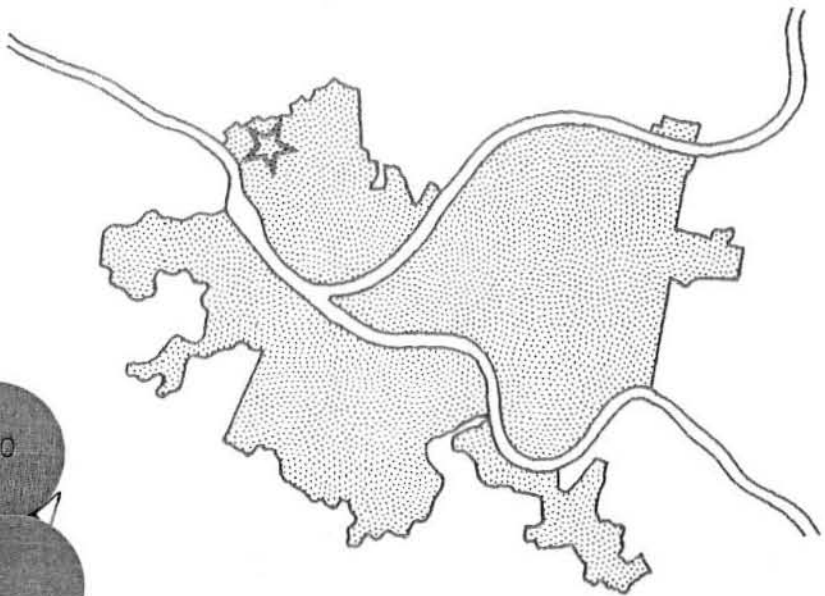


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# a community profile of *brighton* *heights*



prepared by ....  
the department of city planning  
pittsburgh, pa.      august 1974

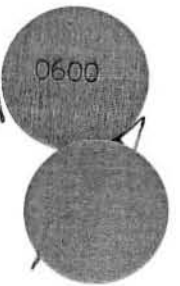




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UNIVERSITY CENTER FOR URBAN RESEARCH  
UNIVERSITY OF PITTSBURGH  
249 NORTH CRAIG STREET  
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## PREFACE

One thing that citizens need if they are to take part in planning for their neighborhoods is up-to-date information about their neighborhoods. This booklet is an attempt by the Pittsburgh Department of City Planning to present information, primarily from the United States Census of Population and Housing, for use by citizens and community groups. Unfortunately, census material is not perfect; it may not have all the information that you need and it may not be in the most useful form for your purposes. It is, however, the best that is available.

Where possible, comparisons have been made between 1960 and 1970 characteristics, and between neighborhood and city-wide values, in order to better understand present neighborhood conditions.

The material has been divided into four sections, Population, Housing, Socio-Economic characteristics and Community Facilities. Although most of the information comes from the 1970 Census of Population and Housing, the statistics on building permits (new, and alterations) come from the city's Bureau of Building Inspection; the crime data was compiled by the Bureau of Police; and the welfare data was provided by the Allegheny County Board of Public Assistance. The summary tapes from which much of the census information was extracted were provided by the Southwestern Pennsylvania Regional Planning Commission.

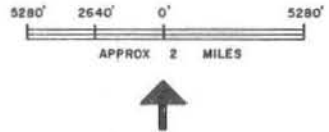
## **BRIGHTON HEIGHTS**

Brighton Heights is located in the northwest section of the upper North Side and is generally bounded on the north by Ross Township and Bellvue Borough, on the east by Oakdale Street and Riverview Park on the south by McClure and Woods Run Avenues, and on the west by the Ohio River Boulevard. It falls in census tracts 2701, 2702 and 2703.

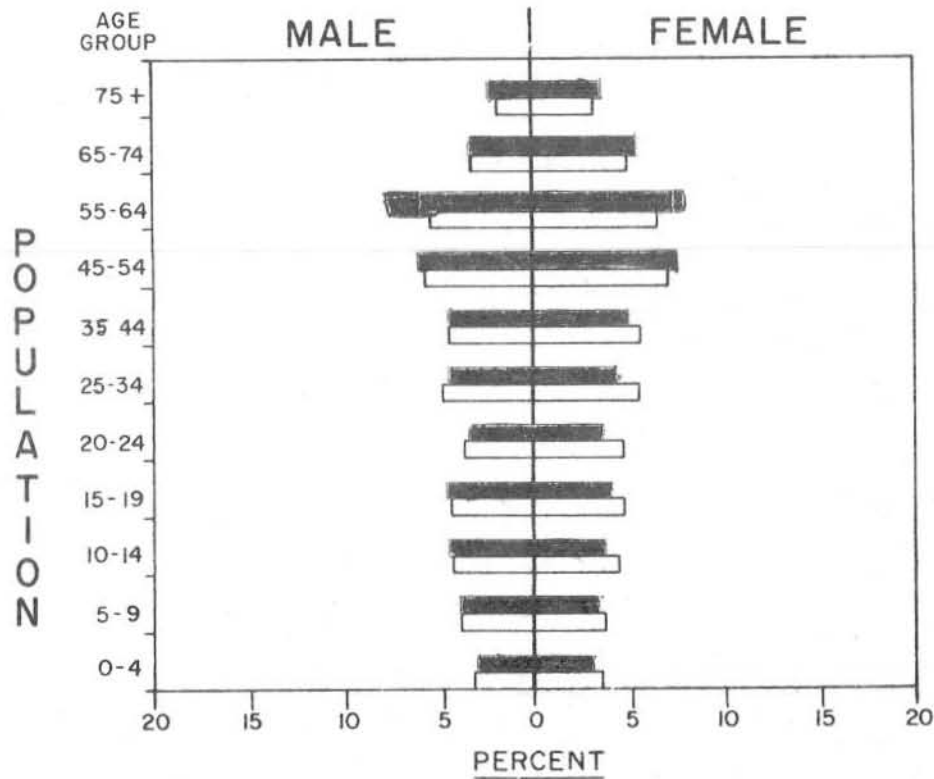
This neighborhood is residential containing large single family detached owner-occupied homes with scattered apartment conversions of large older homes along the main arterial streets of Brighton Road and California Avenue. Several small shopping districts serve this area of about 10,600 people with only a population loss of about 7% since 1960. About one-sixth of the housing stock was built since 1940 but it is well maintained and the area is generally an indicator of what a mature residential neighborhood in the City should be.



— CENSUS TRACT OUTLINE  
 — NEIGHBORHOOD OUTLINE



## AGE - SEX COMPOSITION



NEIGHBORHOOD  
 PITTSBURGH

Source: U. S. CENSUS 1970

### AGE-SEX COMPOSITION, 1970

According to the 1970 Census, the greatest portion of Brighton Heights' population falls in the age 55-64 category, the smallest being the under 5 age group. Citywide, more people are found in the age 45-54 group than in any other; the age 75 and older category is the smallest.

### POPULATION CHANGE, 1960-1970

The population of Brighton Hghts. has changed from 11,458 in 1960 to 10,615 in 1970, representing a -7.4% change. This compares to an average citywide change of -13.9%, where population declined from 604,332 in 1960 to 520,117 in 1970.

### FAMILIES BY TYPE AND PRESENCE OF CHILDREN LESS THAN 18 YEARS OLD

The predominant family-type in this neighborhood is the husband-wife-family no children less than 18 category. The highest portion of families with incomes below poverty level is the female head children less than 18 group.

### MEDIAN AGE, 1970

The median age for the neighborhood is 41.2 years; for the city it is 33.6 years.

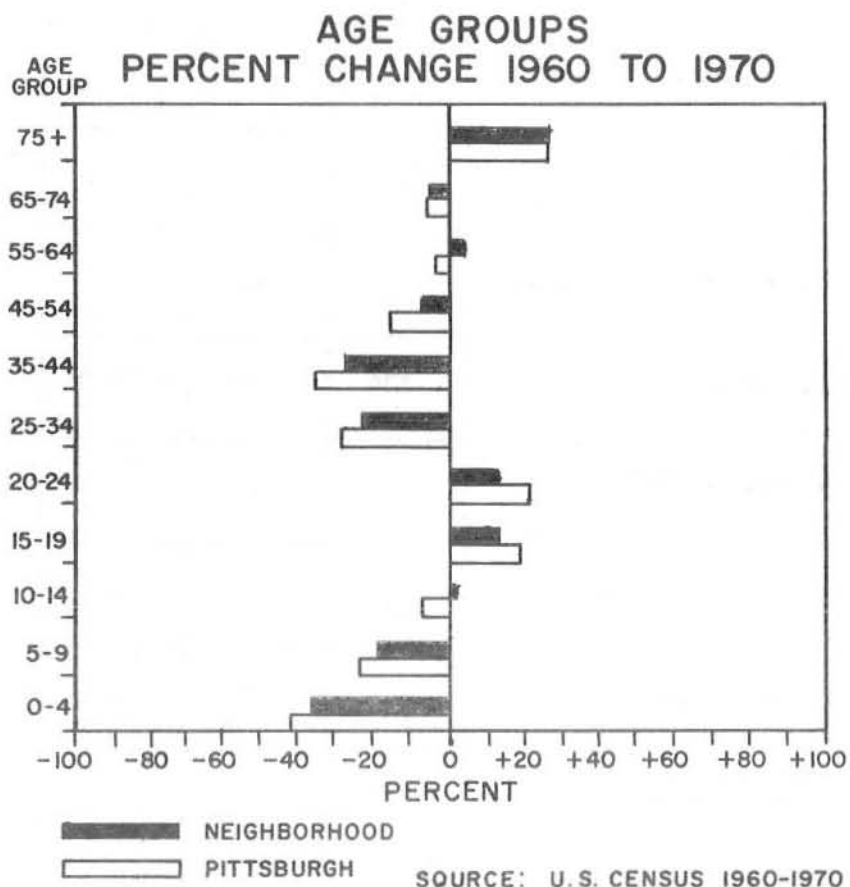
### AGE-GROUP CHANGE, 1960-1970

Five age brackets increased in population between 1960 and 1970 in the neighborhood. For the city, population in the 15-19, 20-24, and the 75 years and older age groups increased.

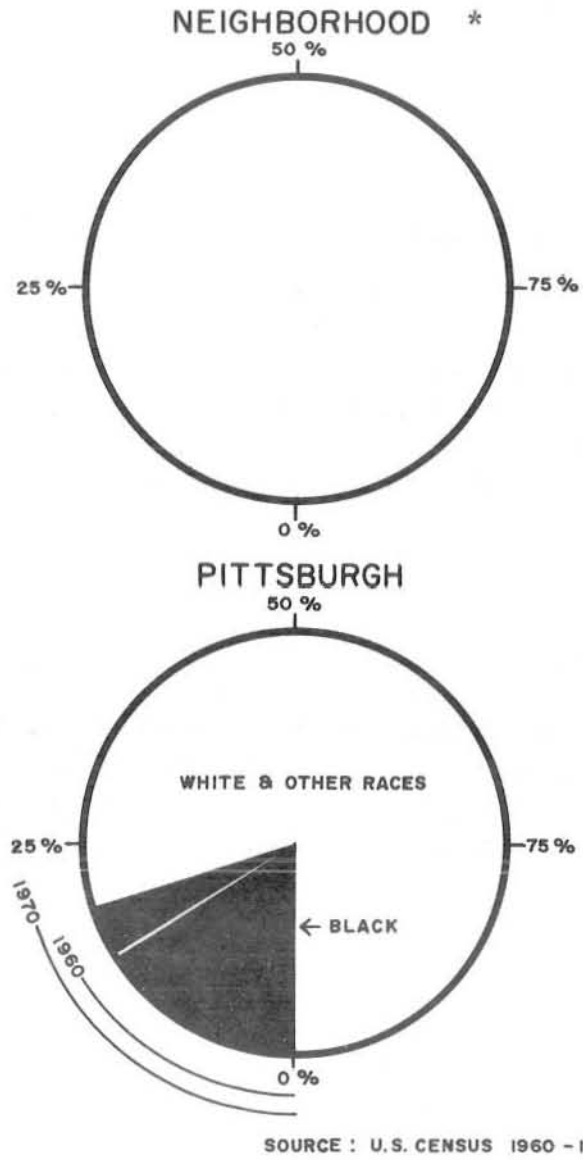


**RACE**

Black population in Brighton Hghts. constituted 0.7% of its 1960 population, and 0.6% of its 1970 population. For Pittsburgh, the Black population increased from 16.7% in 1960, to 20.2% in 1970.



**BLACK POPULATION, 1960 - 1970**



POPULATION

\* Black population less than 2% in 1960 and 1970

OCCUPANCY STATUS 1960 - 1970

OCCUPANCY STATUS

In 1960, total housing units numbered 3,636; in 1970, 3,614, representing a .6 change. A total of 67.1% were owner-occupied in 1970, compared to 47.2% citywide. In 1960, 136 units were vacant, as compared to 117 vacancies in 1970. This represents a 3.2% vacancy rate for 1970 as compared to the city's 6.2%. Overcrowded units comprised 5.5% of the 1960, and 4.1% of the 1970 neighborhood housing stock.

MOBILITY

For the neighborhood, 2,880 people over five years of age have changed their place of residence between 1965 and 1970. This represents 29% of its population. For the city, 159,774 changed their place of residency during those years, which is 33% of the total population.

	1960	1970	PERCENT CHANGE
TOTAL HOUSING UNITS	3636	3614	- .6
TOTAL OCCUPIED UNITS	3500	3497	- .1
OWNER OCCUPIED	2331	2422	+ 3.9
PERCENT OWNER OCCUPIED	64.1	67.1	
RENTER OCCUPIED	1169	1075	- 8.0
PERCENT RENTER OCCUPIED	32.1	29.7	
VACANT UNITS	136	117	- 14.0
PERCENT VACANT	3.7	3.2	
MEDIAN MARKET VALUE	\$13,930	\$15,225	+ 9.3
MEDIAN GROSS RENT	\$ 75	\$ 98	+ 30.7
PERCENT OVERCROWDED UNITS	5.5	4.1	

SOURCE: U.S. CENSUS 1960 - 1970

**BUILDING ACTIVITY, 1972**

In 1972, there were 64 building permit applications in this neighborhood, at an estimated construction cost of \$155,112 . For the entire city, 4,002 permits were issued, accounting for construction in excess of \$53 million.

Also in 1972, there were 0.55 new housing units constructed per 1,000 existing units, and 15.77 alterations per 1,000 units in the neighborhood. City-wide 3.6 new housing units and 16.2 alterations were undertaken per every 1,000 existing units.

**BUILDING PERMITS ISSUED IN 1972**

	NUMBER OF PERMITS	ESTIMATED COST
NEW HOUSING UNITS	2	\$ 45,000
OTHER NEW STRUCTURES	2	45,650
EXTENSIONS & ADDITIONS	3	9,100
ALTERATIONS	57	55,362
TOTAL	64	\$ 155,112

SOURCE : BUREAU OF BUILDING INSPECTION

**EDUCATION: YEARS OF SCHOOL COMPLETED BY PERSONS  
25 YEARS AND OVER, 1960-1970**

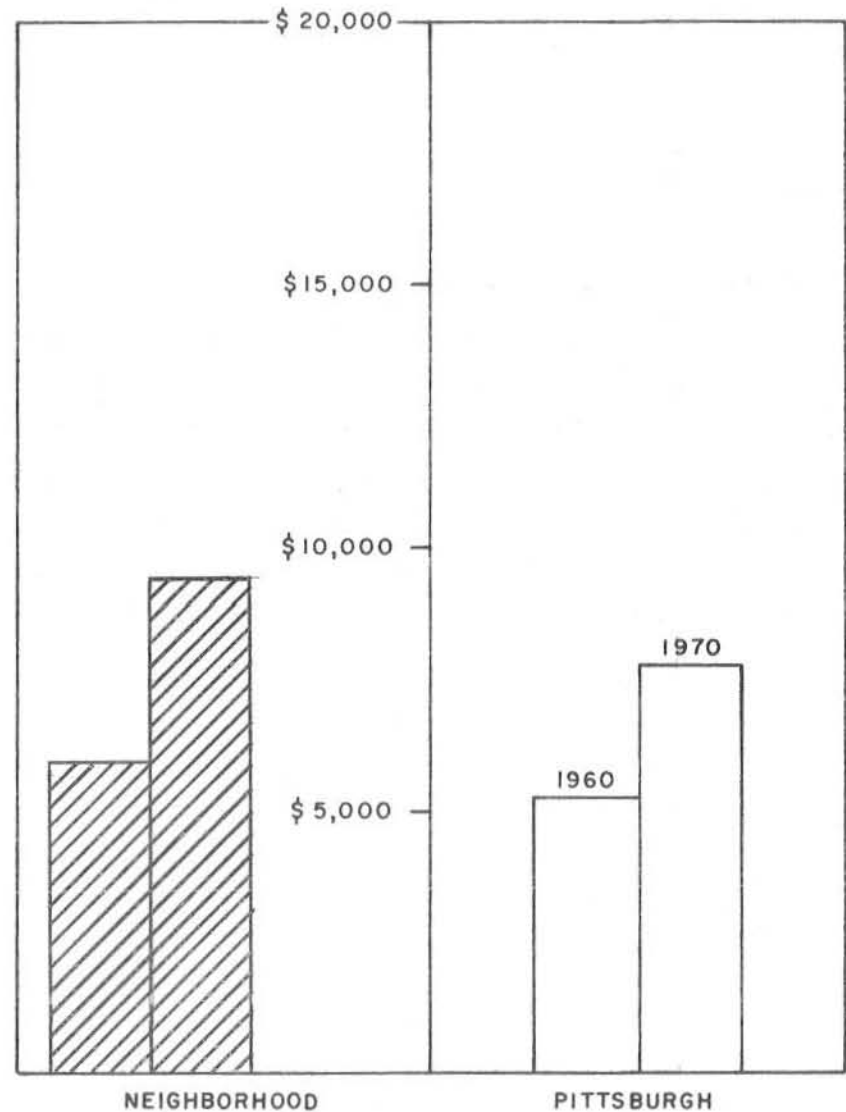
The 1970 Census indicates that, of those local residents, aged 25 and over, the largest percentage have attained a high school education. In 1960, the largest percentage had attained a elementary education.

**SCHOOL YEARS  
COMPLETED BY PERSONS  
25 YEARS & OVER  
1960-1970**

	1960	PERCENT OF TOTAL	1970	PERCENT OF TOTAL
NO SCHOOLING	119	1.6	186	2.7
ELEMENTARY (1-8 YRS.)	3008	40.8	1948	28.5
HIGH SCHOOL (1-3 YRS.)	1381	18.8	1538	22.5
HIGH SCHOOL (4 YRS.)	2063	28.0	2444	35.7
COLLEGE (1-3 YRS.)	454	6.2	384	5.6
COLLEGE (4 YRS.)	340	4.6	343	5.0
TOTAL	7365	100.0	6843	100.0

SOURCE: U.S. CENSUS 1960-1970

**MEDIAN FAMILY INCOME, 1960 - 1970**

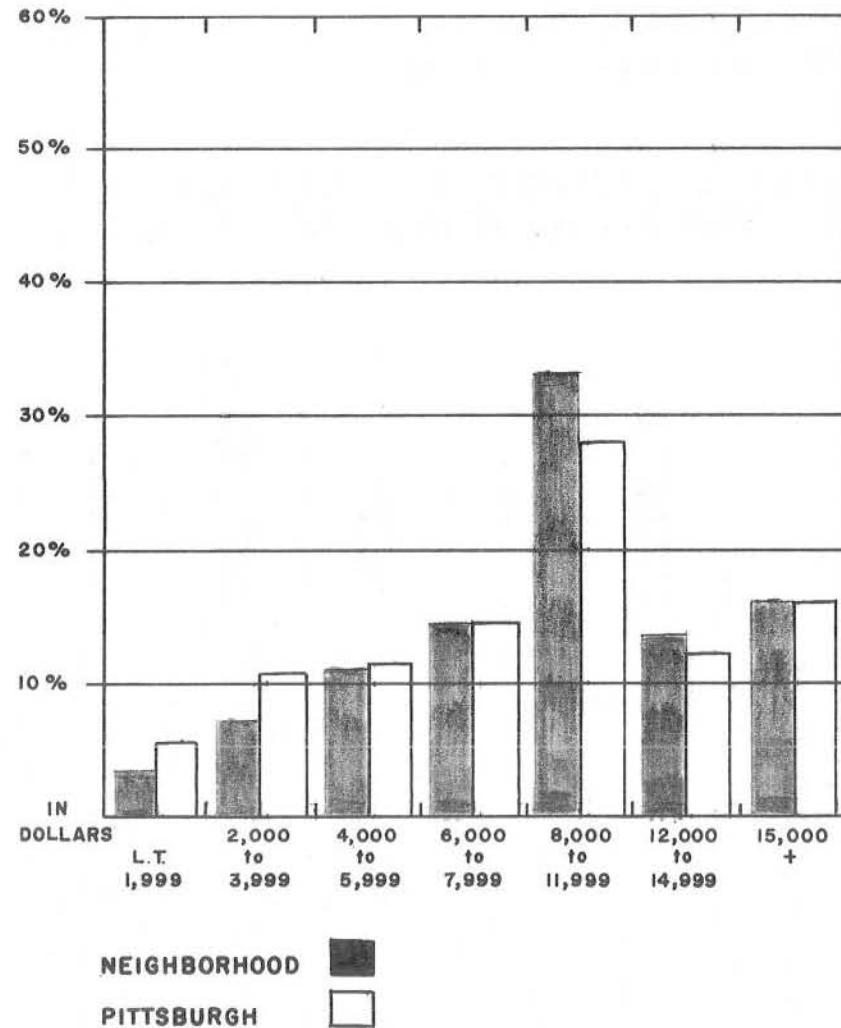


SOURCE: U.S. CENSUS 1960-1970

**PERCENT DISTRIBUTION  
OF FAMILY INCOME  
BY INCOME RANGES  
( IN DOLLARS )**

**INCOME, MEDIAN FAMILY INCOME, 1960-1970**

The median income for Brighton Hghts. families was \$6,516 in 1960. In 1970, the median family income was \$9,664, representing a ten year change of 48.3%. Citywide, the median family income rose from \$5,605 in 1960, to \$8,800 in 1970, a 57% change.



SOURCE: U. S. CENSUS 1970

**OCCUPATION: MAJOR OCCUPATION CLASSIFICATIONS  
OF PERSONS 14 YEARS AND OVER, 1970**

The largest percentage of people in this neighborhood work in sales & clerical positions. This group constitutes 33% of the employed population. The largest percentage of people in the city work in sales & clerical positions, which represents 28% of the total population.

**MAJOR OCCUPATION CLASSIFICATIONS  
OF PERSONS 14 YEARS AND OVER, 1970**

	PROFESSIONAL, TECHNICAL, MANAGERIAL, ADMINISTRATIVE	SALES AND CLERICAL	CRAFTSMEN, OPERATIVES, FOREMEN	LABORERS, SERVICES, HOUSEHOLD WORKERS	TOTAL EMPLOYED
MALE	505	522	1000	558	2585
FEMALE	264	849	138	329	1580
TOTAL	769	1371	1138	887	4165
PERCENT OF TOTAL	18.45	32.90	27.31	21.29	100.00

SOURCE: U. S. CENSUS 1970

**PERSONS RECEIVING  
PUBLIC ASSISTANCE IN 1972**

ASSISTANCE TYPE	NUMBER OF RECIPIENTS	PERCENT OF TOTAL POPULATION
OLD AGE	52	.48
BLIND	8	.07
AID TO DEPENDENT CHILDREN	482	4.54
GENERAL	69	.65
AID TO DISABLED	23	.21
TOTAL	634	5.95

SOURCE: DEPARTMENT OF PUBLIC WELFARE  
ALLEGHENY COUNTY  
BOARD OF ASSISTANCE  
MARCH 2, 1973

## ARRESTS FOR MAJOR CRIMES IN 1972

CRIME	NUMBER OF ARRESTS	CRIME RATE
MURDER	0	.00
RAPE	2	.02
ROBBERY	9	.08
ASSAULT	40	.38
BURGLARY	72	.68
LARCENY	51	.48
TOTAL	174	1.64

### PUBLIC ASSISTANCE CASES, 1972

Of the neighborhood's total population, 6% received public assistance in 1972. Citywide, 14% of the population received some kind of assistance in the same year.

### ARRESTS FOR MAJOR CRIMES, 1972

The crime rate listed here represents the number of arrests that were made for major crimes in 1972 as a ratio of the total population of the area. Major crimes are defined as murder, rape, robbery, assault, burglary, and larceny. In 1972, the crime rate for this neighborhood was 1.64 ; for Pittsburgh, the rate was 4.71.

SOURCE: ANNUAL REPORT OF MAJOR CRIMES  
CITY OF PITTSBURGH  
POLICE DEPARTMENT, 1972

**COMMUNITY FACILITIES**

Community facilities which serve Brighton Hghts. are not limited to those located within the confines of Brighton Hghts. Although there are many community facilities in the general vicinity, this list is limited to police and fire stations, public libraries, public schools, City of Pittsburgh recreational facilities (indoor and outdoor), major hospitals, and major colleges and universities.

Community facilities for this neighborhood include:

Brighton Heights

Public Facilities

No. 55, 52 and 45 Fire Station

No. 9 Police Station

Carnegie Library - North Side Branch

Recreation

Marmaduke playground

Benton ballfields

Fleming ballfield and court games

John Morrow Elementary school play yard

Schools

John Morrow Elementary School

Columbus Middle School

Oliver High School

Health

St. Johns Hospital

Allegheny General Hospital

Divine Providence Hospital



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