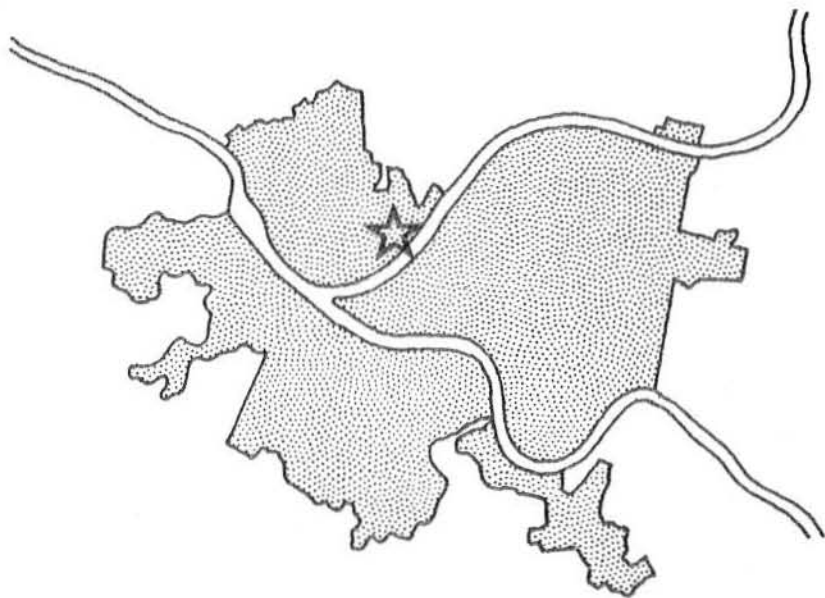


0600

a community profile of *troy hill*



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.

TROY HILL

Troy Hill is located just to the east of East North Side on a plateau which forms a peninsula with cliffs dropping 150 feet to the bordering streets of Spring Garden Avenue on the north, Vinial Street on the west and East Ohio Street on the south. The eastern end of the plateau attaches to the hillside behind and abuts Reserve Township. It falls in census tracts 2402 and 2403.

This compact neighborhood of about 5200 people was settled by German and east European immigrants as is reflected by street names such as Liedertafel and Straubs.

It is largely a single family home ownership residential neighborhood with a small central shopping district. It is evident to a visitor that this community is quickly characterized by its cleanliness and well maintained structures even though they may be old and architecturally plain.

SPRING GARDEN

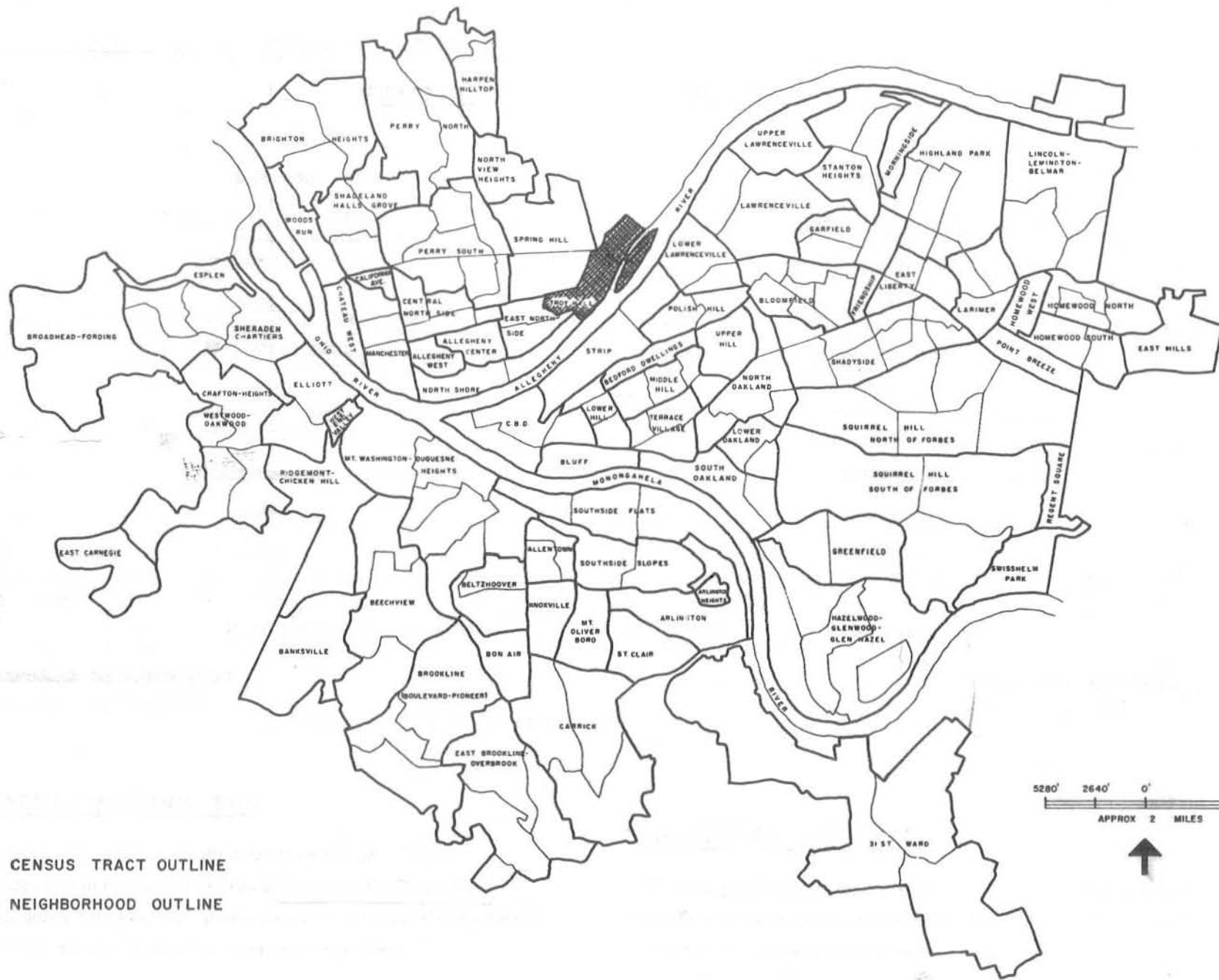
Because the Spring Garden community cannot be isolated statistically, it is not possible to provide a complete community profile. However, a brief description of the community is presented here.

Spring Garden is a neighborhood which begins at the northeast corner of the East North Side and follows the valley floor of Spring Garden Avenue curving northward between the hilltop communities of Troy Hill on the south and west and Spring Hill on the north and west until it runs into Reserve Township.

Historically, this neighborhood because of its location and convenience for industrial expansion out of the valley floor from the East North Side, has been of mixed industrial and residential uses. Today, the industrial uses are becoming marginal due to the age and lack of room to expand. This has left mostly row type residential uses to survive along the narrow streets on the valley floor and hillsides.

Spring Garden being a valley neighborhood like Charles Street, also becomes the logical boundary for census tracts and, therefore, difficult to extrapolate definite census information which largely fall into Spring Hill or Troy Hill census data. However, the current population is estimated at about 2,000 people.

Due to an active citizens organization, many of the problems that cause deterioration are being confronted and a definite concern is starting to change this neighborhood in a positive residential direction.

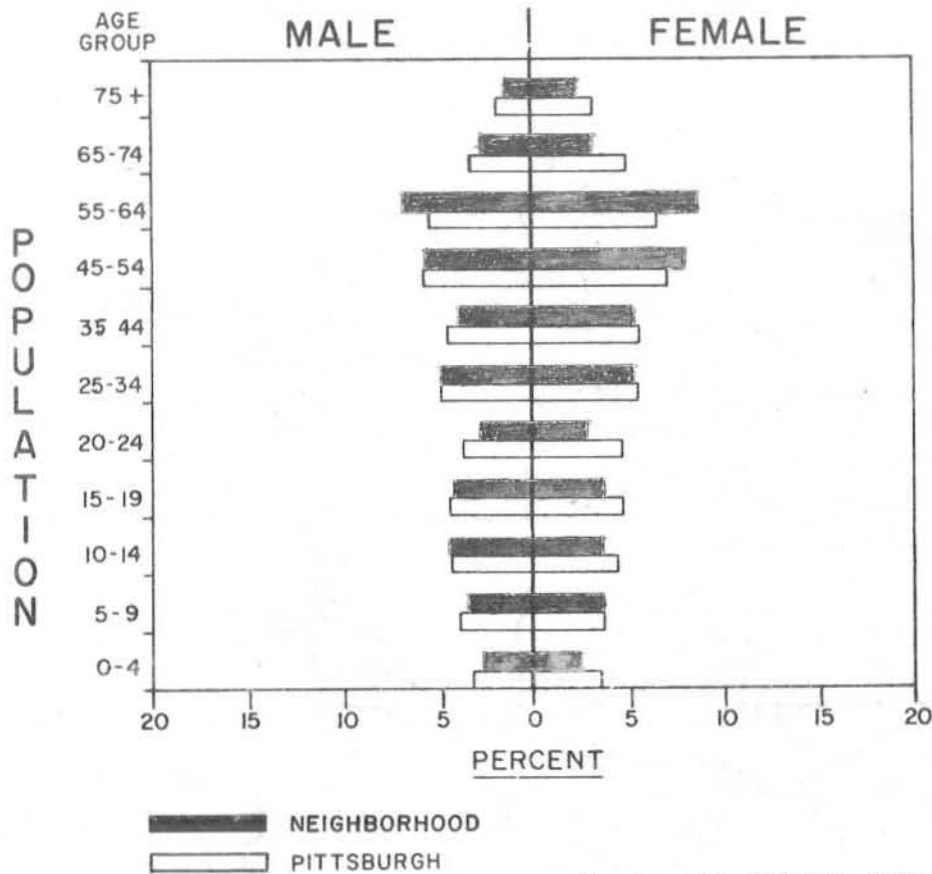


- CENSUS TRACT OUTLINE
- NEIGHBORHOOD OUTLINE



31 ST WARD

AGE - SEX COMPOSITION



Source: U. S. CENSUS 1970

AGE-SEX COMPOSITION, 1970

According to the 1970 Census, the greatest portion of Troy Hill's population falls in the age 55-64 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 Troy Hill has changed from 6,220 in 1960 to 5,241 in 1970, representing a 15.8% 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 35.6 years; for the city it is 33.6 years.

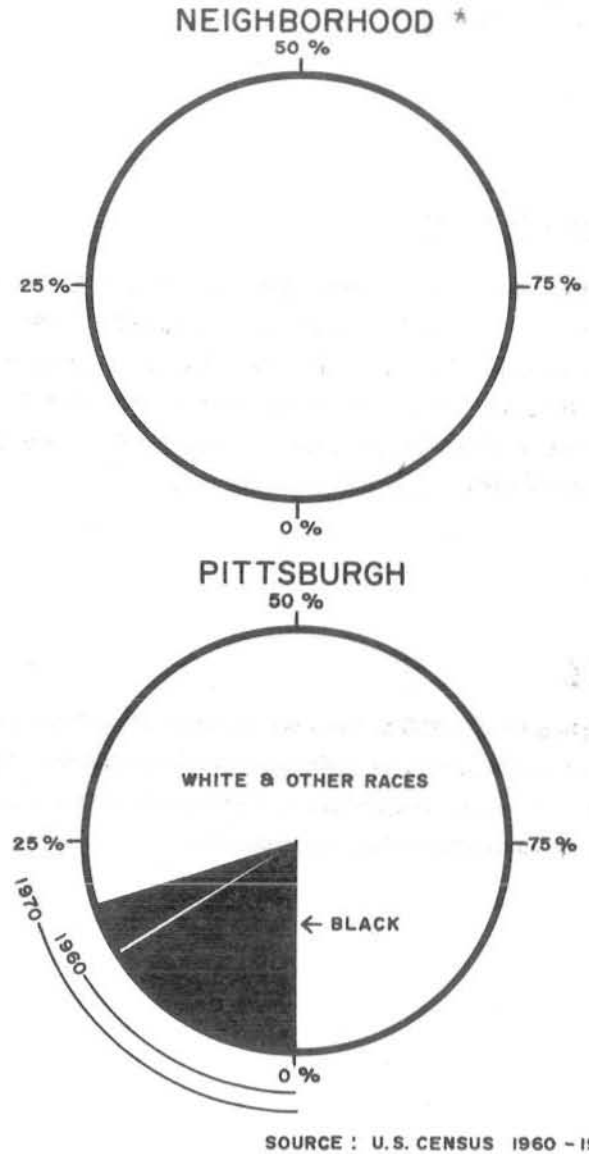
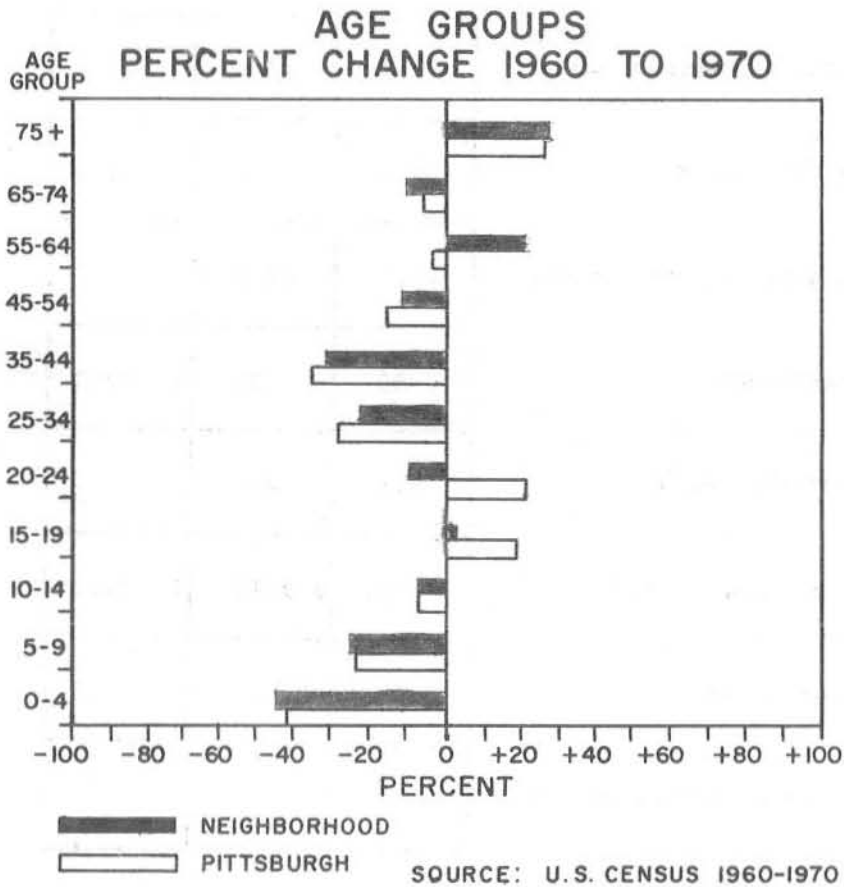
AGE-GROUP CHANGE, 1960-1970

Three 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 Troy Hill constituted 0.0% of its 1960 population, and 0.1% 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 2,012; in 1970, 1,942, representing a -3.5% change. A total of 52.4% were owner-occupied in 1970, compared to 47.2% citywide. In 1960, 83 units were vacant, as compared to 93 vacancies in 1970. This represents a 4.7% vacancy rate for 1970 as compared to the city's 6.2%. Overcrowded units comprised 14.7% of the 1960, and 9.0% of the 1970 neighborhood housing stock.

MOBILITY

For the neighborhood, 1,659 people over five years of age have changed their place of residence between 1965 and 1970. This represents 34% 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	2012	1942	- 3.5
TOTAL OCCUPIED UNITS	1929	1849	- 4.1
OWNER OCCUPIED	1005	1019	+ 1.4
PERCENT OWNER OCCUPIED	49.9	52.4	
RENTER OCCUPIED	924	830	- 10.2
PERCENT RENTER OCCUPIED	45.9	42.7	
VACANT UNITS	83	93	+ 12.0
PERCENT VACANT	4.1	4.7	
MEDIAN MARKET VALUE	\$ 7057	\$ 9110	+ 29.1
MEDIAN GROSS RENT	\$ 57	\$ 68	+ 19.3
PERCENT OVERCROWDED UNITS	14.7	9.0	

SOURCE: U.S. CENSUS 1960 - 1970

BUILDING ACTIVITY, 1972

In 1972, there were 38 building permit applications in this neighborhood, at an estimated construction cost of \$116,424. For the entire city, 4,002 permits were issued, accounting for construction in excess of \$53 million.

Also in 1972, there were 0.00 new housing units constructed per 1,000 existing units, and 18.53 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		
OTHER NEW STRUCTURES		
EXTENSIONS & ADDITIONS	2	\$ 23,500
ALTERATIONS	36	92,924
TOTAL	38	\$ 116,424

SOURCE : BUREAU OF BUILDING INSPECTION

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

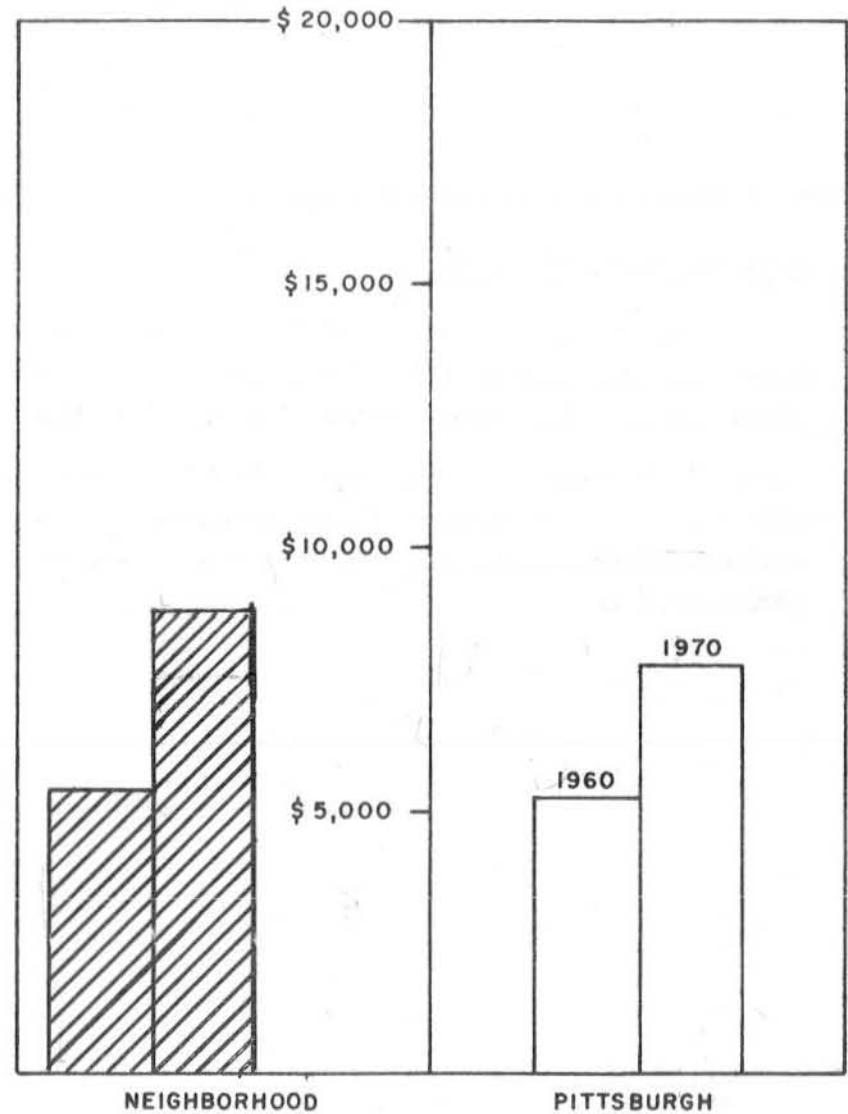
The 1970 Census indicates that, of those local residents, aged 25 and over, the largest percentage have attained a elementary education. In 1960, the largest percentage had attained a elementary education.

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

	1960	PERCENT OF TOTAL	1970	PERCENT OF TOTAL
NO SCHOOLING	30	.8	36	1.1
ELEMENTARY (1-8 YRS.)	1932	52.6	1294	40.3
HIGH SCHOOL (1-3 YRS.)	869	23.7	926	28.9
HIGH SCHOOL (4 YRS.)	667	18.2	818	25.5
COLLEGE (1-3 YRS.)	86	2.3	59	1.8
COLLEGE (4 YRS.)	86	2.3	75	2.3
TOTAL	3670	100.0	3208	100.0

SOURCE: U.S. CENSUS 1960-1970

MEDIAN FAMILY INCOME, 1960 - 1970

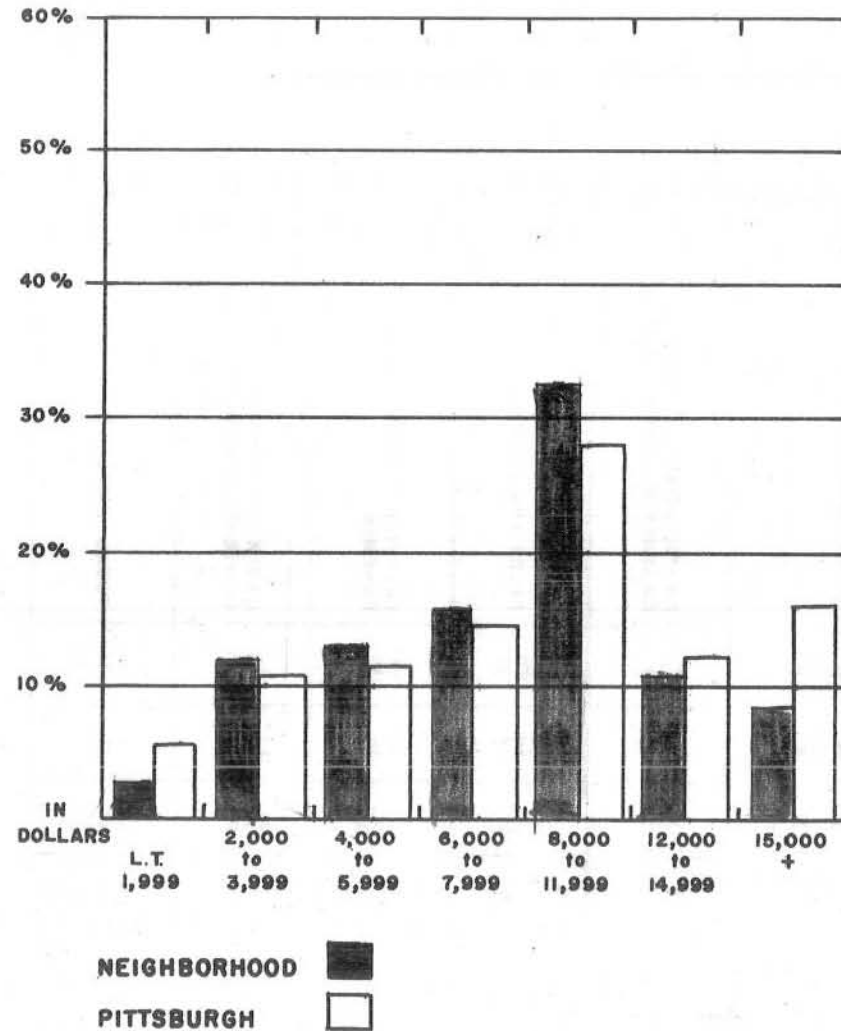


SOURCE: U.S. CENSUS 1960-1970

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

INCOME, MEDIAN FAMILY INCOME, 1960-1970

The median income for Troy Hill families was \$5,230 in 1960. In 1970, the median family income was \$8,424, representing a ten year change of 61.0%. 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 craftsmen-foremen positions. This group constitutes 41% 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	154	168	655	256	1233
FEMALE	46	327	133	178	684
TOTAL	200	495	788	434	1917
PERCENT OF TOTAL	10.42	25.81	41.09	22.61	100.00

SOURCE: U. S. CENSUS 1970

**PERSONS RECEIVING
PUBLIC ASSISTANCE IN 1972**

ASSISTANCE TYPE	NUMBER OF RECIPIENTS	PERCENT OF TOTAL POPULATION
OLD AGE	29	.55
BLIND	4	.07
AID TO DEPENDENT CHILDREN	357	6.81
GENERAL	69	1.31
AID TO DISABLED	20	.38
TOTAL	479	9.12

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	.02
RAPE	2	.04
ROBBERY	7	.13
ASSAULT	23	.44
BURGLARY	23	.44
LARCENY	37	.71
TOTAL	93	1.78

PUBLIC ASSISTANCE CASES, 1972

Of the neighborhood's total population, 9% 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 1.78 ; 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 Troy Hill are not limited to those located within the confines of Troy Hill. 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:

Troy Hill

Public Facilities

- No. 51 and 53 Fire Stations
- No. 9 Police Station
- Carnegie Library - North Side Branch

Recreation

- Cowley Goettman Recreation Center, ballfield, swimming pool
- Cowley-Gardner - ballfields, court games
- Lookout Street Parklet

Schools

- Spring Garden Elementary
- Latimer Middle School
- Allegheny High School

Health

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

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