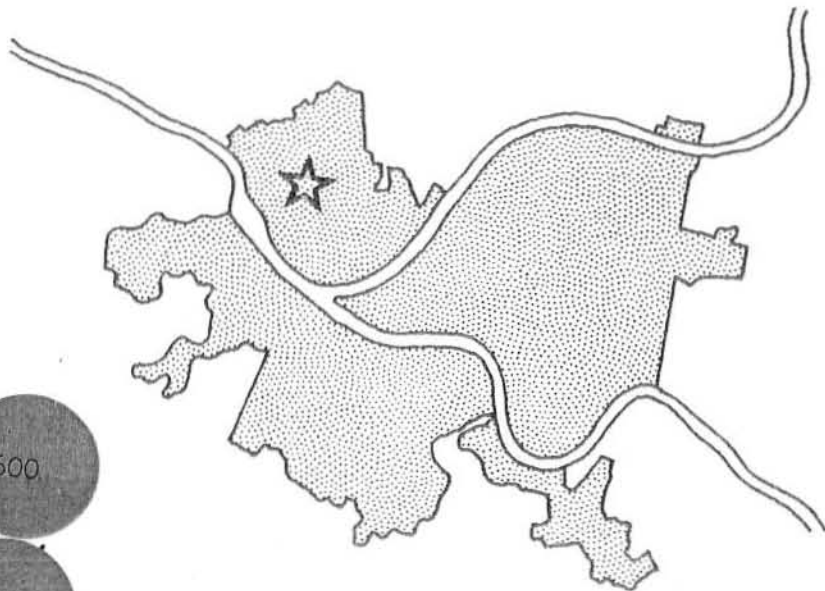


# a community profile of *shadeland*

## *halls grove*



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

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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.

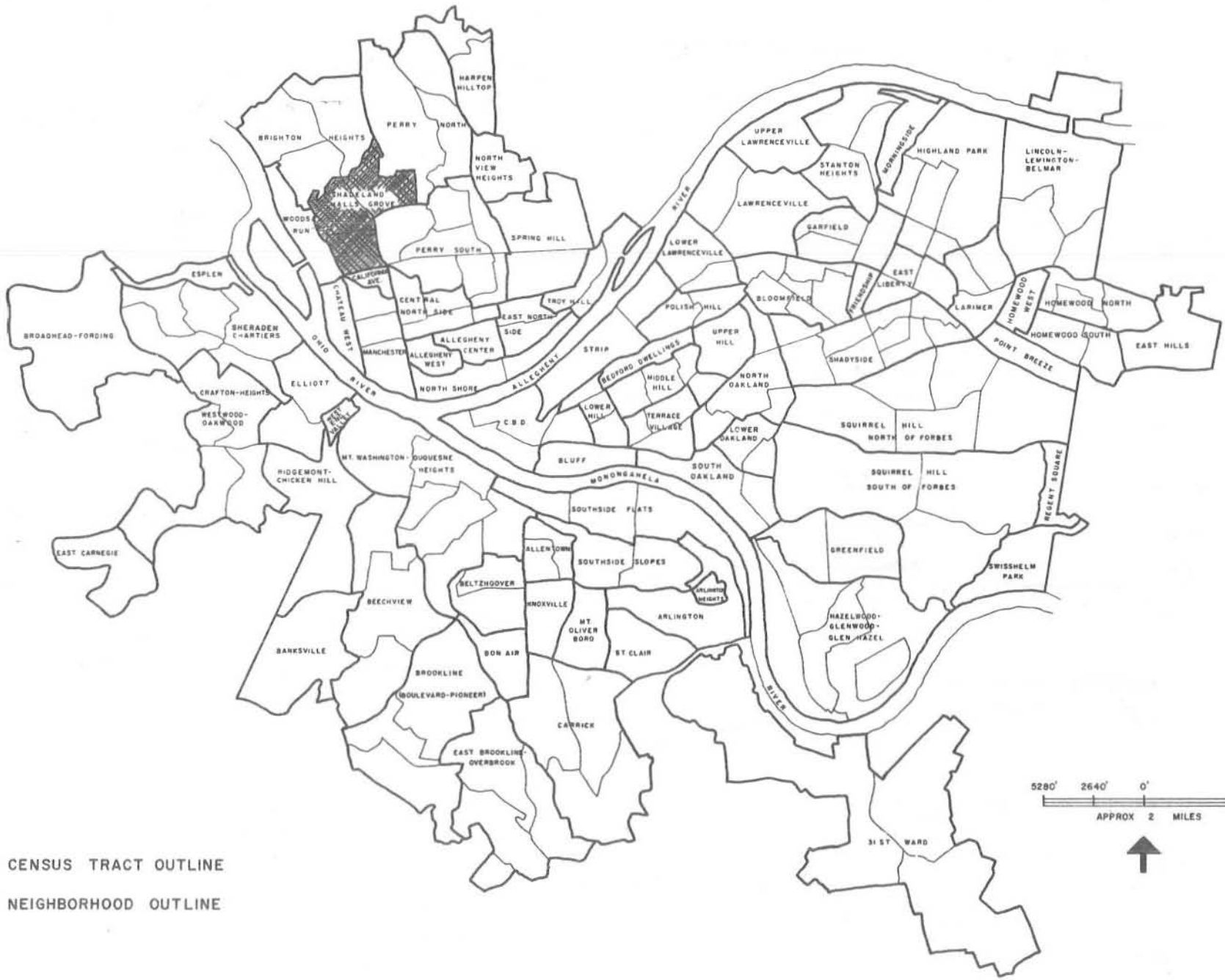
## SHADELAND-HALLS GROVE

Shadeland-Halls Grove is predominantly a residential neighborhood located in the middle North Side just north of Marshall Avenue, south of McClure and Woods Run Avenues, east of California Avenue and west of Uniondale and Highwood Cemeteries. It comprises census tracts 2705, 2706 and 2707 and contains a population of about 8000 people today, a decline of 15% since 1960.

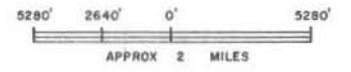
This is predominantly a single family, high home ownership neighborhood. The housing stock is not as old as in the lower North Side and while there are a limited number of row dwellings, the majority of the housing is single family detached dwellings.

The area is a relatively flat hilltop along Shadeland Avenue. Two prominent valleys cut through the neighborhood with McClure and Woods Run Avenues running east-west and Brighton Road, the main arterial and transit route north-south. California Avenue and Ohio River Boulevard also form the western border making this area highly accessible.

As the valley extends eastward from the Woods Run Industrial district, a marginal mix industrial-residential area still exists along lower McClure and Woods Run Avenues, terminating at the local commercial area at Brighton Road and Woods Run Avenue.

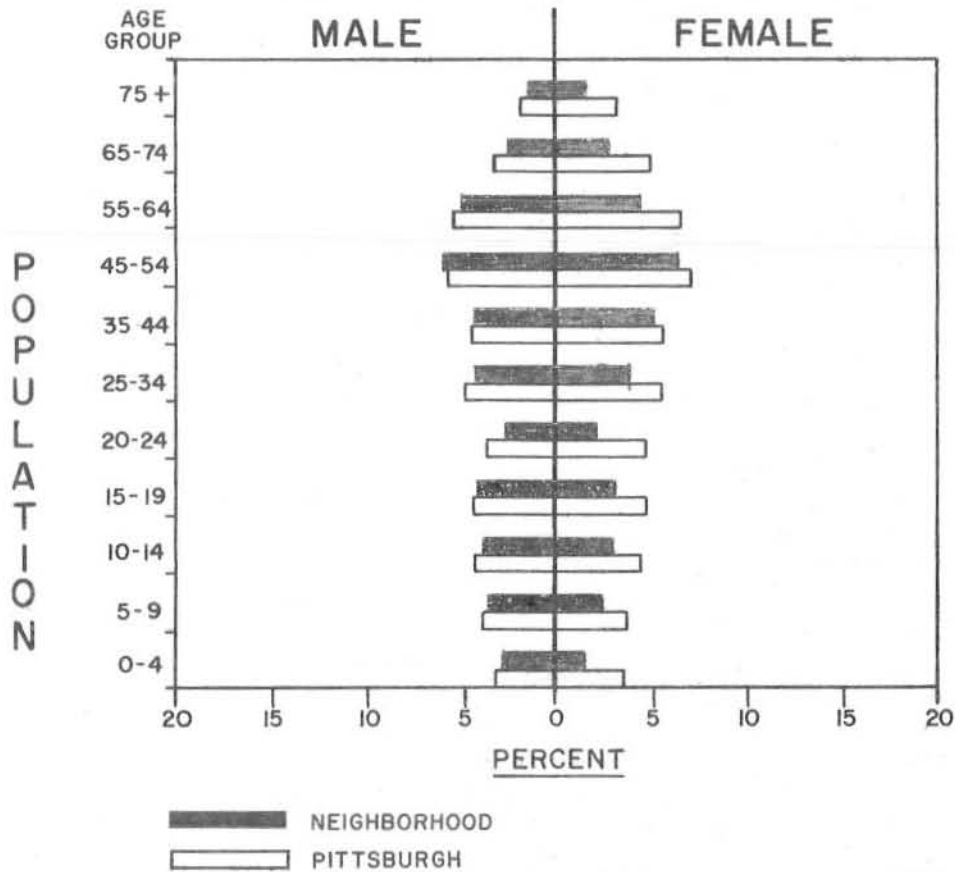


— CENSUS TRACT OUTLINE  
 — NEIGHBORHOOD OUTLINE



31 ST WARD

## AGE - SEX COMPOSITION



### AGE-SEX COMPOSITION, 1970

According to the 1970 Census, the greatest portion of Shadeland-Halls Grove's population falls in the age 45-54 category, the smallest being the 75 & over 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 Shadeland-Halls Grove has changed from 9,332 in 1960 to 7,984 in 1970, representing a 14.4% 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-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 38.4 years; for the city it is 33.6 years.

### AGE-GROUP CHANGE, 1960-1970

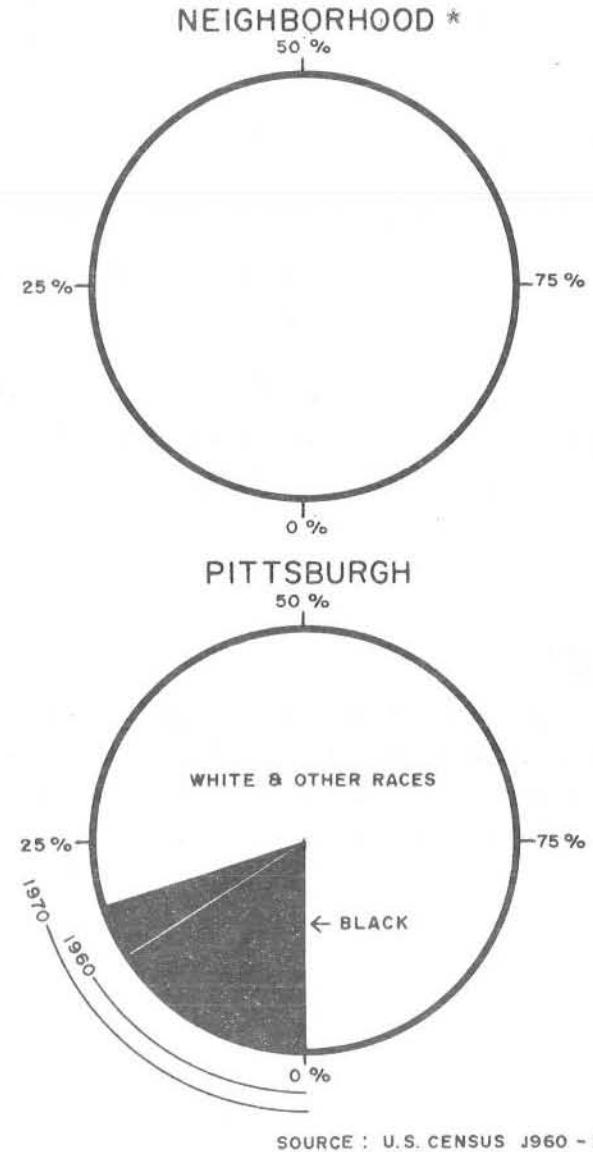
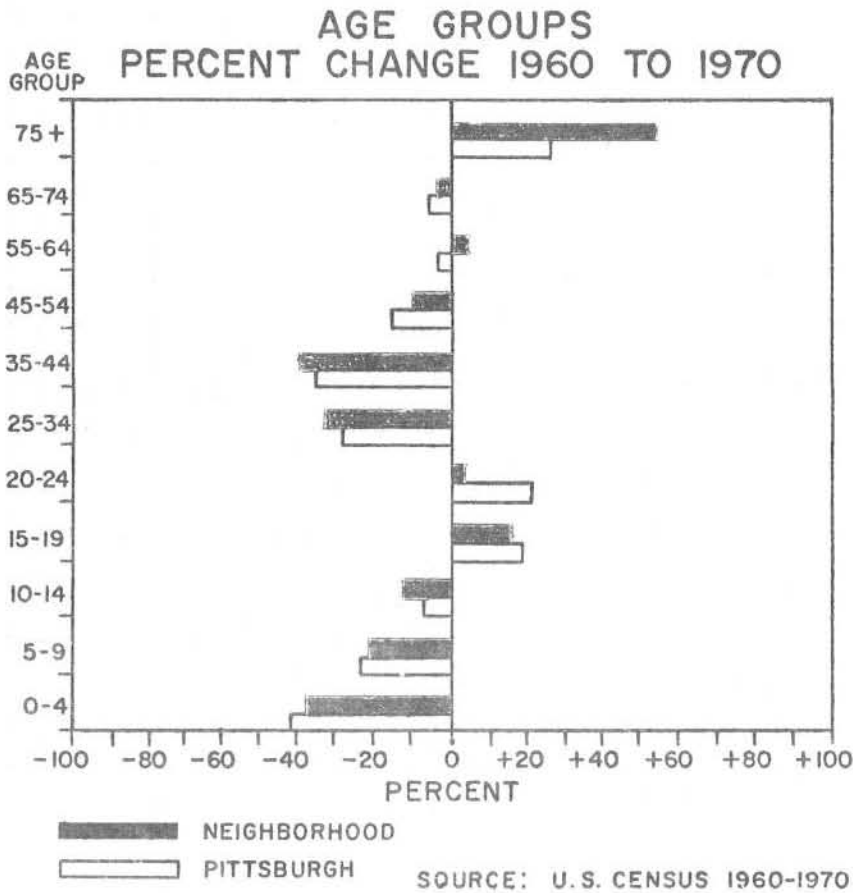
Four age brackets increased in population between 1960 and 1970 in the neighborhood. For the city, population in the 15-19, 20-24, and the 75 years and older age groups increased.



**RACE**

Black population in Shadeland-Halls Grove constituted 0.5% of its 1960 population, and 0.4% 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 2,965; in 1970, 2,794, representing a 5.8% change. A total of 64.9% were owner-occupied in 1970, compared to 47.2% citywide. In 1960, 77 units were vacant, as compared to 89 vacancies in 1970. This represents a 3.1% vacancy rate for 1970 as compared to the city's 6.2%. Overcrowded units comprised 10.3% of the 1960, and 6.5% of the 1970 neighborhood housing stock.

### MOBILITY

For the neighborhood, 2,124 people over five years of age have changed their place of residence between 1965 and 1970. This represents 28% 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	2965	2794	- 5.8
TOTAL OCCUPIED UNITS	2888	2705	- 6.3
OWNER OCCUPIED	1876	1815	- 3.3
PERCENT OWNER OCCUPIED	63.2	64.9	
RENTER OCCUPIED	1012	890	- 12.1
PERCENT RENTER OCCUPIED	34.1	31.8	
VACANT UNITS	77	89	+ 15.6
PERCENT VACANT	2.5	3.1	
MEDIAN MARKET VALUE	\$ 9,105	\$10,510	+ 15.4
MEDIAN GROSS RENT	\$ 63	\$ 83	+ 31.7
PERCENT OVERCROWDED UNITS	10.3	6.5	

SOURCE: U.S. CENSUS 1960 - 1970

**BUILDING ACTIVITY, 1972**

In 1972, there were 51 building permit applications in this neighborhood, at an estimated construction cost of \$162,464 . For the entire city, 4,002 permits were issued, accounting for construction in excess of \$53 million.

Also in 1972, there were 0.35 new housing units constructed per 1,000 existing units, and 17.50 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	1	\$ 30,000
OTHER NEW STRUCTURES	1	70,000
EXTENSIONS & ADDITIONS		
ALTERATIONS	49	62,464
TOTAL	51	\$162,464

SOURCE : BUREAU OF BUILDING INSPECTION

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

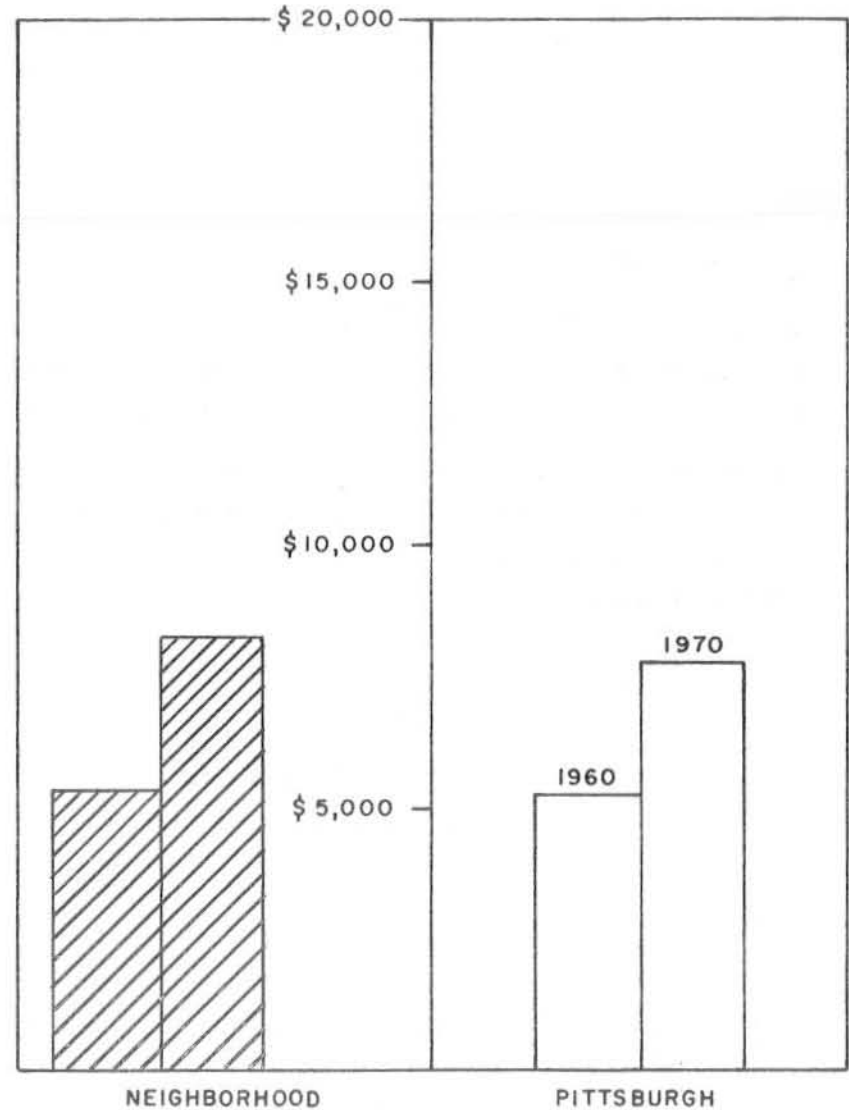
The 1970 Census indicates that, of those local residents, aged 25 and over, the largest percentage have attained a elementary education. In 1960, the largest percentage had attained a elementary education.

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

	1960	PERCENT OF TOTAL	1970	PERCENT OF TOTAL
NO SCHOOLING	258	4.5	129	2.6
ELEMENTARY (1-8 YRS.)	2721	47.0	1735	34.7
HIGH SCHOOL (1-3 YRS.)	1222	21.1	1409	28.2
HIGH SCHOOL (4 YRS.)	1322	22.9	1459	29.2
COLLEGE (1-3 YRS.)	185	3.2	154	3.1
COLLEGE (4 YRS.)	76	1.8	107	2.1
TOTAL	5784	100.0	4993	100.0

SOURCE: U.S. CENSUS 1960-1970

**MEDIAN FAMILY INCOME, 1960 - 1970**

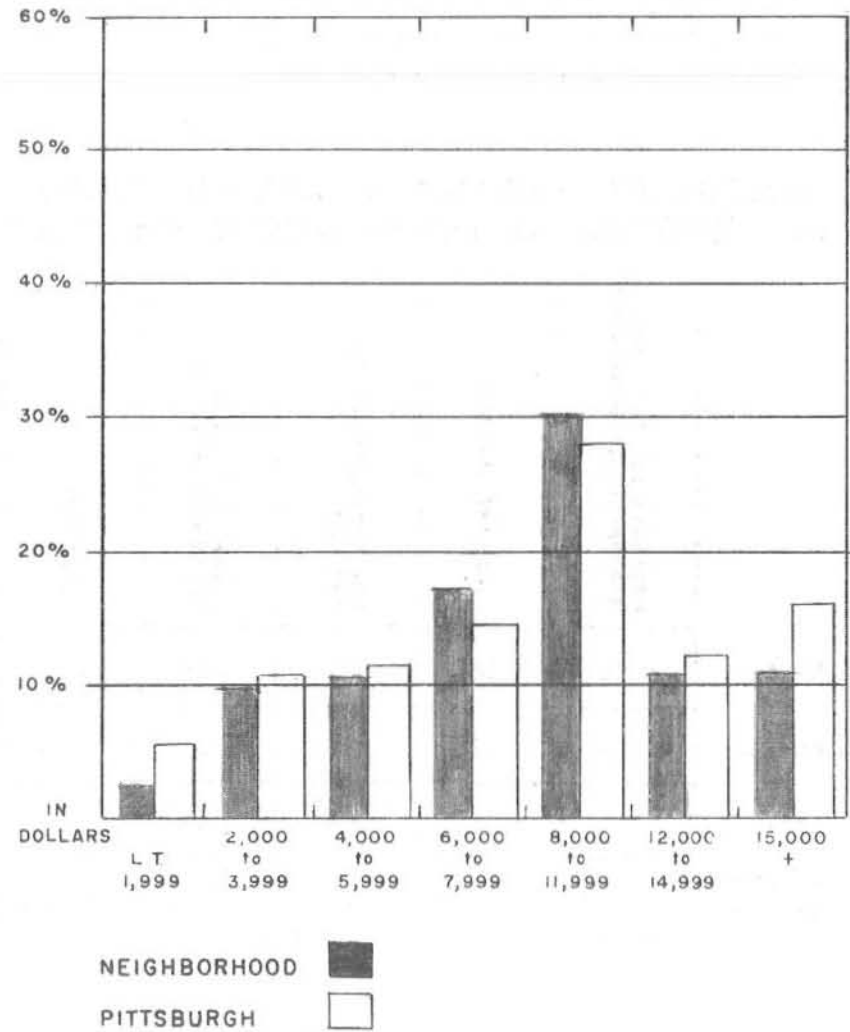


SOURCE: U.S. CENSUS 1960-1970

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

The median income for Shadeland-Halls Grove families was \$5,665 in 1960. In 1970, the median family income was \$8,380, representing a ten year change of 47.9%. Citywide, the median family income rose from \$5,605 in 1960, to \$8,800 in 1970, a 57% change.

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



SOCIO-ECONOMIC

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 craftsmen-foremen positions. This group constitutes 36% 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	245	269	889	493	1896
FEMALE	116	472	170	296	1054
TOTAL	361	741	1059	789	2950
PERCENT OF TOTAL	12.22	25.11	35.88	26.42	100.00

SOURCE: U. S. CENSUS 1970

**PERSONS RECEIVING  
PUBLIC ASSISTANCE IN 1972**

ASSISTANCE TYPE	NUMBER OF RECIPIENTS	PERCENT OF TOTAL POPULATION
OLD AGE	32	.40
BLIND	8	.10
AID TO DEPENDENT CHILDREN	464	5.81
GENERAL	63	.78
AID TO DISABLED	17	.21
TOTAL	584	7.30

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	1	.01
RAPE	3	.04
ROBBERY	9	.11
ASSAULT	35	.44
BURGLARY	49	.61
LARCENY	46	.58
TOTAL	143	1.79

### PUBLIC ASSISTANCE CASES, 1972

Of the neighborhood's total population, 7% 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 1.79 ; 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 Shadeland-Halls Grove are not limited to those located within the confines of Shadeland-Halls Grove. 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:

Shadeland-Halls Grove

Public Facilities

- No. 45, 52 and 55 Fire Stations
- No. 9 Police Station
- Carnegie Library - Woods Run Branch

Recreation

- Horace Mann School Ballfield
- Young Field - little league
- Woods Run Parklet
- Oliver High School Ballfields, court games, and indoor swimming pool
- Halls Grove play yard and indoor gym.
- Lang Pool

Schools

- Halls Grove Elementary
- Horace Mann Elementary
- Columbus Middle School
- Oliver High School

Health

- St. Johns Hospital
- Divine Providence Hospital
- Allegheny General Hospital



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