

# OFFER MEMORANDUM

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1250 Liverpool Street | Manchester Historic District |  
Pittsburgh, PA 15233





# Executive Summary

1250 Liverpool Street presents an exceptional opportunity to acquire a historic Gothic-style church property in the heart of Pittsburgh's Manchester Historic District. Constructed between 1897 and 1898, this landmark structure—originally known as St. Joseph's Roman Catholic Church—was designed by renowned Pittsburgh architect Frederick C. Sauer, one of the city's most prolific designers of late-19th-century ecclesiastical buildings.

Positioned prominently at the corner of Liverpool and Fulton Streets, the property remains a visually striking example of Gothic Revival church architecture, featuring pointed arch openings, detailed masonry, and limestone accents. The site includes the main church building, an adjoining three-story rectory at 1248 Liverpool Street, and a small garage to the rear, offering architectural continuity and multiple possibilities for reuse or restoration.

Surrounded by historic residences and mature streetscapes, the property stands as a testament to Manchester's architectural legacy and represents a rare opportunity to preserve and re-imagine a cornerstone of Pittsburgh's religious and cultural history.



# Property Overview



Church List Price: \$300,000

Church & Rectory: \$475,000

**Address:** 1250 Liverpool Street, Pittsburgh, PA 15233

**Neighborhood:** Manchester (North Side)

**Historic Designation:** Manchester Historic District, City of Pittsburgh

**Year Built:** 1897 - 1898

**Architectural Style:** Gothic Style Church

**Building Composition:** Two-story masonry, wood, and steel-framed church with a full basement

**Parcels:** 22-K-368 (Church) and 22-K-367-01 (Rectory and Garage)

**Lot Location:** Corner of Liverpool and Fulton Streets

Set within one of Pittsburgh's most walkable historic neighborhoods, the property is conveniently located near Downtown Pittsburgh, Allegheny Commons Park, and major commuter routes including Route 65 and the North Shore Connector.





# Historical Context



The St. Joseph Parish was established in 1866 to serve the growing German Catholic population of Manchester. By the late 1890s, the congregation had outgrown its original facilities and commissioned Frederick C. Sauer to design a larger church and rectory complex. Sauer—whose other Pittsburgh works include St. Stanislaus Kostka, St. Wendelin, and Sacred Heart—chose the Gothic Revival style, the most popular ecclesiastical form of the era.

The church's cornerstone was laid in 1897, and the building was dedicated on September 11, 1898. Construction cost approximately \$46,000, not including interior finishes such as pews, stained glass, and organ. The rectory at 1248 Liverpool Street was enlarged in 1903-1904 at a cost of about \$4,000, designed to accommodate clergy and parish administration.

St. Joseph's became a cornerstone of Manchester's spiritual and cultural life for nearly a century. In 1962, diocesan consolidation combined nearby St. Andrew's Parish with St. Joseph's, transforming it into a territorial parish serving the broader neighborhood. The parish closed in 1987, and in 1989 the property was conveyed by the Catholic Diocese of Pittsburgh to the Original Church of God Deliverance Center. The rectory followed in a 1994 transfer to the same entity.



# Architectural Description



St. Joseph's Church is a Gothic Revival structure notable for its rich masonry craftsmanship and vertical emphasis. Key architectural features include:

- Pointed lancet windows and arched door openings
- Buttresses and drip moldings framing major elevations
- Stained-glass sections (many now missing or damaged)
- Limestone detailing at window surrounds, cornices, and tower elements
- Brick masonry walls constructed in multiple wythes for strength
- Narrow round towers topped by battlements
- Steeply pitched roof gables originally culminating in a 180-foot steeple, later removed mid-20th century

Inside, the structure historically featured vaulted ceilings, plaster finishes, and wood and steel framing systems supporting large open spans.



# Property Photos

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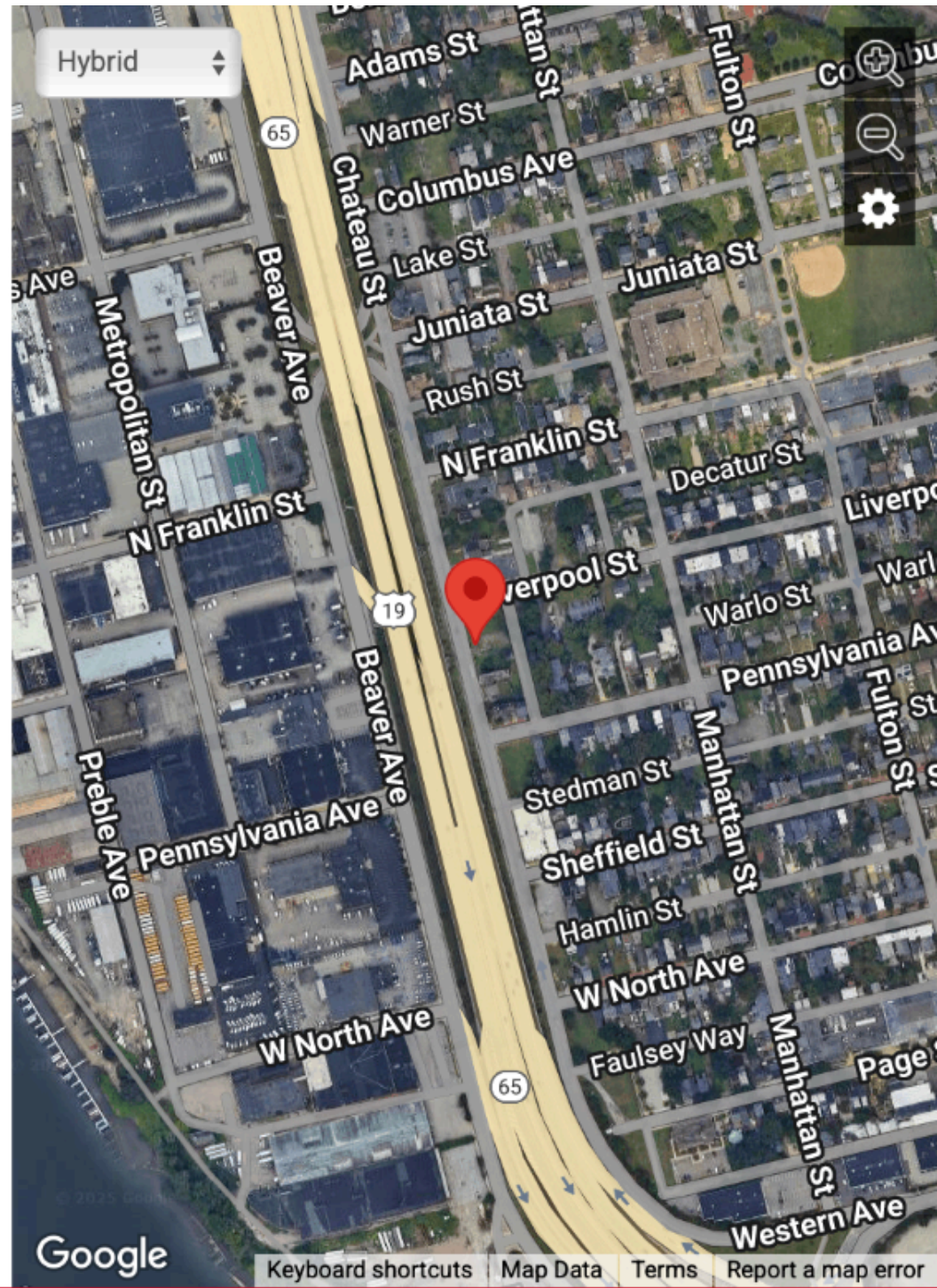
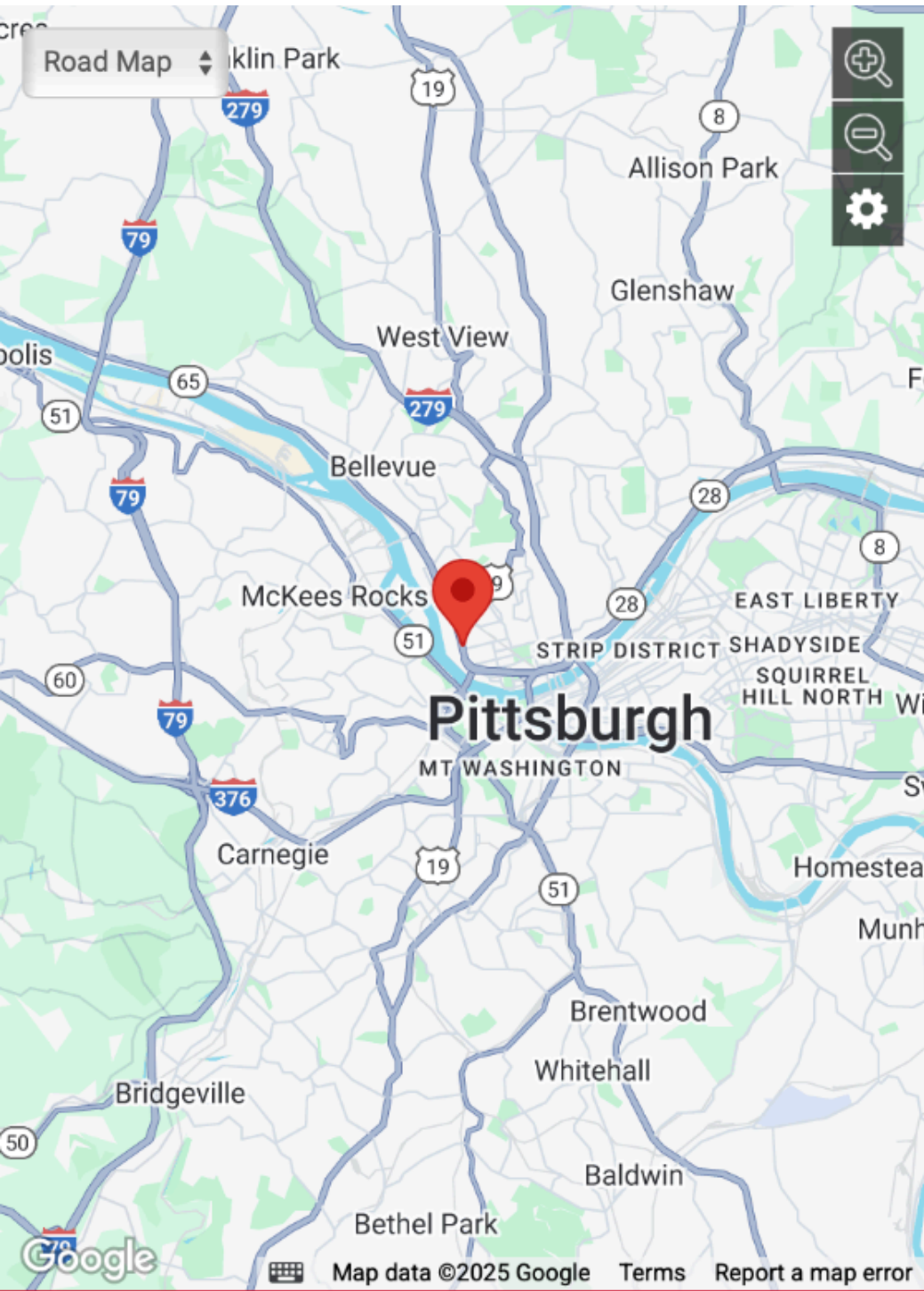
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# Location Maps





# Professional Bio



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My name is Giovanni Fedele. I am a trusted KW commercial agent in Pittsburgh, Pennsylvania. As a Real Estate Professional, I have built incredibly strong relationships with numerous clients, co-workers, Mortgage Brokers, Banks, and Closing Companies that we can trust in this business. I work with commercial sellers, landlords and tenants and specialize in multi-unit properties as I own them myself. At the end of the day, I work in all ends of Real Estate and I am a driven Real Estate Investor looking to expand as much as possible and maintain a systematic referral network. My favorite part about being an agent is having the ability to better someone's life with my knowledge in Real Estate. I like to focus on Closing deals, Quality Service and Doing What Is Right For My Clients. If you are looking for exclusive representation, I would love to be considered as part of your "A-Team".

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