

7.DCP-ZDR-2025-00274

1250 Liverpool Street

Manchester Historic District

Manchester Neighborhood

Demolition



Note: Drawing information is derived from limited site verification and information publicly available. This drawing is not a survey and shall not be treated as such.

PWVG PROJECT NUMBER	22330.01	
DEMOLITION PERMIT	11/08/2024	
REVISIONS		
NO.	DESCRIPTION	DATE

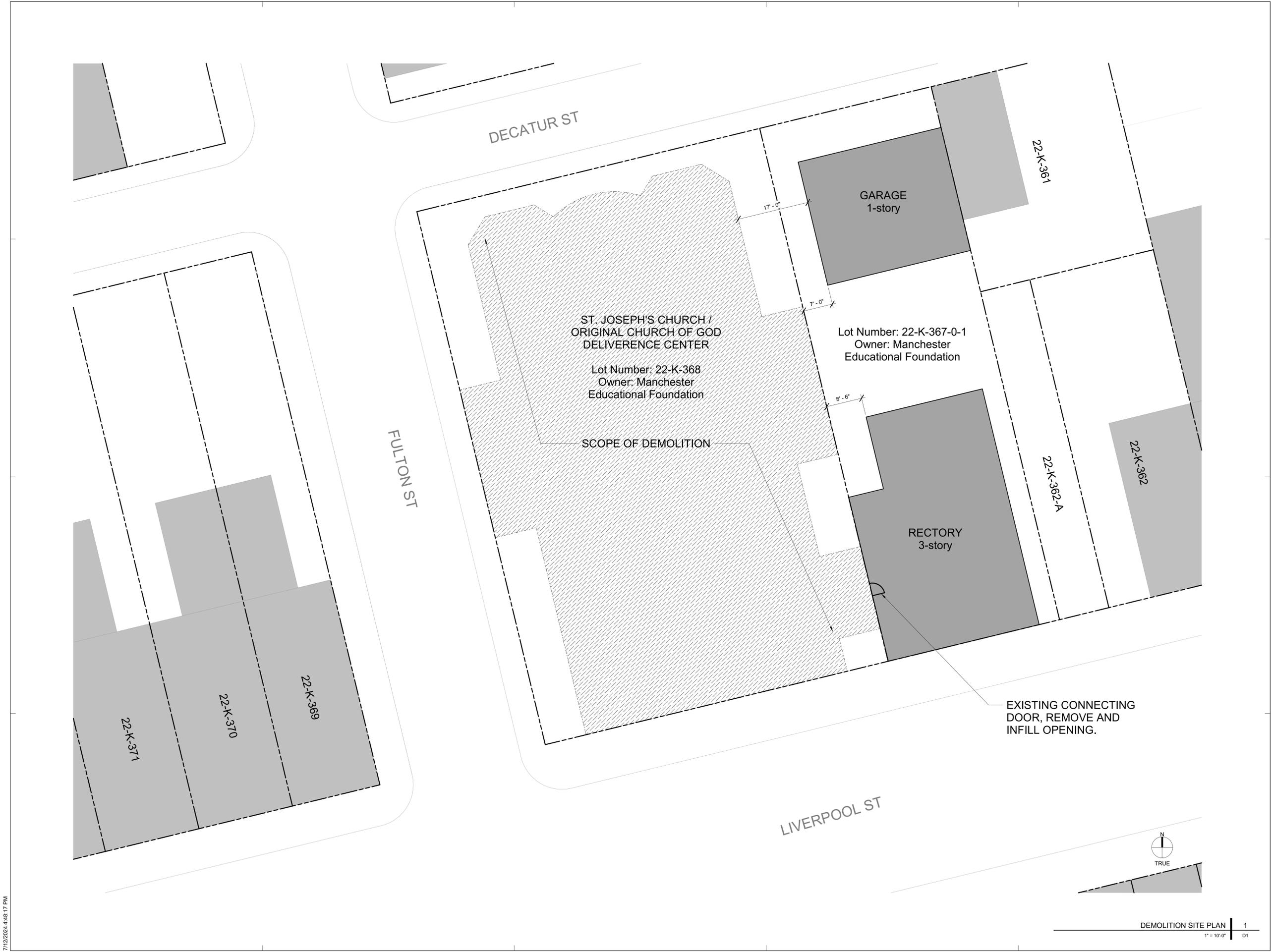
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CHURCH DEMOLITION

1250 Liverpool St, Pittsburgh PA 15233-1304
MANCHESTER EDUCATIONAL FOUNDATION

DEMOLITION SITE PLAN

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Taylor Structural Engineers, Inc.
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TSEpgh.com

October 2, 2024

Ms. Cassandra Osterman
Perfido Weiskopf Wagstaff + Goettel
408 Boulevard of the Allies
Pittsburgh, PA 15219

Subject: Manchester Academic Charter School
Structural Assessment of Existing Building – 1250 Liverpool Street, Pittsburgh, PA
TSE Proposal No. 7822

Dear Cassandra:

At your request, TSE visited the site of the former “Original Church of God Deliverance Center” located at 1250 Liverpool Street in the Manchester neighborhood of the City of Pittsburgh. The purpose of the site visit was to perform a cursory structural assessment of the building and the adjacent parsonage in conjunction with a facilities assessment being performed for the Manchester Academic Charter School (MACS). The school has a facility located at 1224 Liverpool Street and recently purchased the Church property.

The following report summarizes our cursory evaluation of the structural condition of the existing church and is based on visual observations made at the building site. Existing structural drawings for the church were not available for our use. No structural demolition was performed to expose concealed structural conditions. In addition, no ladder, lifts or drones were used to assist us in performance of our evaluation.

OBSERVATIONS

The existing church is a two-story masonry, wood and steel framed structure with a full basement located at the corner of Liverpool and Fulton Streets. The building was originally constructed as a Roman Catholic Church and prior to purchase by MACS served as the Church of God Deliverance Center. It is our understanding that the structure sat vacant and unconditioned for several years prior to purchase by MACS.

The front of the building faces Liverpool Street to the south, and there is large bell tower located at the southwest corner of the building (facing Liverpool to the south and Fulton to the west.). The rear of the building faces Decatur to the north and a semicircular Apse projects from the otherwise rectilinear structure.

The building appears to be in generally poor structural condition. Numerous roof leaks have remained unaddressed, and portions of the roof have completely failed, allowing additional water infiltration into

the building. Portions of the large exterior stained-glass windows are damaged or completely missing, allowing water and varmint infiltration into most areas of the building.

The existing basement/foundation wall construction of the church building consists of stone masonry construction. The basement walls are in fair to poor condition. There are locations where localized failure of the existing stone masonry wall has occurred. In addition, the walls do not appear to have a functioning waterproofing or damp proofing system. The basement space is very damp and appears to experience periodic intrusions of water, likely during heavy rain events. Portions of the basement have a wood block flooring system. However, there are large areas of the basement where the wood block system has been removed exposing the subgrade material. There is no vapor barrier present in the plane of the basement floor which is contributing to the moisture problems in the space.

There are stone and brick masonry pilasters visible on the basement space that support the first-floor framing. The existing first-floor construction of the building is exposed and visible from the basement. It appears to typically consist of a series of true 2x wood joists and steel junior beams supporting a concrete slab combined with wood and timber framing supporting wood plank flooring. The first-floor construction appears to be in fair to poor condition. However, it has localized areas of damage where significant water infiltration and/or roof failure has occurred above.

The exterior walls of the church building consist of multi-wythe brick masonry. The interior face of the exterior walls typically has plaster directly adhered to the brick face. There does not appear to be any insulation, waterproofing membrane or thermal break in the wall construction. It is presumed that there is some vertical steel construction built integrally with the masonry wall construction. The steel construction helps support the floor construction within the building and provides stability for the slender masonry wall construction. There are numerous signs of moisture infiltration on the interior face of the exterior masonry walls and the ceiling. Peeling paint and plaster is visible throughout the first floor of the building, including the two-story space housing the former Nave, Transepts and Apse. In some areas, large portions of the plaster have become loose and appear to be close to failure.

The exterior facade of the building has numerous limestone details at windows, pediments, cornices, faux buttresses and tower elements. Based on visual observations from street level, much of the limestone construction appears to be loose and it is presumed that the connection between the limestone and supporting structure has deteriorated. The exterior wall construction would require a complete restoration if the building were to be rehabilitated and occupied. The required remediation would include, but is not limited to: repair and replacement of all missing and damaged brick masonry; repair and replacement of all damaged and missing limestone façade elements; removal of all interior plaster, repointing of the interior face of the brick masonry and installation of new stud wall construction or furring to help laterally support the brick and allow for the installation of MEP elements, and construction of a fully functioning building envelope including insulation, waterproofing and a thermal break.

There are numerous locations where trees and vegetation are growing from openings and projections in the exterior wall construction. As this vegetation continues to expand, it will lead to further deterioration of the existing structure. In addition, the trees growing out of the building may pose a threat of falling to the sidewalk below, particularly during wind events or under the weight of heavy snowfall.

The second-floor construction of the existing church building consists of steel framing supporting a combination of timber and wood floor construction. The wood frame construction has begun to deteriorate due to water damage and exposure to freeze thaw cycles.

The roof construction of the church building consists of a combination of steel and wood trusses supporting wood and steel purlins and wood plank roof sheathing. The attic space was not safe to access during our site visits. However, based on experience with similar structures, it is presumed that the vaulted ceilings within the church consist of plaster on lath that is suspended by a system of wire cables and wood framing from the roof structure of the church.

As mentioned above, several areas of the roof have completely failed, including a large area on the west side of the building where the roof structure has collapsed exposing this portion of the sanctuary to open air. In most locations, roof scuppers and downspouts have been clogged with debris and are no longer functioning to efficiently remove water from the roof. In some locations, vegetation is growing out of the gutters and water is left to drain down the outside face of the masonry in sheets. The failure of the roof drainage system is contributing to the deterioration of the exterior wall construction, the basement wall construction and the roof construction. As noted above, a significant amount of vegetation is growing from openings in the exterior wall construction. Vegetation is also growing from most of the gutters that remain on the building. This is an indication that the gutters are completely full of debris and not functioning to direct water to the remaining downspouts.

SUMMARY

Overall, the Church structure is in poor condition. It appears that most of the deterioration began long before the church was purchased by MACS. The building has sat unconditioned for several years, exposing the interior structure to several freeze thaw cycles, and numerous temperature fluctuations. The roof and gutter system have been allowed to deteriorate to the point where a large portion of the roof structure has completely failed. Water has been allowed to infiltrate the building in numerous locations and several portions of the roof structure have already collapsed, further exposing the building interior to the elements.

The exposure to water and numerous freeze thaw cycles has continued to deteriorate the main building structure and the exterior masonry wall construction. Falling debris from portions of the deteriorated exterior masonry and the vegetation growing from the exterior construction may soon pose a threat to pedestrians on the adjacent sidewalks. Future consideration may need to be given to construction of temporary protection if demolition of the building does not proceed before another winter season.

The condition of the interior plaster walls and ceiling will continue to deteriorate due to exposure to the elements and temperature fluctuation. It is anticipated that additional failures of the plaster ceiling will occur as the water damage expands. Bird and animal infestation will continue to contribute to the deterioration of the building finish materials and supporting structure.

Due to the type of construction utilized on the original construction of the church, and the current condition of the roof, roof drainage system, exterior masonry and interior plaster, the cost of repairs to restore the building to a structurally safe condition and the building envelope into code compliance

would be excessive. It is our professional opinion that if the exorbitant funds are not available to complete a full restoration of the building structure and supporting system in the immediate future that the building should be demolished. Otherwise, temporary shoring and sidewalk protection may need to be installed to protect pedestrians from falling debris. In addition, an effort should be made to enclose exposed openings in the building exterior to minimize access for birds and other animals.

Sincerely,

Taylor Structural Engineers, Inc.



Pamela L. Holcomb, P.E.
President



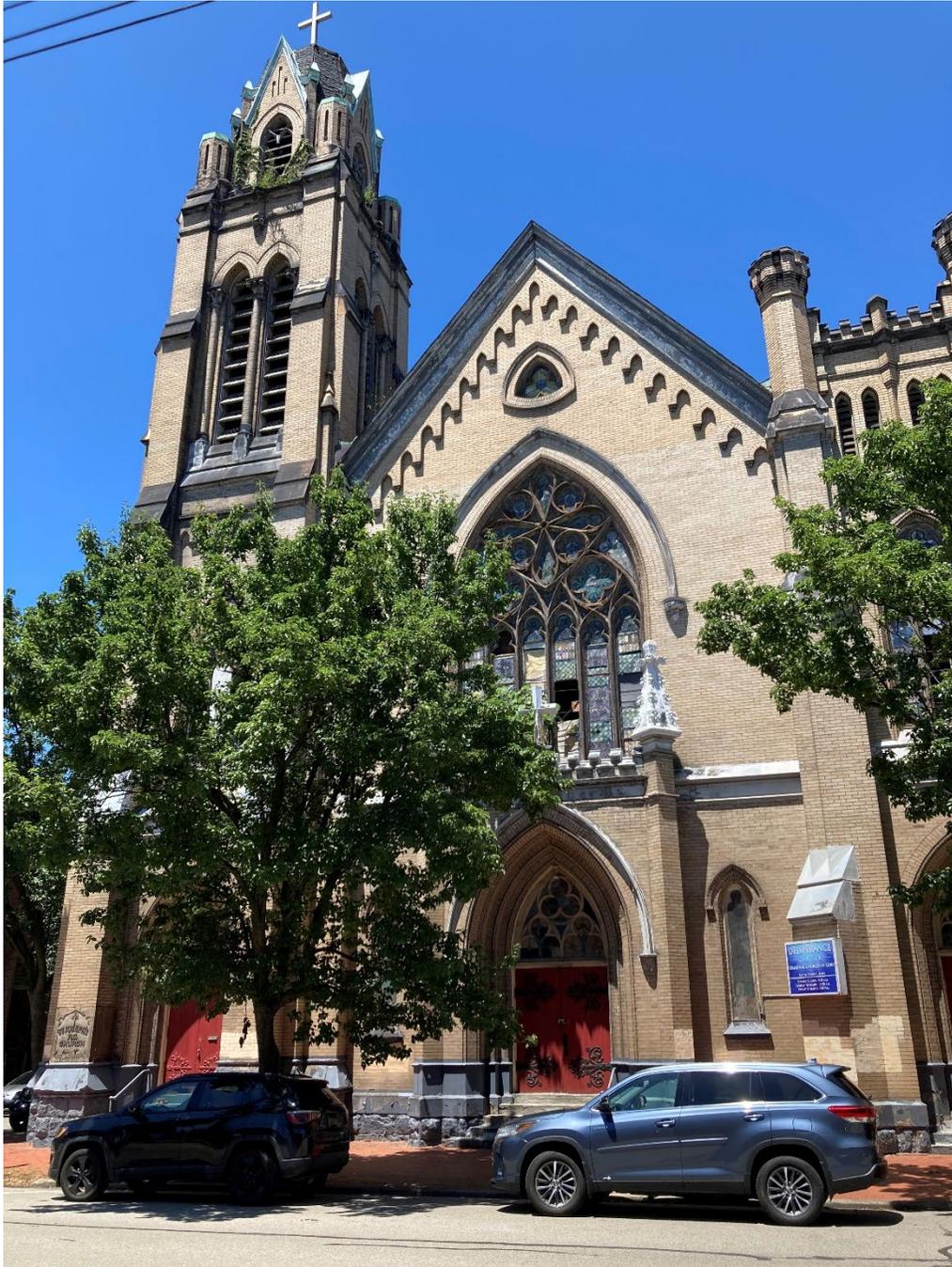


Photo No.1 –Front elevation of the Building. Note broken and missing stained glass and vegetation growing from the bell tower.



Photo No.2 –Bell Tower. Note vegetation and loose & damaged masonry.



Photo No.3 –Bell Tower. Note vegetation and loose & damaged masonry.



Photo No.4 –Bell Tower. Note vegetation and loose & damaged masonry.



Photo No.5 –View of stone masonry basement wall and wood block flooring.



Photo No.6 –View of first floor framing from basement, note stone and brick masonry piers in background and exposed ground floor.



Photo No.7 –View of first floor looking toward the chancel. Note missing stained glass in window, peeling paint and plaster on walls and ceiling.



Photo No.8 –View of first floor looking toward the dome above the aspe. Note the peeling paint and plaster and damaged and missing stained glass in the windows.



Photo No.9 –View of first floor looking toward the chancel and aspe. Note the peeling paint and plaster and damaged and missing stained glass in the windows.



Photo No.10 –View of first floor looking toward the rear of the nave (looking southwest toward Liverpool). Note the failed roof condition and deteriorated condition of the adjacent wall construction and the missing stained glass beyond.



Photo No.11 –View of first floor looking toward the rear of the nave (looking southwest toward Liverpool). Note the failed roof condition and deteriorated condition of the adjacent wall construction and the missing stained glass beyond.



Photo No.12 –View of first floor looking toward the rear of the nave (looking southeast). Note the failed roof condition and deteriorated condition of the adjacent wall construction and the missing stained glass beyond.



Photo No.13 –Interior view of roof collapse above the chapel at the northwest corner of the building.



Photo No.14 –Exterior view of roof failure above the nave on the west side of the building (along Decatur).



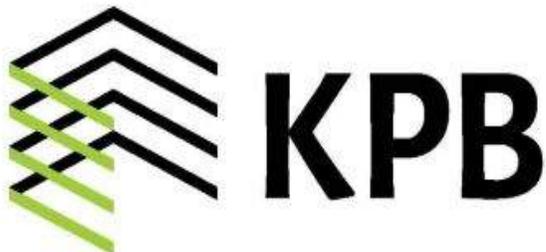
Photo No.15 –Interior view of roof failure above the nave on the west side of the building (along Decatur).

Demolition Plan

St Joseph Church

1214 East Liverpool Street

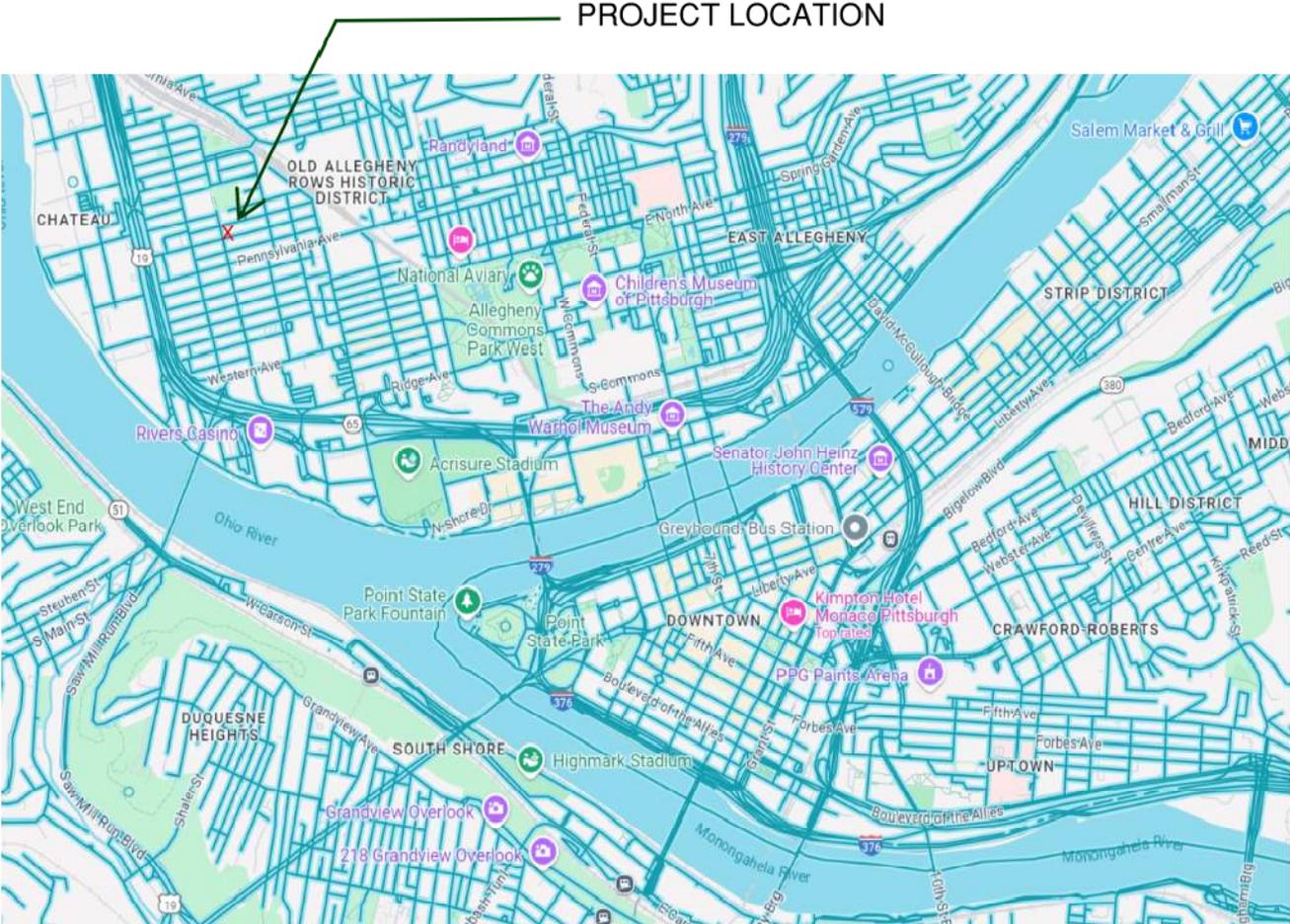
Pittsburgh Pa.



Michael Brennan

Statement of Purpose

The abandoned St Joseph church on 1214 East Liverpool Street on the Northside of Pittsburgh Pa. has fallen into disrepair, the owners of the property – Manchester Academy has decided that it is best to demolish the building and reclaim the parcel for future development and use.



An imposing gothic style church built in 1897 the walls are multi-wythe brick with a large timber truss roof, typical of cathedral style church of the era. Multi wythe wall construction relies on a roof for stability to resist lateral loading, to counter wall instability the sequence will be to remove sections of roof then remove the

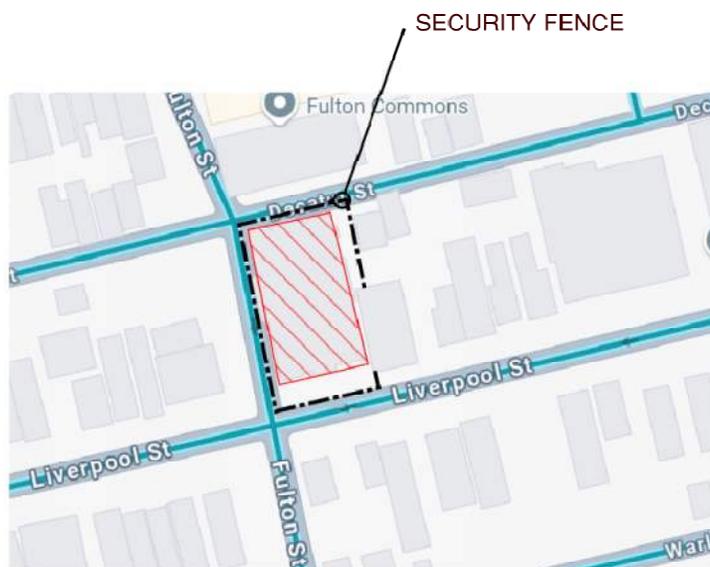
corresponding unsupported section of the abutting walls in sequential demolition. Large expanses of wall will not be left unsupported.

Due to the age of the construction, there is a possibility that asbestos containing materials (ACM) have been used. There are accumulated debris piles from falling roof plaster, these dust piles shall be tested to ascertain friable asbestos.

Methodology

A. Prior to construction equipment mobilization

1. Perform a hazardous material survey to preclude air transferred demolition dust with ACMs within the space and to prevent mitigation of potentially hazardous material offsite. If ACMs are not present normal construction period housekeeping will be adequate.
2. Terminate and disable in a safe de-energized state all electrical supply.
3. Cap and abandon all water supply.
4. Cap or provide backflow valves for sanitary laterals.
5. Establish a security perimeter – the site will be secured in a locked condition while not in active demolition.
6. Provide a security fence around the perimeter of the de-construction site, this fence shall be lockable
7. The position of the fence shall allow construction vehicle access.



8. Fulton Street, Liverpool Street, and Decatur Street shall remain open to traffic to the greatest extent possible, coordinate with City of Pittsburgh traffic enforcement.

B. Equipment mobilization

1. Work hours shall be firmly established and strictly enforced. This includes equipment movement and refuse removal, No activity is allowed outside of agreed hours of operation without the consent of the City of Pittsburgh.

C. Demolition

1. Demolition shall begin by staging lifting equipment on Decatur Street and sequentially dismantling the roof and laying it down in refuse.
2. The roof shall be unzipped from Decatur toward Liverpool.



3. As workable sections of the roof are removed the corresponding sidewalls shall be removed.
4. The floor shall be disassembled after wall removal.
5. The basement cavity shall be backfilled with suitable material capable of supporting crane travel.

6. It is not the intent to make the site pad ready, follow on construction will require re-excavation and placement of desired foundation systems, rubble brick and other material may be “wasted in the hole.”
7. The cranes will travel south toward Liverpool street in sequential movement – no crane is to travel on the floor, it must be backfilled.
8. It is anticipated that 2 large cranes will be employed along with smaller helper cranes.
9. At the end of each work day the site will be brought into a locked safe condition.

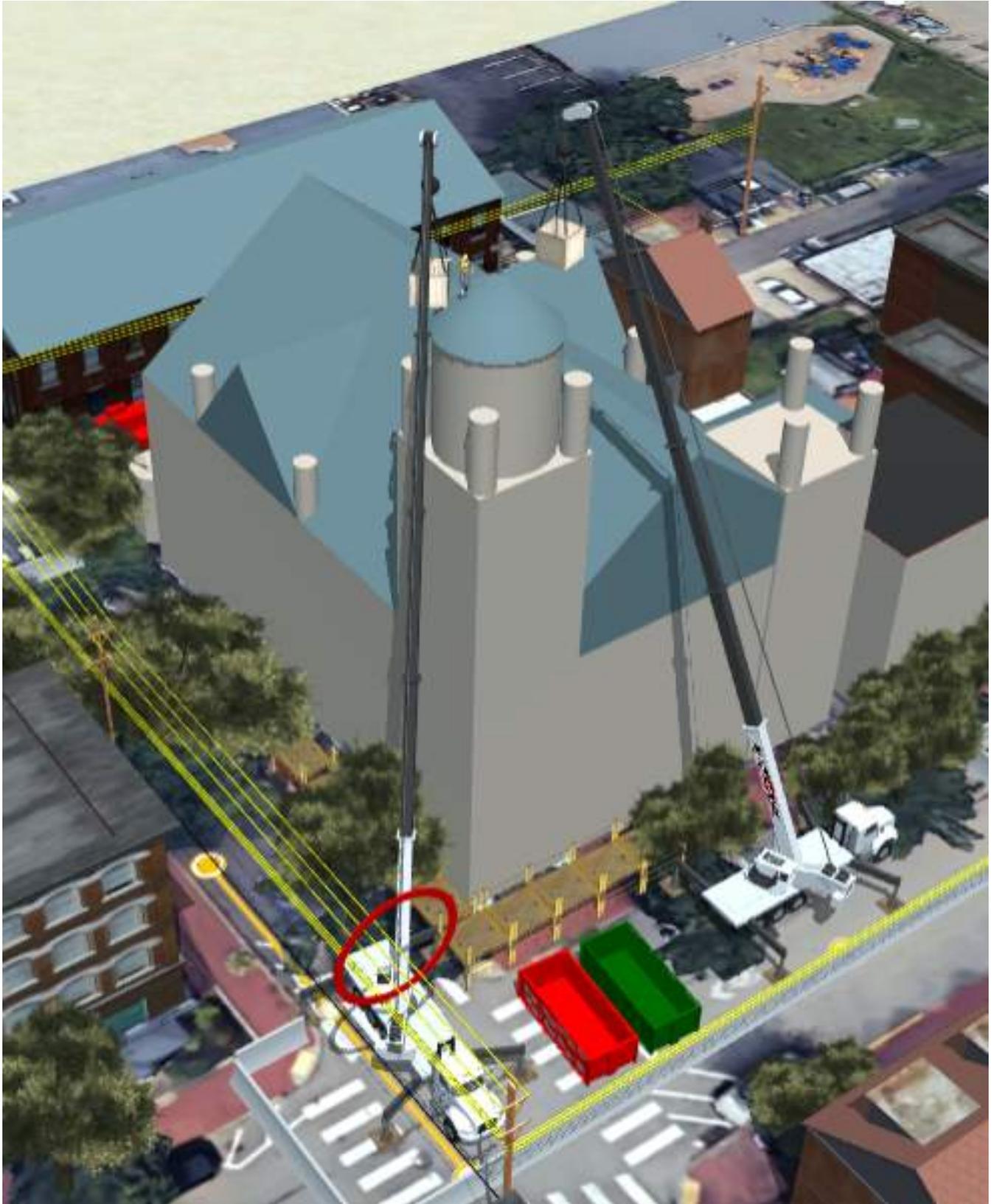
End of Work

This project is completed with the dismantling of the superstructure and first floor. All utilities will be in a safe de-energized state. The foundation side walls shall remain in place. Follow on construction will require removal of these side wall and re-excavation of the infilled basement area.

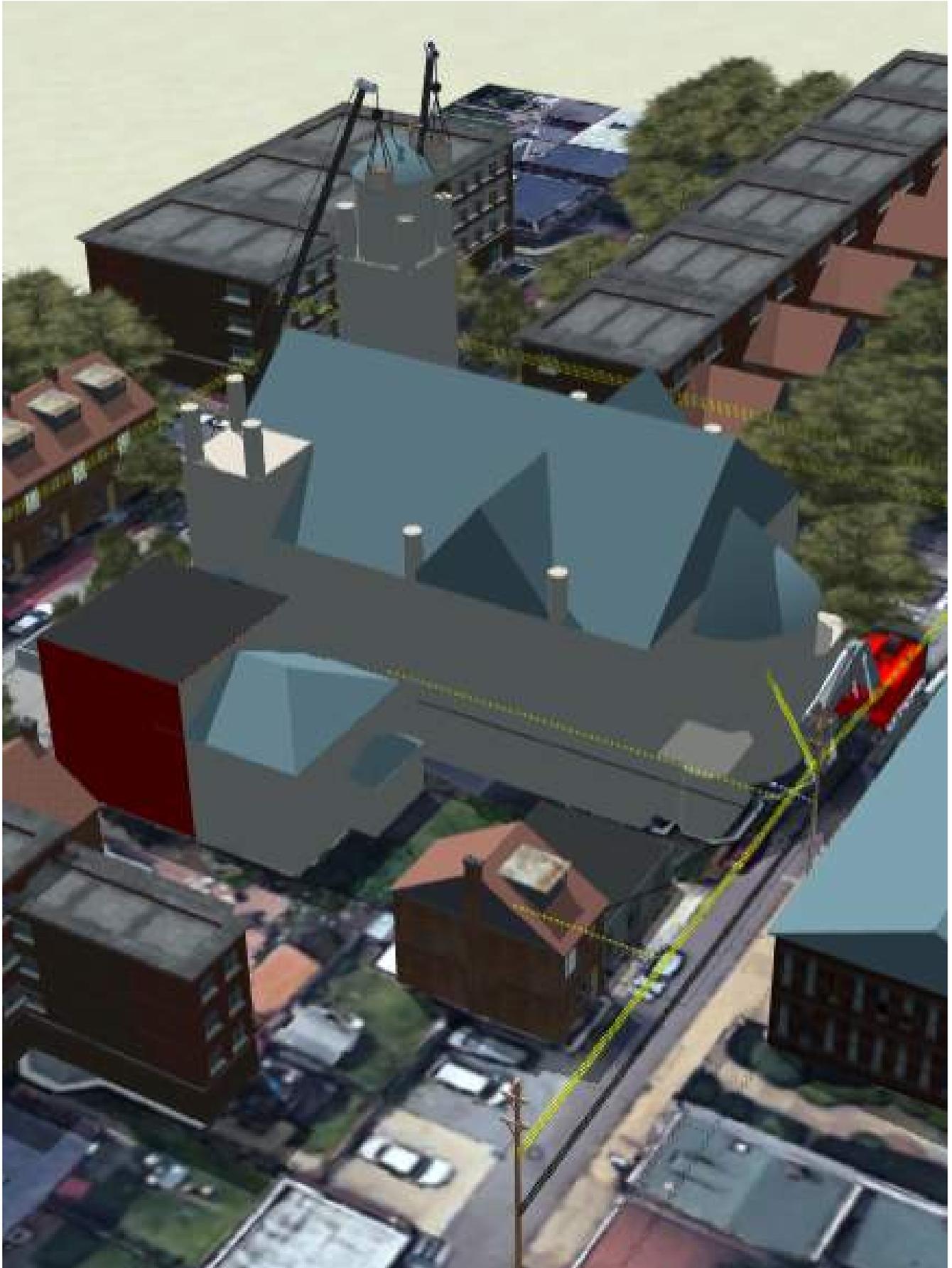
The project adjacent streets area shall be cleaned, and construction waste shall be removed.



Plan View - 0% Complete



Isometric View 1 - 0% Complete



Isometric View 2 - 0% Complete



Plan View - 25% Complete



Isometric View 1 - 25% Complete



Isometric View 2 - 25% Complete



Plan View - 50% Complete



Isometric View 1 - 50% Complete



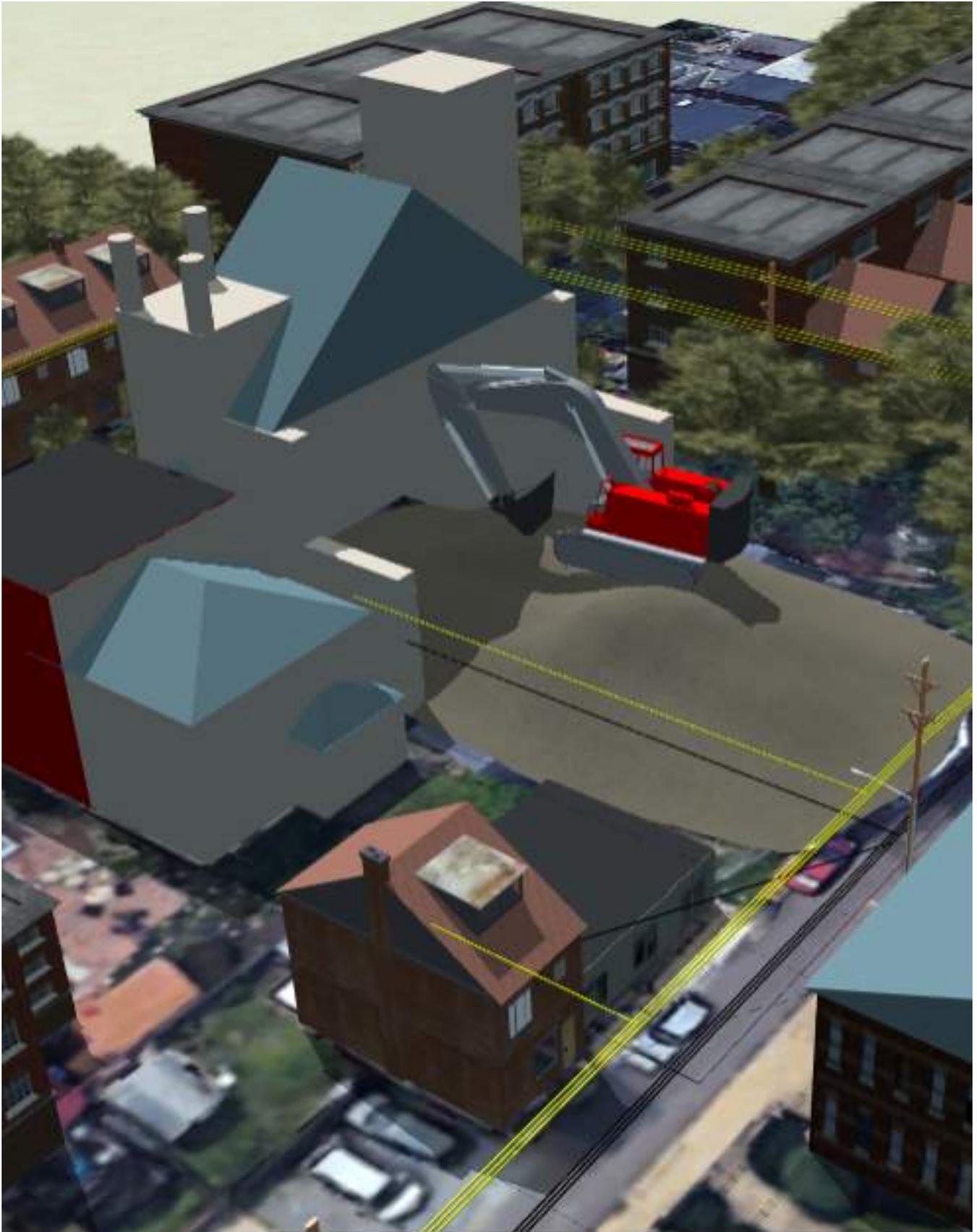
Isometric View 2 - 50% Complete



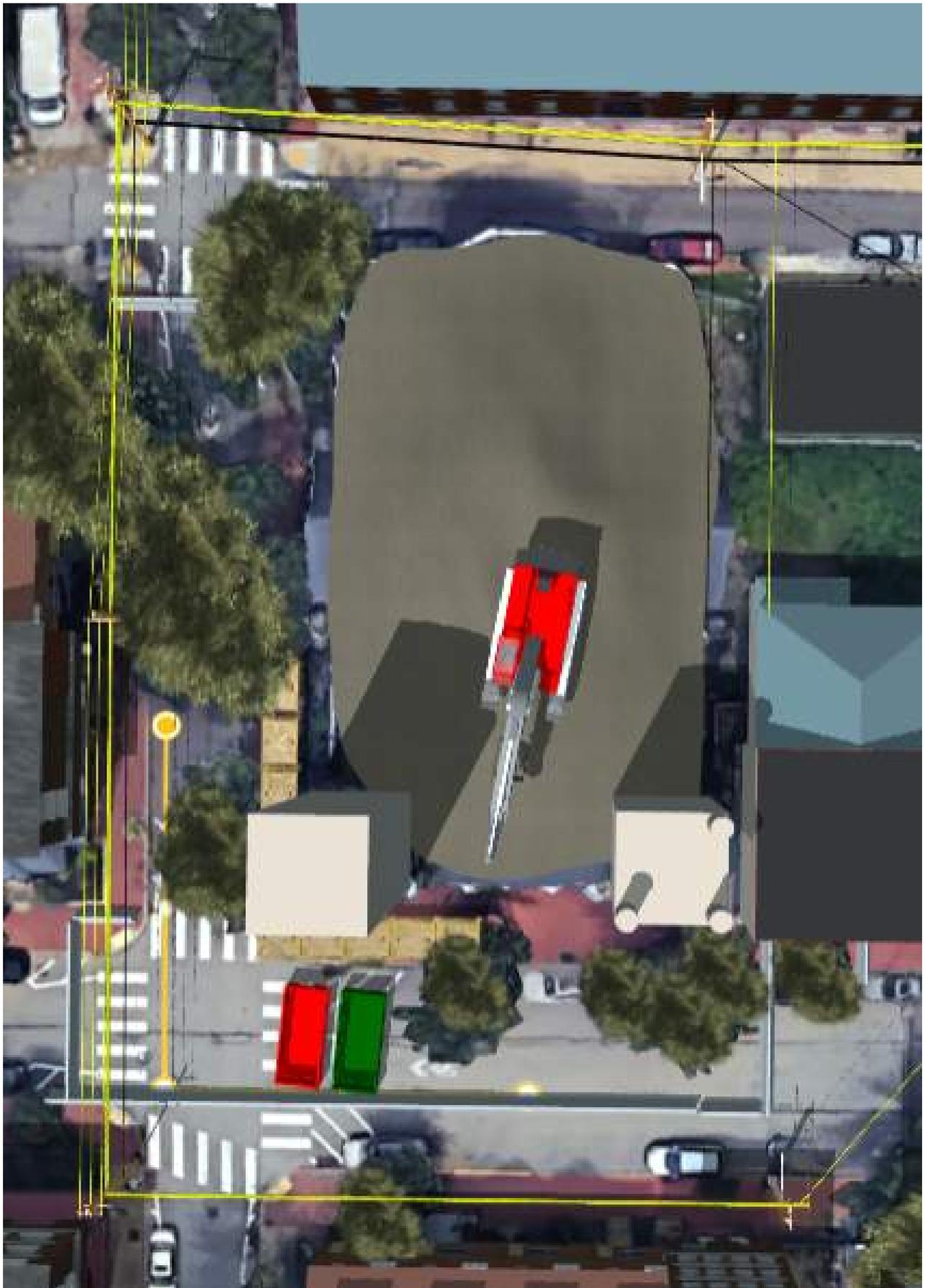
Plan View - 75% Complete



Isometric View 1 - 75% Complete



Isometric View 2 - 75% Complete



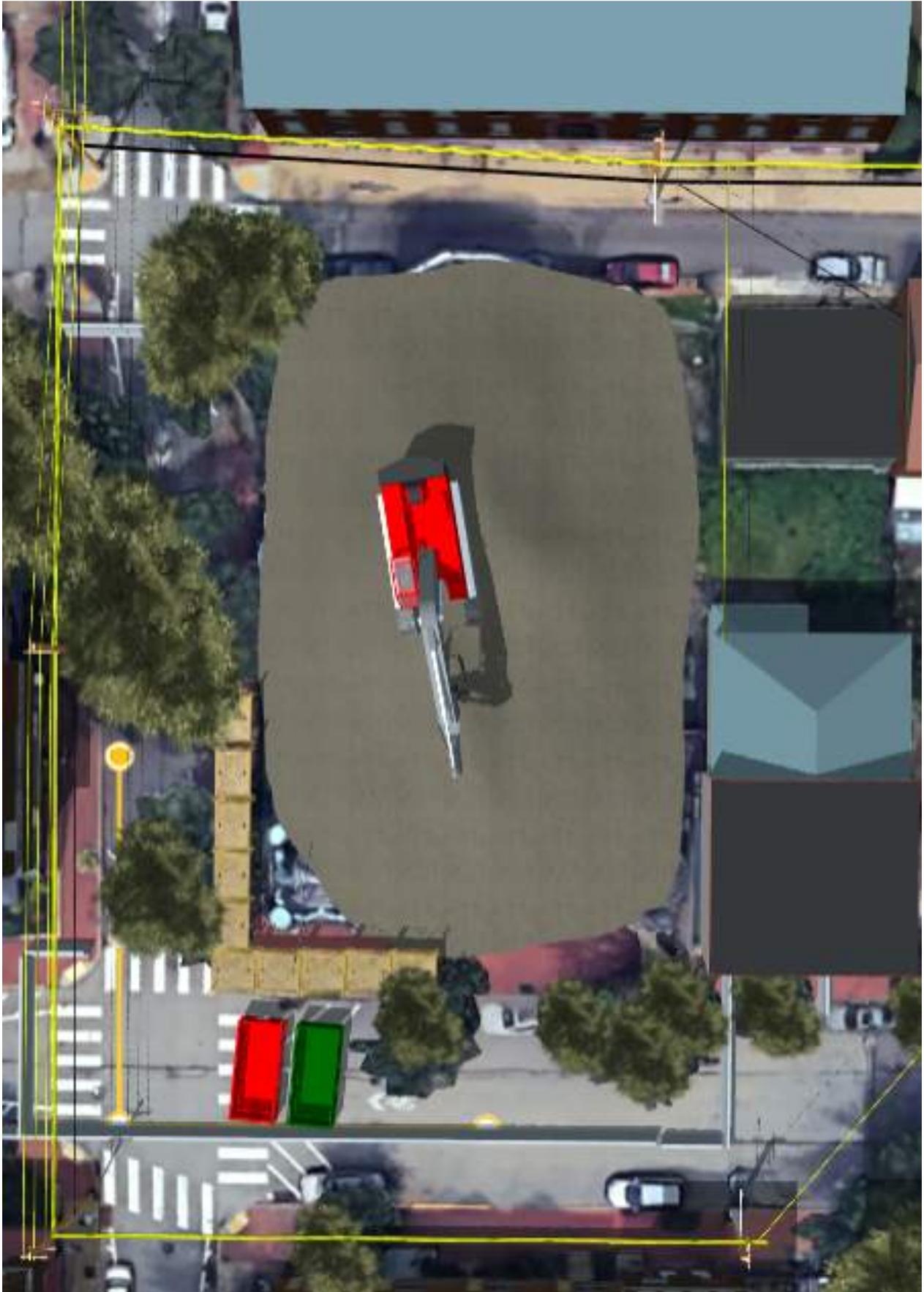
Plan View - 90% Complete



Isometric View 1 - 90% Complete



Isometric View 2 - 90% Complete



Plan View - 100% Complete