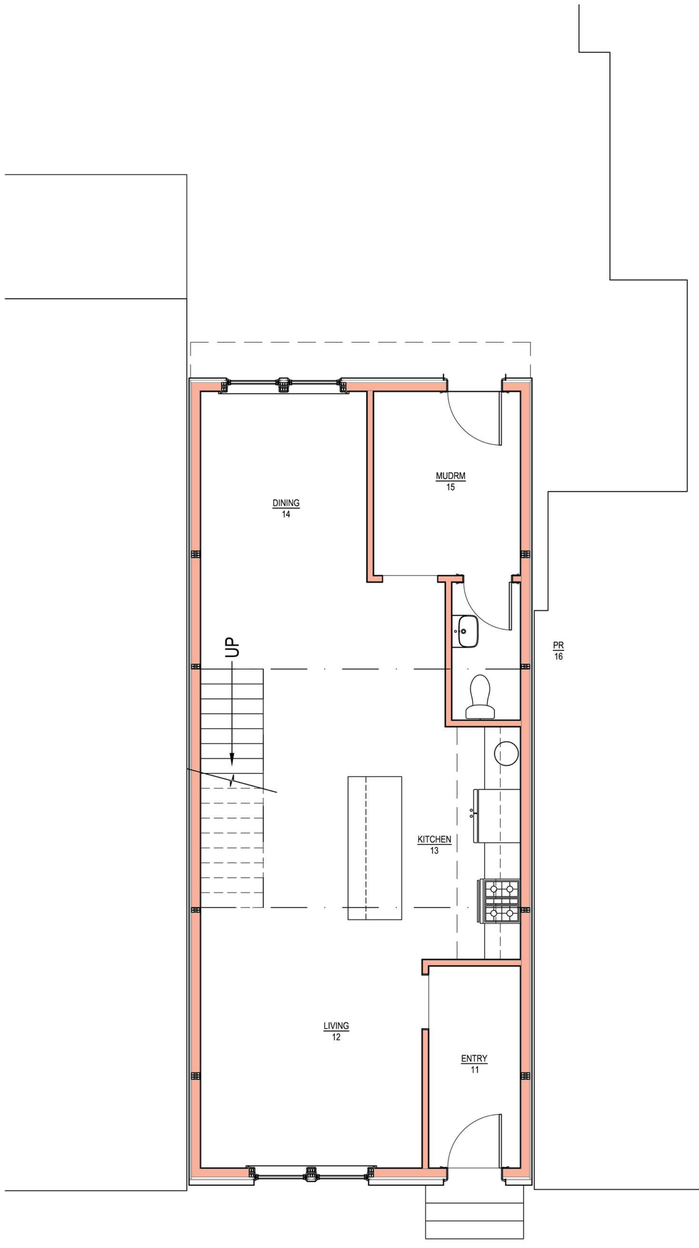
RENOVATIONS AND ADDITIONS

1500 MONTEREY STREET
PITTSBURGH, PENNSYLVANIA 15212

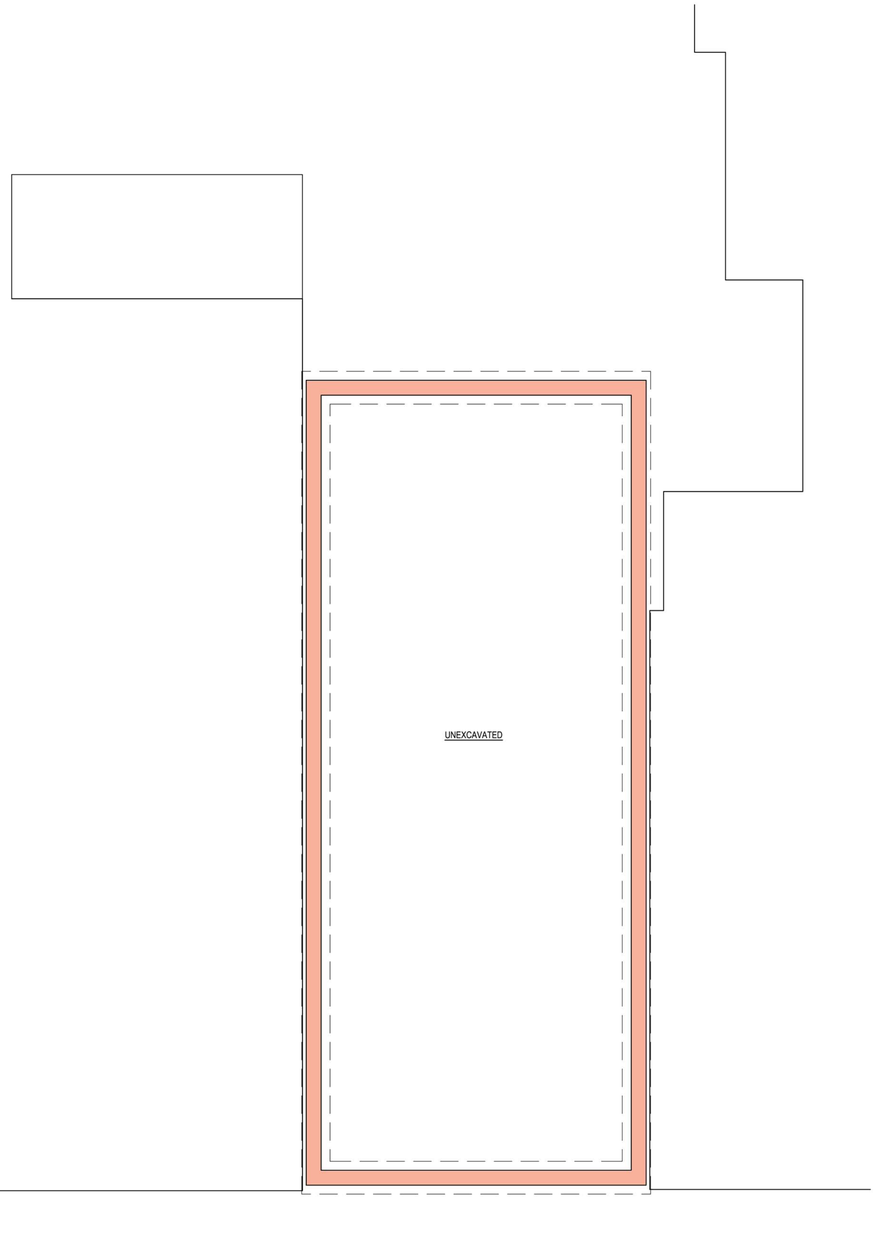
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BUILDING IMAGES

ACCA-DAM
09/21/2026

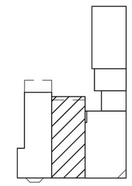


2 FIRST FLOOR PLAN
1/4" = 1'-0"



1 FOUNDATION PLAN
1/4" = 1'-0"

NO.	DATE	REVISION



KEY PLAN NORTH

Architect:
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PROJECT TITLE:

NEW RESIDENCE

1502 MONTEREY STREET
PITTSBURGH, PENNSYLVANIA 15212

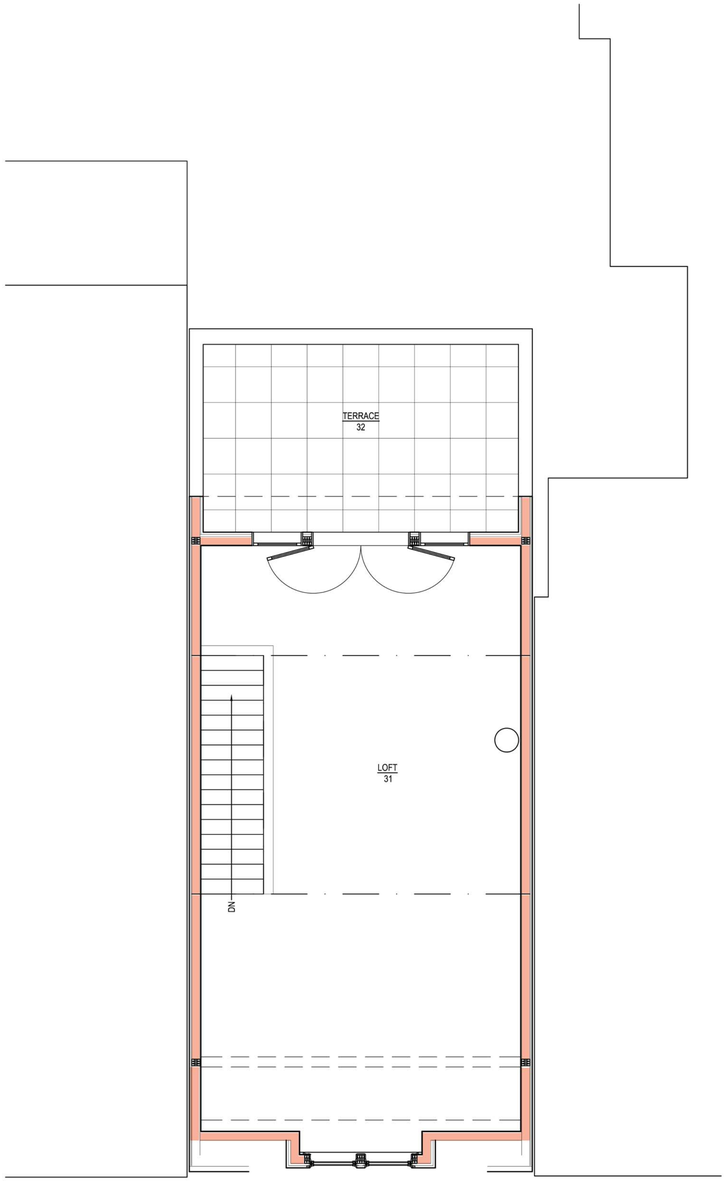
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FOUNDATION AND FIRST FLOOR PLANS

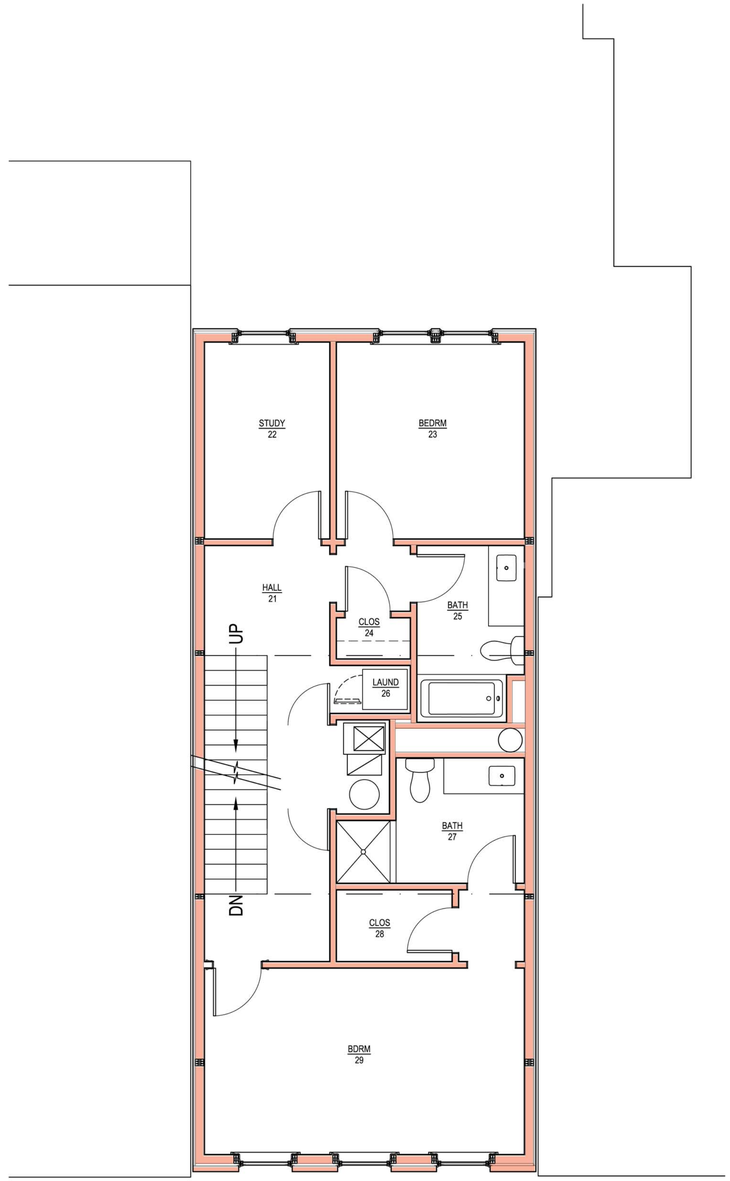
SCALE: 1/4" = 1'-0"

A.1

ACCA-DAM
09/21/2026

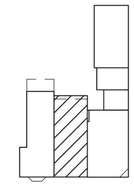


2 THIRD FLOOR PLAN
1/4" = 1'-0"



1 SECOND FLOOR PLAN
1/4" = 1'-0"

NO.	DATE	REVISION



KEY PLAN NORTH

Architect:
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Owner:
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PITTSBURGH, PA 15212
CONTACT: LINAS MOCKUS, MD

PROJECT TITLE:

NEW RESIDENCE

1502 MONTEREY STREET
PITTSBURGH, PENNSYLVANIA 15212

DRAWING TITLE:

SECOND AND THIRD FLOOR PLANS

SCALE: 1/4" = 1'-0"

A.2

ACCA-DAM
09/21/2026



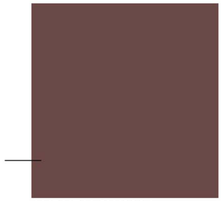
2 EAST ELEVATION: INTERIOR
1/4" = 1'-0"

ELEVATION KEY NOTES

1. New construction masonry veneer/ composite siding. Wood frame walls, floor and roof construction. Concrete masonry foundation with reinforced concrete slab-on-grade first floor.
2. Split-faced 13-1/4" high coursing sandstone veneer with 3" sawn-faced courses, alternating. Russell Stone Products: Roaring Run.
3. Paneled wood entry door: Allegheny Wood Works AWW 240.
4. 1/1 double-hung fiberglass clad wood windows. Marvin Elevate.
5. Versatex PVC millwork trim with integral gutter. Painted.
6. Pediment dormer window. Versatex PVC millwork trim. Painted.
7. Composite shingle roof cladding: GAF Slateline.
8. Brick veneer cladding. Glen-Gery Rocky Ridge plant King William style modular size.
9. Split-faced 13-1/4" high sandstone lintel and 5" sill. Russell Stone Products: Roaring Run.
10. Terrace doors: Marvin Elevate.
11. Sided wall cladding: Cove-lap horizontal composite siding: Boral Tru-Exterior 1x6 (5-inch exposure). Painted.



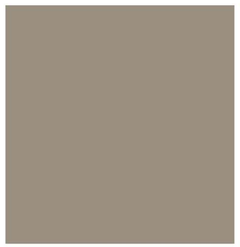
BEACHCOMBER SW9617



AUBURN SW6034



SLATE TILE SW7624



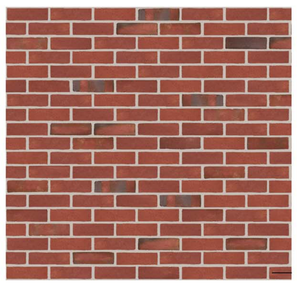
MARVIN PEBBLE GRAY



GAF ANTIQUE SLATE



RUSSELL STONE ROARING RUN

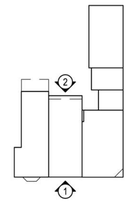


GLEN GERY KING WILLIAM



1 WEST ELEVATION: MONTEREY STREET
1/4" = 1'-0"

NO. DATE REVISION



KEY PLAN NORTH

Architect:
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PROJECT TITLE:

NEW RESIDENCE

1502 MONTEREY STREET
PITTSBURGH, PENNSYLVANIA 15212

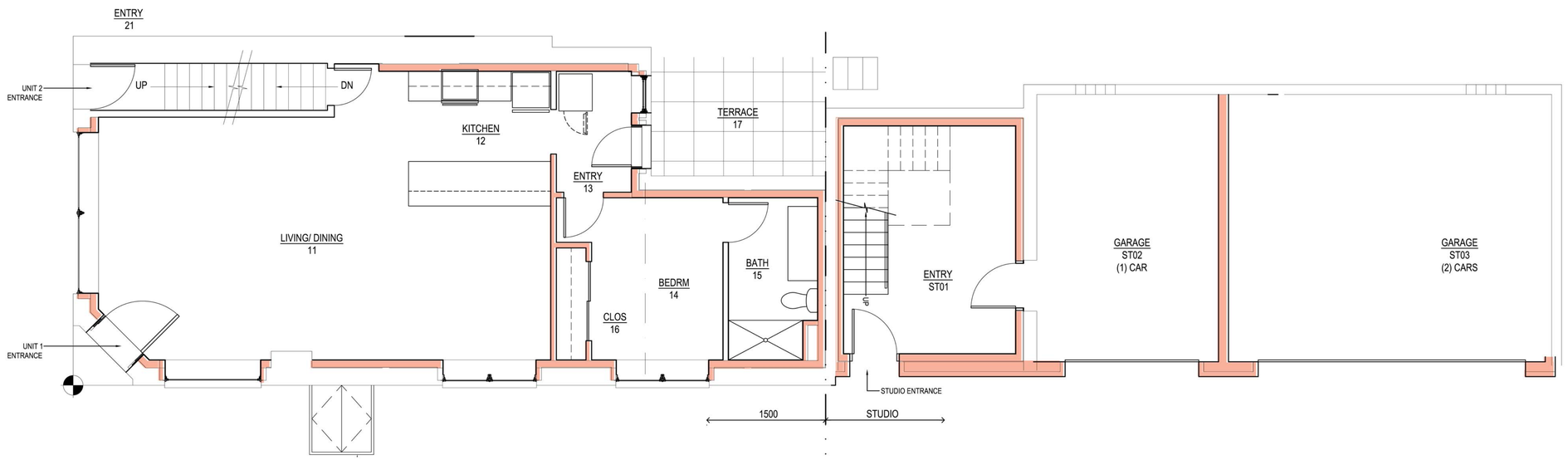
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WEST AND EAST ELEVATIONS

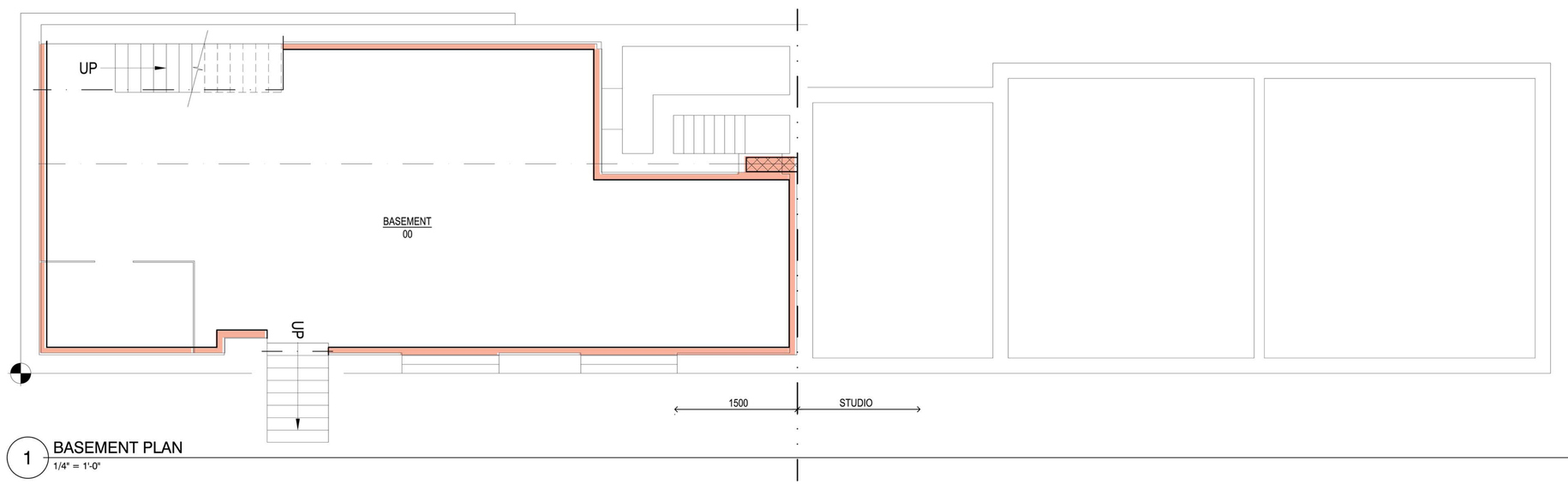
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A.3

ACCA-DAM
09/21/2026

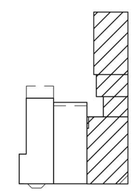


2 FIRST FLOOR PLAN
1/4" = 1'-0"



1 BASEMENT PLAN
1/4" = 1'-0"

NO.	DATE	REVISION



KEY PLAN

Architect:
DeNINNO ARCHITECTS
901 N SAINT CLAIR STREET, SUITE 101
PITTSBURGH, PA 15206 T. 412.951.1979

Owner:
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1504 MONTEREY STREET
PITTSBURGH, PA 15212
CONTACT: LINAS MOCKUS, MD

PROJECT TITLE:

RENOVATIONS AND ADDITIONS

1500 MONTEREY STREET
PITTSBURGH, PENNSYLVANIA 15212

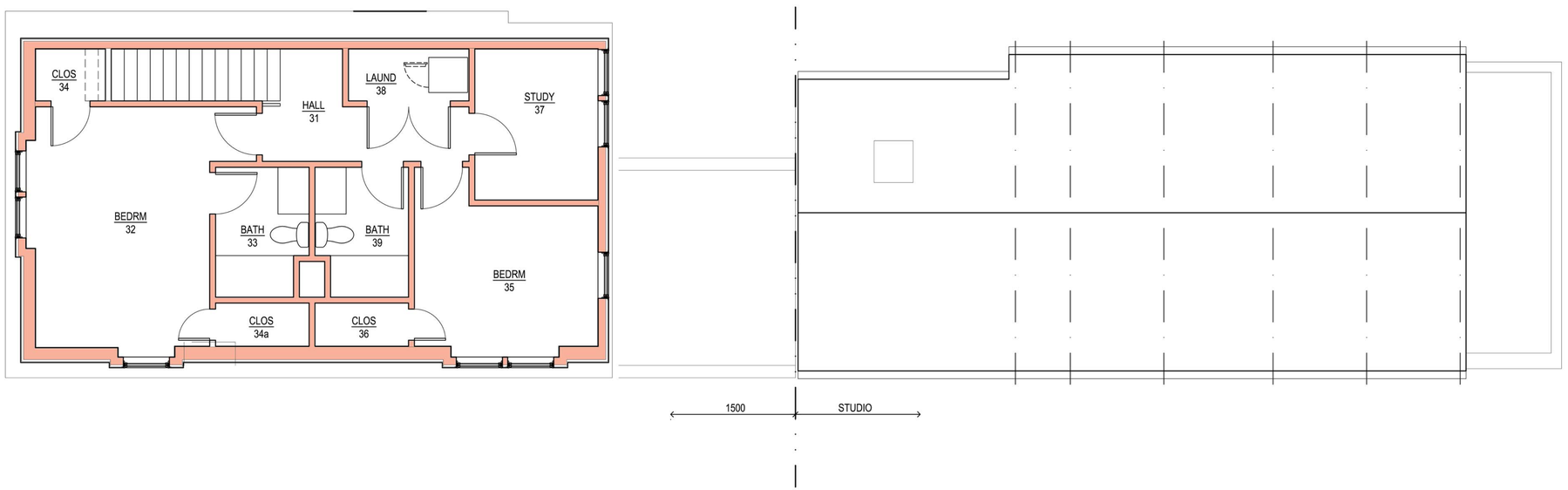
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BASEMENT AND FIRST FLOOR PLANS

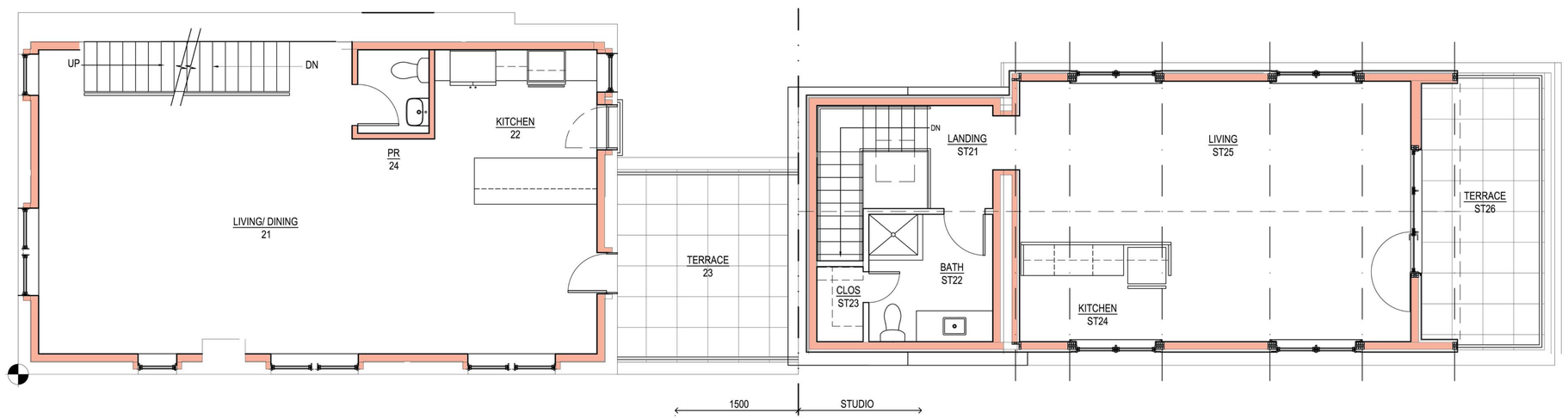
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A.1

ACCA-DAM
09/21/2026

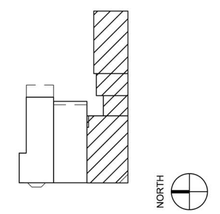


2 THIRD FLOOR PLAN
1/4" = 1'-0"



1 SECOND FLOOR PLAN
1/4" = 1'-0"

NO. DATE REVISION



KEY PLAN

Architect:
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1500 MONTEREY STREET
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DRAWING TITLE:

SECOND AND THIRD FLOOR PLANS

SCALE: 1/4" = 1'-0"

A.2

ACCA-DAM
09/21/2026



GAF ROYAL SLATE

BEACH COMBER SW 9617

MARVIN PEBBLE GRAY



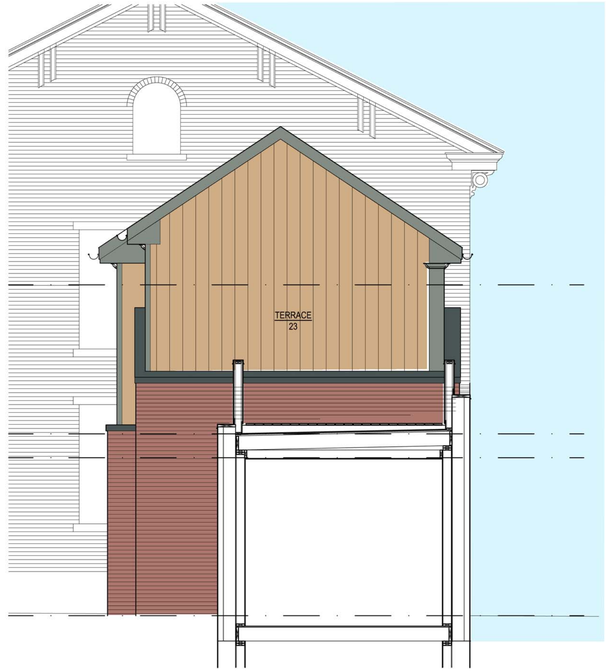
EXISTING MASONRY

SILVER MIST SW7621

UNDERSEAS SW6214



2 WEST ELEVATION: MONTEREY STREET
1/4" = 1'-0"



3 WEST ELEVATION: STUDIO
1/4" = 1'-0"

ELEVATION KEY NOTES

1. Existing one-story Brick veneer with hollow terracotta tile block back-up. Wood frame floor and roof structure with auxiliary steel framing. Cast-in-place reinforced concrete foundation. Circa 1925.
2. Remove T-111 plywood cladding and shingled mansard overhang. Restore original storefront window openings. Configuration shown based on framing visible from interior and historic image. Marvin Elevate fixed-lites.
3. Paneled wood entry door: Allegheny Wood Works AWW 260.
4. Cleaned and re-pointed brick masonry.
5. 1/1 double-hung fiberglass clad wood windows within existing masonry openings. Marvin Elevate.
6. Terrace doors: Marvin Elevate.
7. Existing one-story multi-wythe brick masonry structure c.1930's with updated CMU grid-block street façade c. 1980's. Door bays to be reconfigured to accommodate larger vehicles/ reduced from 4-car to 3-car capacity.
8. New brick veneer cladding following existing configuration/ original wall configuration within. Glen-Gery Rocky Ridge plant King William style modular size.
9. Paneled wood entry door: Allegheny Wood Works AWW 120.
10. Overhead garage doors: X.
11. Second floor Studio addition overtop of existing garage footprint. Wood frame floor and wall construction with steel truss and wood T&G plank decking roof structure. Set-back 8" from face of masonry below.
12. V-groove vertical composite siding: Boral Tru-Exterior 1x10 (9-inch exposure). Painted.
13. Composite shingle roof cladding: GAF Slateline.
14. 1/1 double-hung fiberglass clad wood windows. Marvin Elevate.
15. Terrace doors: Marvin Elevate.
16. Skylight: Velux FCM.
17. Third story bedroom addition. Wood-frame construction with sloped shingled mansard street façade.
18. Integral shed roof dormer windows. Versatex PVC millwork trim cladding, painted.
19. 1/1 double-hung fiberglass clad wood windows. Marvin Elevate.
20. Composite shingle mansard cladding: GAF Slateline.
21. End wall cladding: V-groove vertical composite siding: Boral Tru-Exterior 1x10 (9-inch exposure). Painted.
22. Metal railings typical: ½" x 1-1/2"" rectangular steel bar top and bottom rail with ¾" x ¾" steel bar pickets @ 4" oc. Painted.



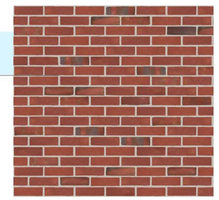
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TAIGA SW9654



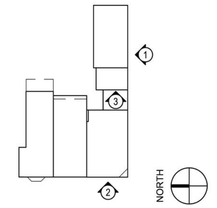
TOILE RED SW0006



GLEN GERY KING WILLIAM

1 SOUTH ELEVATION JACKSONIA STREET
1/4" = 1'-0"

NO. DATE REVISION



KEY PLAN

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PROJECT TITLE:

RENOVATIONS AND ADDITIONS

1500 MONTEREY STREET
PITTSBURGH, PENNSYLVANIA 15212

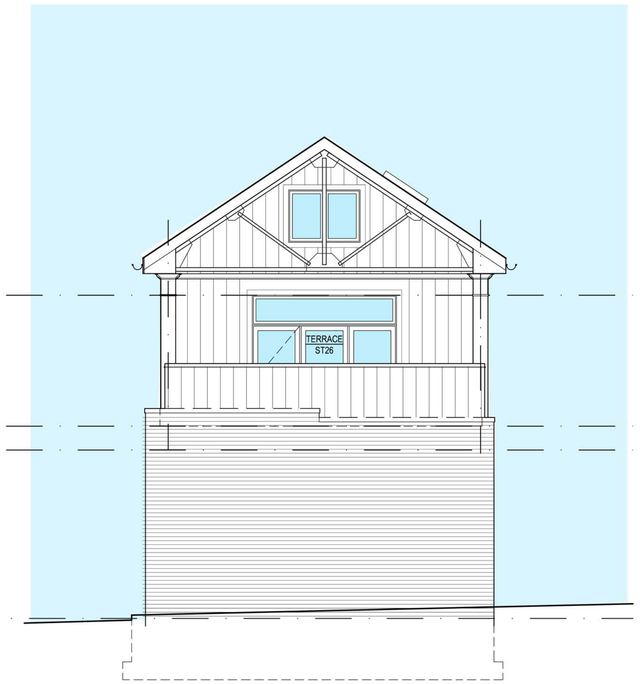
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SOUTH AND WEST ELEVATIONS

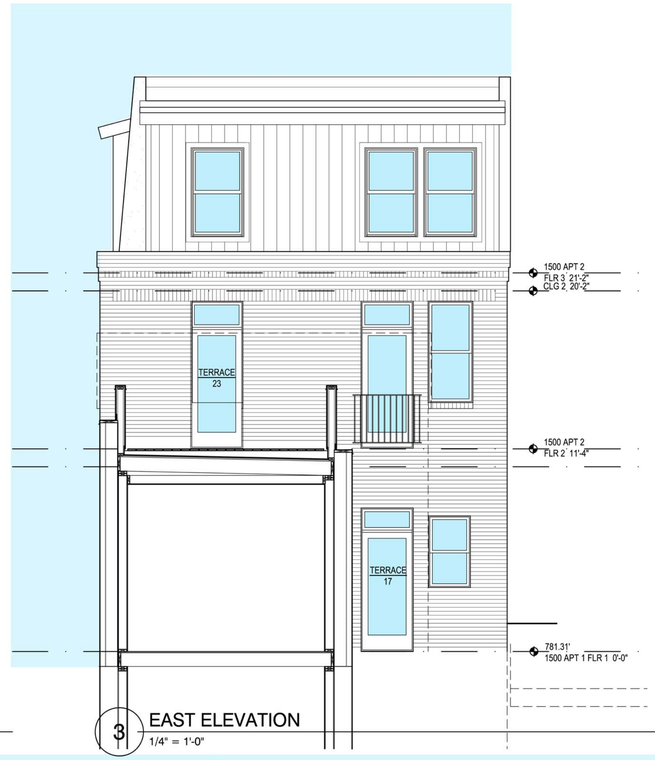
SCALE: 1/4" = 1'-0"

A.3

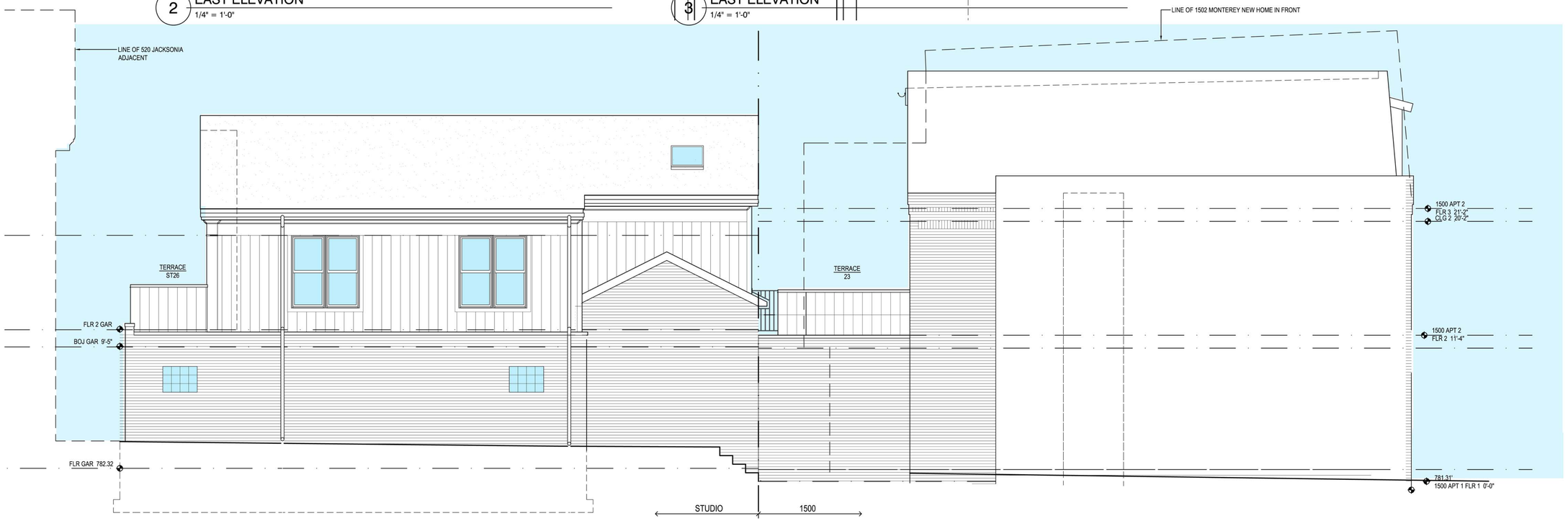
ACCA-DAM
09/21/2026



2 EAST ELEVATION
1/4" = 1'-0"



3 EAST ELEVATION
1/4" = 1'-0"

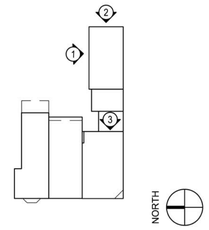


1 NORTH ELEVATION
1/4" = 1'-0"

ELEVATION KEY NOTES

1. Existing one-story Brick veneer with hollow terracotta tile block back-up. Wood frame floor and roof structure with auxiliary steel framing. Cast-in-place reinforced concrete foundation. Circa 1925.
2. Remove T-111 plywood cladding and shingled mansard overhang. Restore original storefront window openings. Configuration shown based on framing visible from interior and historic image. Marvin Elevate fixed-lites.
3. Paneled wood entry door: Allegheny Wood Works AWW 260.
4. Cleaned and re-pointed brick masonry.
5. 1/1 double-hung fiberglass clad wood windows within existing masonry openings. Marvin Elevate.
6. Terrace doors: Marvin Elevate.
7. Existing one-story multi-wythe brick masonry structure c.1930's with updated CMU grid-block street façade c. 1980's. Door bays to be reconfigured to accommodate larger vehicles/ reduced from 4-car to 3-car capacity.
8. New brick veneer cladding following existing configuration/ original wall configuration within. Glen-Gery Rocky Ridge plant King William style modular size.
9. Paneled wood entry door: Allegheny Wood Works AWW 120.
10. Overhead garage doors: X.
11. Second floor Studio addition overtop of existing garage footprint. Wood frame floor and wall construction with steel truss and wood T&G plank decking roof structure. Set-back 8" from face of masonry below.
12. V-groove vertical composite siding: Boral Tru-Exterior 1x10 (9-inch exposure). Painted.
13. Composite shingle roof cladding: GAF Slateline.
14. 1/1 double-hung fiberglass clad wood windows. Marvin Elevate.
15. Terrace doors: Marvin Elevate.
16. Skylight: Velux FCM.
17. Third story bedroom addition. Wood-frame construction with sloped shingled mansard street façade.
18. Integral shed roof dormer windows. Versatex PVC millwork trim cladding, painted.
19. 1/1 double-hung fiberglass clad wood windows. Marvin Elevate.
20. Composite shingle mansard cladding: GAF Slateline.
21. End wall cladding: V-groove vertical composite siding: Boral Tru-Exterior 1x10 (9-inch exposure). Painted.
22. Metal railings typical: ½" x 1-1/2"" rectangular steel bar top and bottom rail with ¾" x ¾" steel bar pickets @ 4" oc. Painted.

NO.	DATE	REVISION



KEY PLAN

Architect:
DeNINNO ARCHITECTS
901 N SAINT CLAIR STREET, SUITE 101
PITTSBURGH, PA 15206 T. 412.951.1979

Owner:
MONTEREY ALLIANCE, LLC
1504 MONTEREY STREET
PITTSBURGH, PA 15212
CONTACT: LINAS MOCKUS, MD

PROJECT TITLE:

RENOVATIONS AND ADDITIONS

1500 MONTEREY STREET
PITTSBURGH, PENNSYLVANIA 15212

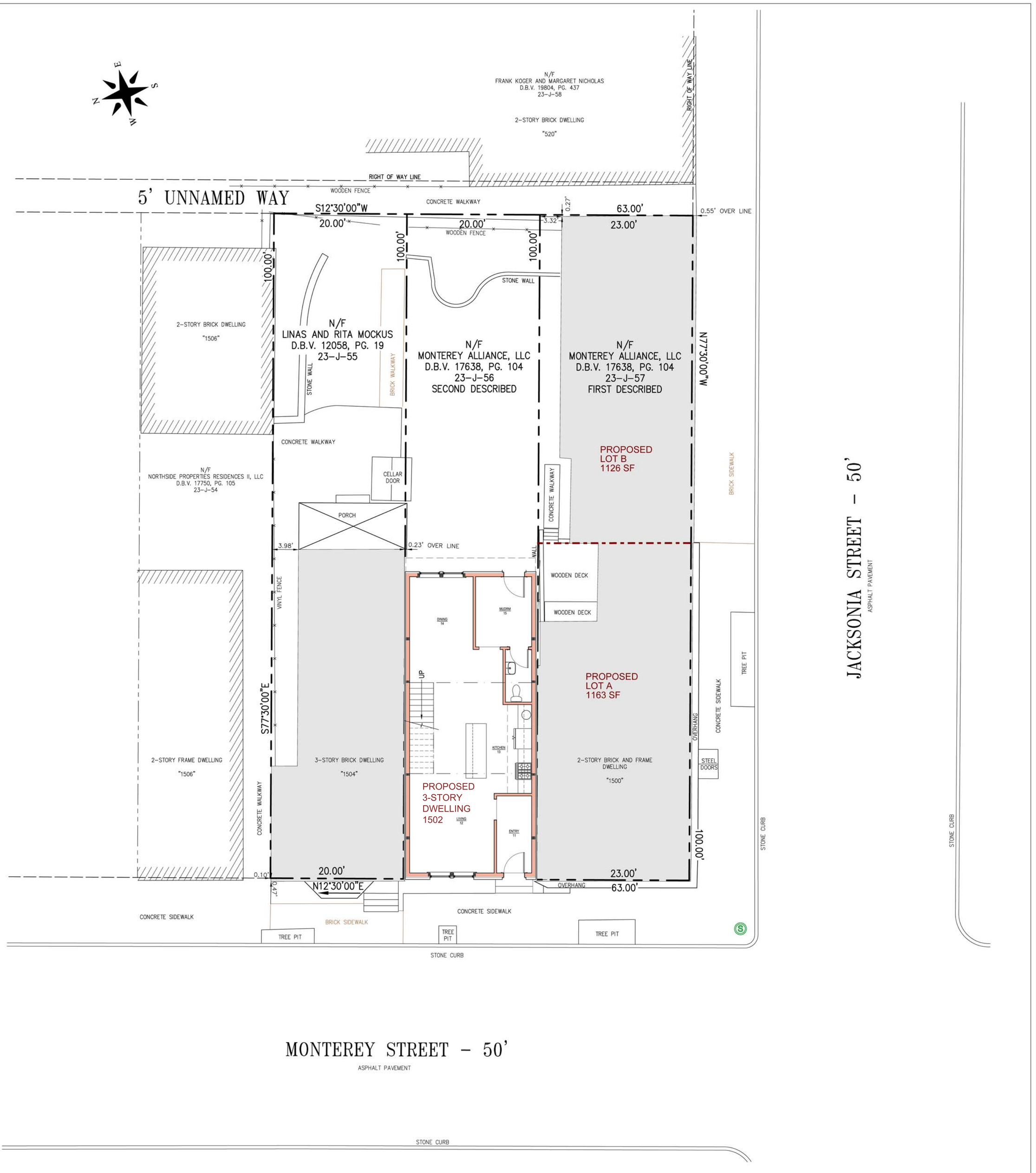
DRAWING TITLE:

NORTH AND EAST ELEVATIONS

SCALE: 1/4" = 1'-0"

A.4

ACCA-DAM
09/21/2026



0 10 20

LEGEND

(S)	SANITARY MANHOLE
— — — —	PROPERTY LINE
— - — — - —	ADJOINING PROPERTY LINE
— — — — — —	RIGHT OF WAY LINE
N/F	NOW OR FORMERLY
D.B.V.	DEED BOOK VOLUME
P.B.V.	PLAN BOOK VOLUME
PG.	PAGE
N12°30'00"E	DEED BEARING

PLAN REFERENCES:

PLAN OF LOTS LAID OUT BY
WILLIAM AND THOMAS BOYD
P.B.V. 5, PG 61

SURVEYOR'S NOTES:

1. BEARINGS SHOWN ARE BASED ON THOSE RECORDED IN D.B.V. 16013, PG. 314
2. SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS MAY EXIST.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
TERRY R. SIEFERS
LAND SURVEYOR
SU 043962-E

10/30/2025

DATE: 10-30-2025
DRAWN BY: RSM
REVIEWED BY: TRS
REVISED:
SCALE: 1"=10'
PROJECT NO: 25-139

BOUNDARY SURVEY

1500 – 1504 MONTEREY STREET

SITUATE IN

25th WARD, CITY OF PITTSBURGH
ALLEGHENY COUNTY, PA

MADE FOR

DENINNO ARCHITECTS

URBAN TERRAIN
a land surveying company*LLC
1616 MCCLURE RD., SUITE A, MONROEVILLE, PA 15146* 412-744-4520

LAST SAVE: Oct 31, 2025 - 8:25am Urban2
DWG PATH: C:\Users\Urban2\Urban Terrain LLC\Urban Terrain LLC - Documents\Projects\2025 Projects\2025-139 Deninno-Monterey St-BND\CAD\Monterey St-Base.dwg

DeNINNO ARCHITECTS#

Mexican War Streets Houses Materials Palettes

1502 Monterey: New Three-Story Townhouse

GAF Slateline Antique Slate



Pre-finished metal color(s):
Flashing around dormer.
Box gutter/ cornice cap.
Terrace screen wall cap.
Gutter and downspout.
Paint colors:
Front door and surround.
Handrail
Cornice
Dormer
Soffit/ fascia
Siding.

Marvin Pebble Gray











SLATE TILE SW7624 BEACHCOMBER SW9614 DARK AUBURN SW6034

SLATE TILE FOR E ELEVATION SIDING, FRONT DOOR AND SURROUND

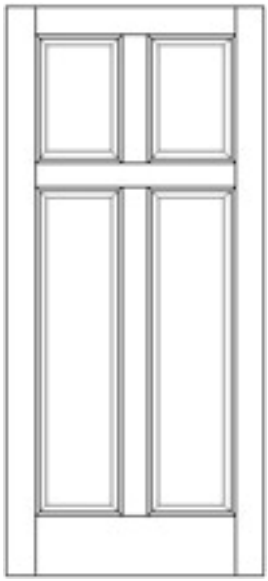
BEACHCOMBER FOR FRONT SIDING, DORMER

SARK AUBURN FOR RAILING, SOFFIT-FASCIA, ACCENT

Russell Stone Roaring Run

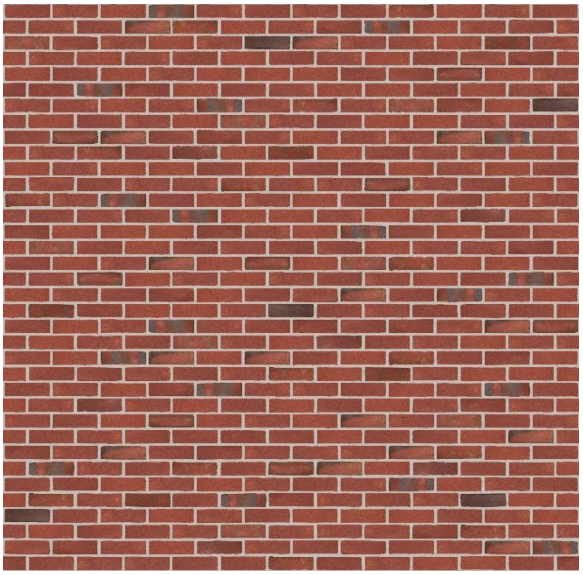


Allegheny Wood Works AWW240





Glen Gery Brick King William Modular



TruExterior Cove/ Dutch Lap Siding



DeNINNO ARCHITECTS#

1500 Monterey: Renovated 1920's Commercial Building +Third-Floor Mansard Addition

GAF Slateline Royal Slate

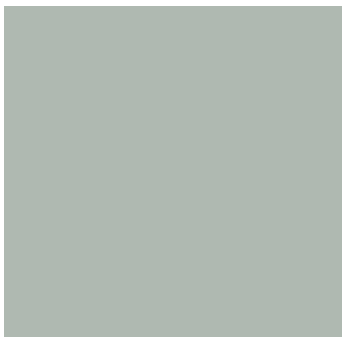


Pre-finished metal color(s):
Flashing around dormers.
Parapet cap.
Storefront cornice cap
Gutter and downspout.
Paint colors:
Storefront and entry door.
Railing
Cornice
Dormers
Soffit/ fascia
Siding.

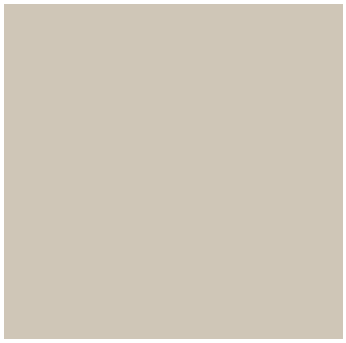
Marvin Pebble Gray







SILVERMIST SW 7621



BEACHCOMBER SW9617

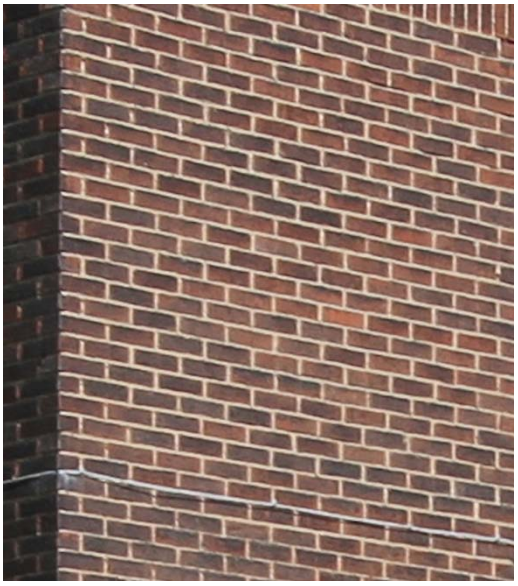


UNDERSEAS SW6214

SILVERMIST AND/OR UNDERSEAS COMBINATION FOR DOOR, TRIM, CORNICE AND ACCENTS

BEACHCOMBER FOR DORMERS

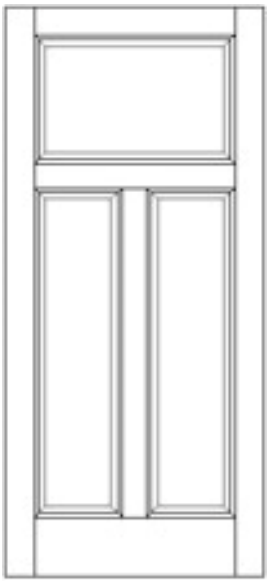
Existing Brickwork Cleaned and Repointed



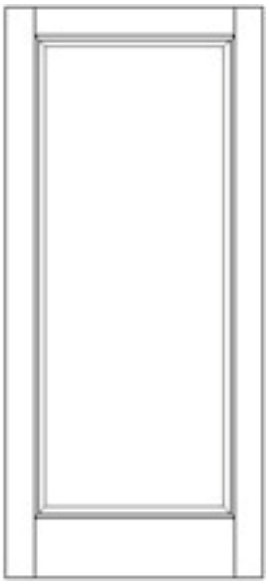
TruExterior Channel Siding



Allegheny Wood Works AWW260



Allegheny Wood Works AWW200





Jacksonia Street Studio: Old garage building with added second floor loft apartment

GAF Slateline Royal Slate



Pre-finished metal color(s):
Parapet cap.
Gutter and downspout.
Paint colors:
Entry door and surround.
Garage doors and surrounds.
Railing and welded steel truss.
Soffit/ fascia.
Siding and trim.

Marvin Pebble Gray





ANJOU PEAR FOR VERTICAL SIDING

TAIGA FOR TRIM AROUND VERTICAL SIDING/ ROOF TRIM

BEACHCOMBER FOR GARAGE DOORS (IF NOT PEBBLE GRAY) AND ANY DORMERS

TOILE RED AS TRIM AS NEEDED FOR ACCENTS OR GARAGE/ENTRY DOORS (RED ON RED BRICK) OR TERRACE TILE



ANJOU PEAR SW6381



TAIGA SW9654

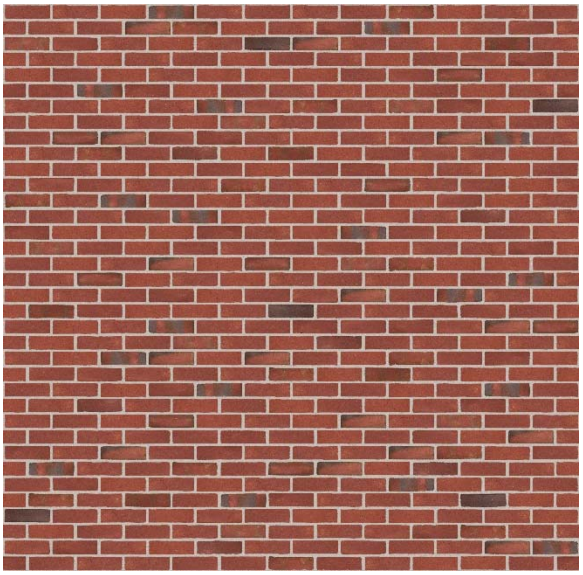


BEACHCOMBER SW9617



TOILE RED SW0006

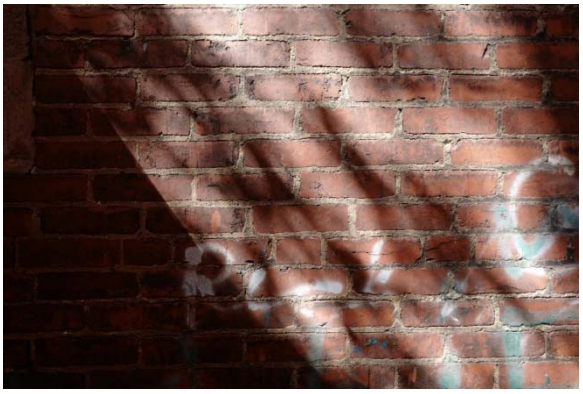
Glen Gery King William Modular



TruExterior Channel Siding



Existing end and rear wall brick



Allegheny Wood Work AWW 120

