September 18, 2026

Development Activities Meeting
Tuesday, September 29 at 6:30pm
Virtual via Google Meet

ACCA is hosting a Development Activities Meeting (DAM) in collaboration with the Department of City Planning (DCP). At the request of DCP this DAM will address three projects, as follows:

6:30pm
• 4 New In-fill Houses on West Jefferson St. (Guadalupe Pl.) – *Zoning*

7:00pm (approximate)
• Remodeling of 1500 Monterey St. – *Historic Appropriateness*
• New In-fill House at 1502 Monterey St. – *Historic Appropriateness*

These projects will be covered in the order listed. Presentations describing the projects will be given by the applicants followed by question-and-answer discussion. All are welcome to attend.

The web-link for the virtual meeting is below. If you join the meeting after 6:30pm, please try not to disturb the meeting already in progress.

Join On-line:
https://meet.google.com/rcd-ffdn-uwz

BDA-2026-06177: 113, 115, 117, 119 Guadalupe Place (subtending West Jefferson)

The owners of vacant land on the north side of West Jefferson Street, being parcels 23-E-80, and 23-E-384. -385, -386, -387, - 390, -391, -392 have applied for Zoning approvals to build 4 single family homes.

Applicant

Kris Huelsbeck

Project

Four new, party-wall houses will be built on the north side of West Jefferson. Parcel 23-E-80 will become a new private street serving these 4 single family attached residences to be addressed as 113, 115, 117, 119 Guadalupe Place (parcels 23-E-387, 386, 385, 384 respectively). The land behind the proposed new buildings (Parcels 23-E-390, -391, -392) will remain vacant and will be used to plant replacement trees to offset vegetation removed in the construction area.

Specific Zoning approvals needed for this project: Due to this project being in a “Hillside” (H) Zone, a Special Exception is needed for Use of Single-unit Attached Dwelling(s) in H Zone, and a Variance for a Slope exceeding 30% is needed. Also needed is a general Variance for more than 2400 sq-ft of vegetation to be cleared.



West Jefferson parcels. *(Image: Allegheny County Real Estate portal)*

BDA-2026-07494: 1500 Monterey Street

Remodel 1500 Monterey St., including adding a 2nd floor to the garages along Jacksonia St.

BDA-2026-07491: 1502 Monterey Street

Build a new house on 23-J-56, which will be 1502 Monterey St.

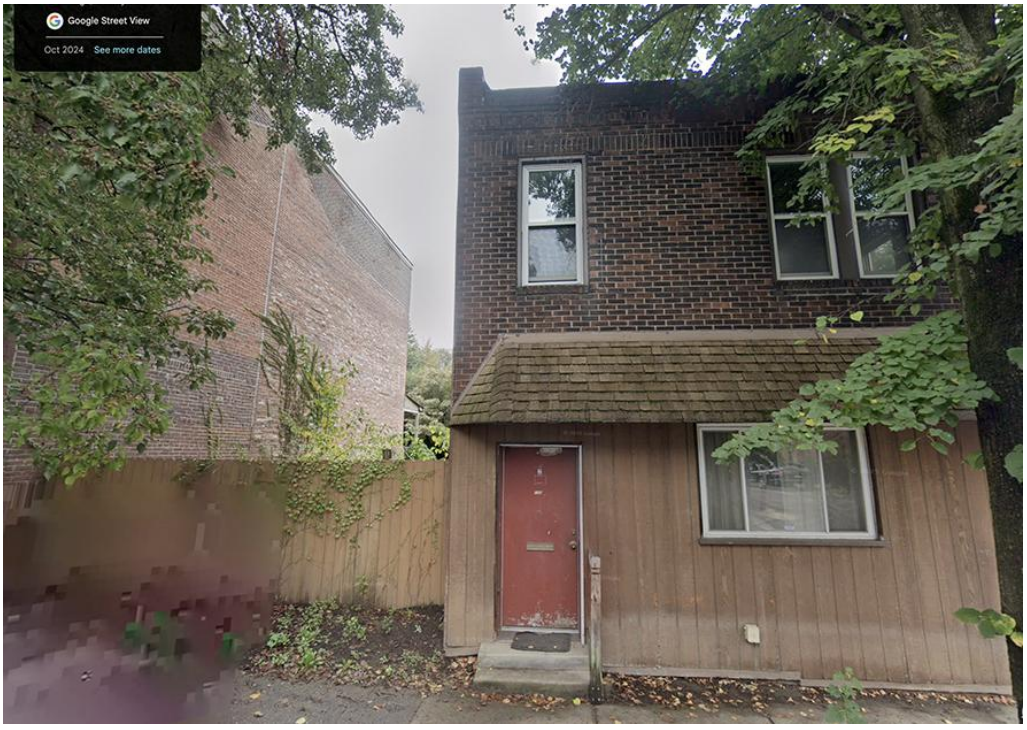
The owners of parcels 23-J-57 & -56, being1500 Monterey St. and the

adjacent vacant lot (respectively) have applied for *Certificates of Appropriateness* in the MWS Expanded Historic District for two developments on these properties.

Applicant
Jeffrey DeNinno, Architect

Project
The remodeling of 1500 Monterey, currently listed as a 3-family dwelling on the county web-site, will remove the current exterior treatments (cedar shake awnings) and restore a more historic appearance to the main/original structure. The front part will have two apartments. At the rear, a second floor will be added to the existing garages to create a studio apartment.

A new, single-family house, 1502 Monterey, will be built on the vacant lot between 1500 and 1504 Monterey.



Front view of 1500 & 1502 Monterey St. *(Image: Google maps)*

The City Planning Calendar includes DAMs, and can be used to find the web-links to the virtual meeting space, as well as download the presentation materials for the project proposals. **Access the City**

Planning Calendar here.

As a Registered Community Organization (RCO), ACCA hosts DAMs with City Planning to provide an opportunity for the community to hear about project proposals from applicants and ask questions. More information can be found on the **City of Pittsburgh's Registered Community Organization webpage**.

About Allegheny City Central Association

Allegheny City Central Association (ACCA), formerly Central Northside Neighborhood Council, is a community-based 501(c)(3) nonprofit organization and a Recognized Community Organization (RCO) in relation to the City of Pittsburgh. Our mission is to enhance the quality of life for all residents of **Allegheny City Central**, a neighborhood located in the heart of Pittsburgh's historic Northside.

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