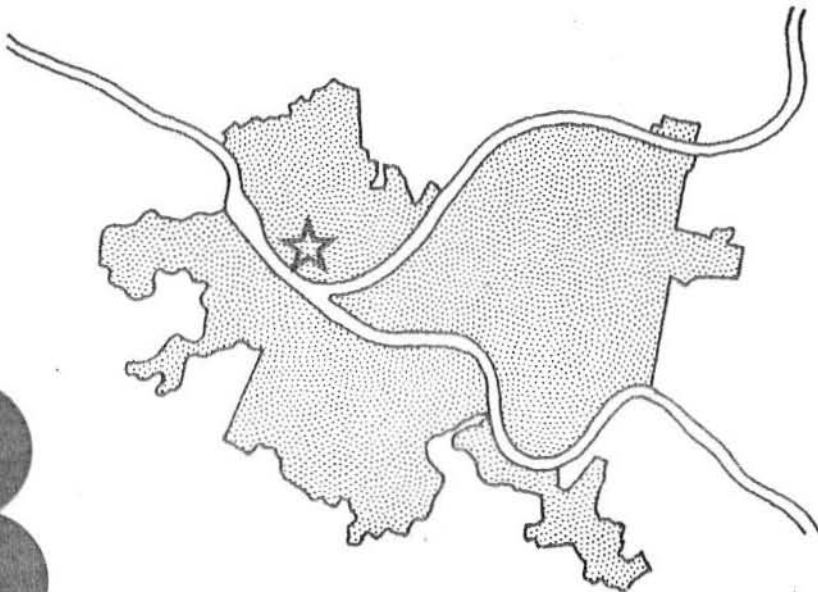


a community profile of *manchester*



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

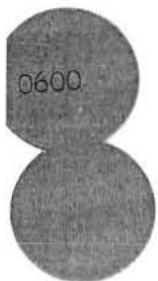


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PREFACE

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.

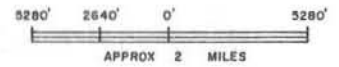
MANCHESTER

The present day Manchester neighborhood is a smaller part of the Manchester district of the County of Allegheny annexed by the City of Pittsburgh in 1907. Its early 1900's industrial growth period with the resulting mixture of commercial and residential created many problems for a decent living environment. As a result, the Chateau West Industrial Renewal project was begun in 1960 and reduced the size of old Manchester. This also created a relocation pressure for what is present day Manchester, bounded on the north by the railroad tracks, the east by Allegheny Avenue, the south by Western Avenue, and the west by Chateau Street. The population in 1950, which included people living in the Chateau Street West project where none live now, was 15,500. The 1970 census listed approximately 5,500 residents for census tracts 2101, 2103, and 2105. Along with the population decline, the racial mixture has also changed. In 1950, the Black population was 15% while today this has grown to better than 70% according to the 1970 census.

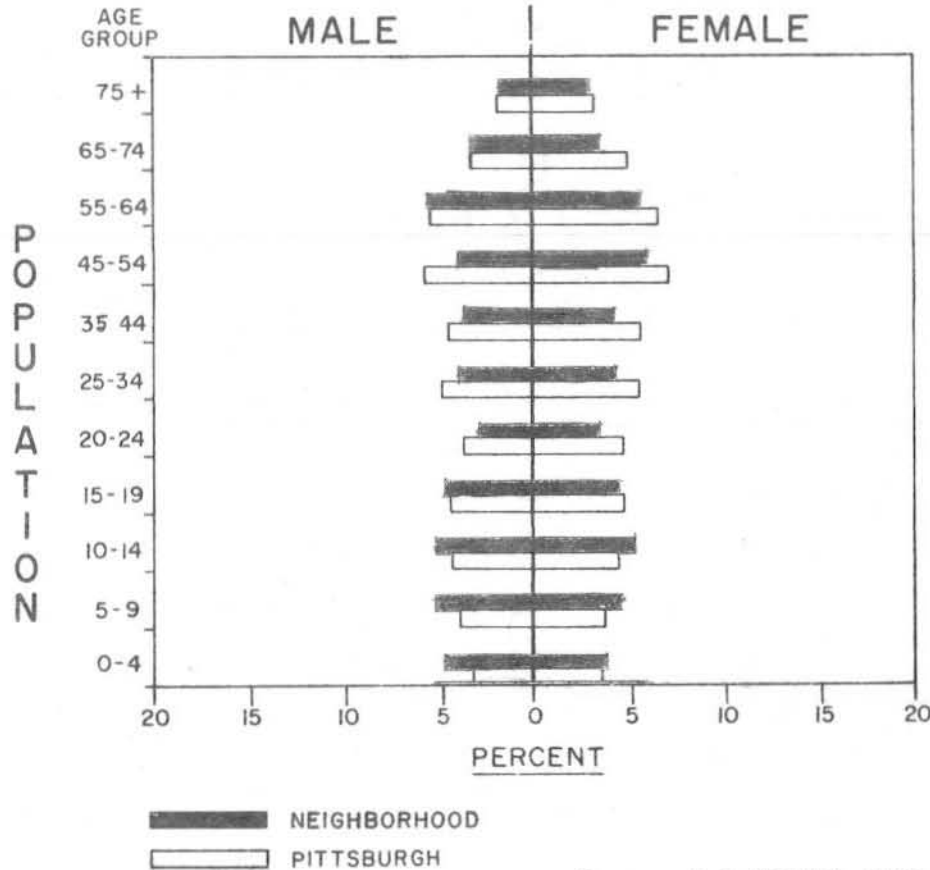
Manchester, with the help of a Federal Title I Urban Renewal Project is slowly working its way toward a predominantly residential community. The goals are, with the relocation of most industrial and commercial properties and the rehabilitation of old housing, particularly those of historical character, the construction of new housing, and the provision of necessary amenities, Manchester is growing toward a predominantly residential community.



— CENSUS TRACT OUTLINE
 — NEIGHBORHOOD OUTLINE



AGE - SEX COMPOSITION



AGE-SEX COMPOSITION, 1970

According to the 1970 Census, the greatest portion of Manchester'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 Manchester has changed from 10,588 in 1960 to 5,458 in 1970, representing a -48.5% 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 29.5 years; for the city it is 33.6 years.

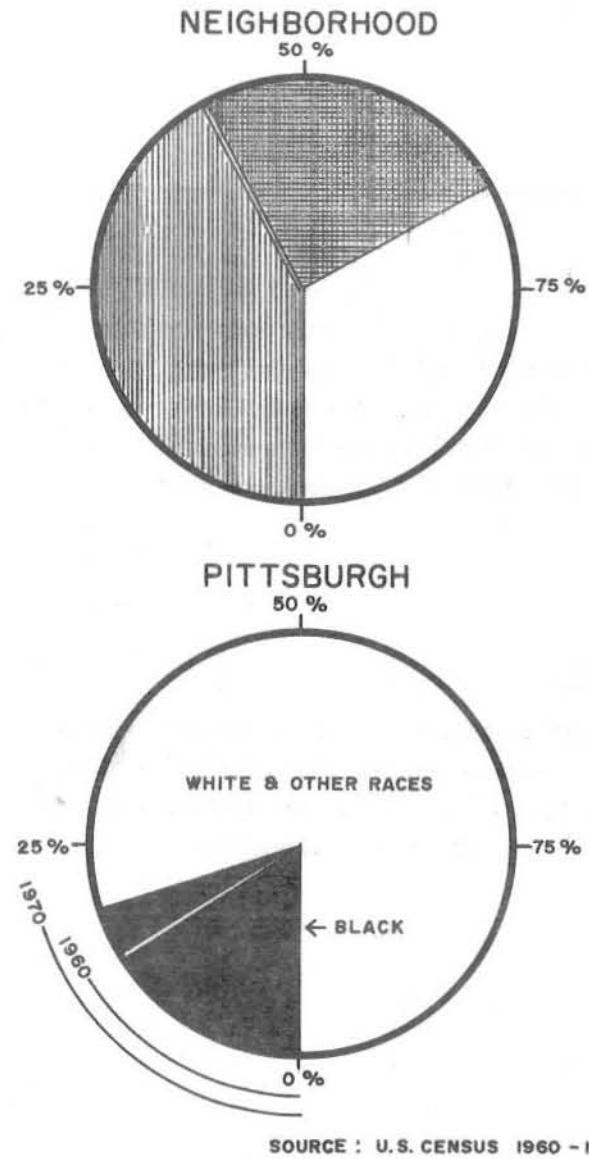
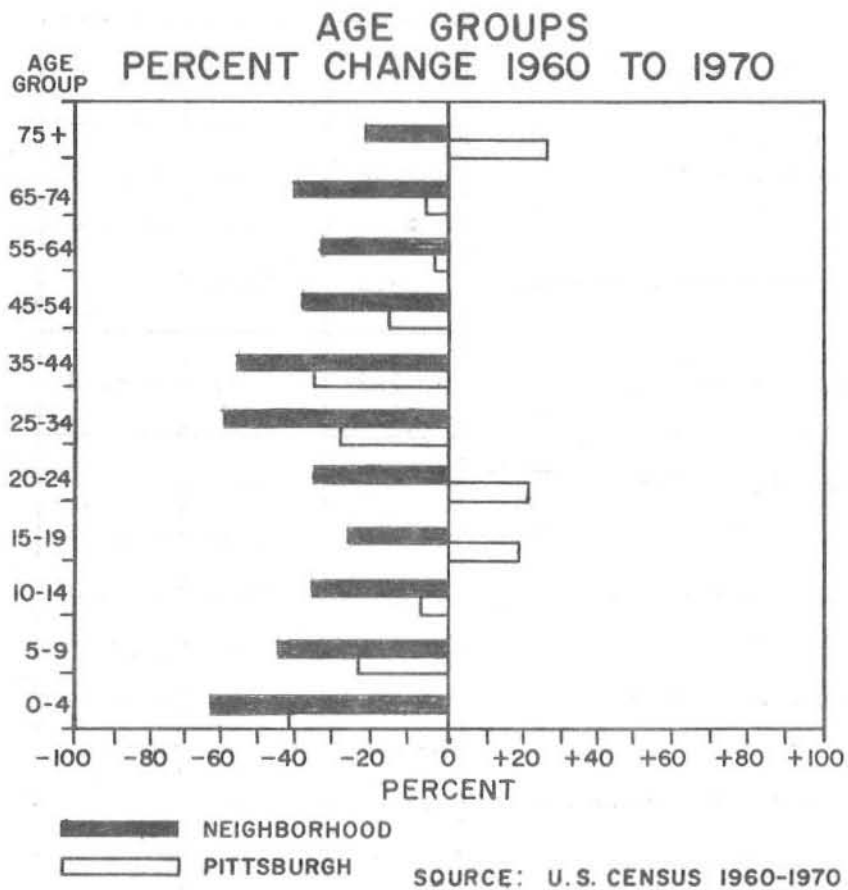
AGE-GROUP CHANGE, 1960-1970

Zero 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 Manchester constituted 41.9% of its 1960 population, and 68.7% 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

OCCUPANCY STATUS 1960 - 1970

OCCUPANCY STATUS

In 1960, total housing units numbered 3,449; in 1970, 2,302, representing a 33.3% change. A total of 29.1% were owner-occupied in 1970, compared to 47.2% citywide. In 1960, 242 units were vacant, as compared to 440 vacancies in 1970. This represents a 19.1% vacancy rate for 1970 as compared to the city's 6.2%. Overcrowded units comprised 19.7% of the 1960, and 9.1% of the 1970 neighborhood housing stock.

MOBILITY

For the neighborhood, 1,612 people over five years of age have changed their place of residence between 1965 and 1970. This represents 31% 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	3449	2302	- 33.3
TOTAL OCCUPIED UNITS	3207	1862	- 41.9
OWNER OCCUPIED	1159	672	- 42.0
PERCENT OWNER OCCUPIED	33.6	29.1	
RENTER OCCUPIED	2048	1190	- 41.9
PERCENT RENTER OCCUPIED	59.3	51.6	
VACANT UNITS	242	440	+ 81.8
PERCENT VACANT	7.0	19.1	
MEDIAN MARKET VALUE	\$ 5347	\$ 7380	+ 38.0
MEDIAN GROSS RENT	\$ 60	\$ 80	+ 33.3
PERCENT OVERCROWDED UNITS	19.7	9.1	

SOURCE: U.S. CENSUS 1960 - 1970

BUILDING ACTIVITY, 1972

In 1972, there were 32 building permit applications in this neighborhood, at an estimated construction cost of \$22,665 . 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 13.89 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		
ALTERATIONS	32	\$ 22,665
TOTAL	32	\$ 22,665

SOURCE : BUREAU OF BUILDING INSPECTION

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

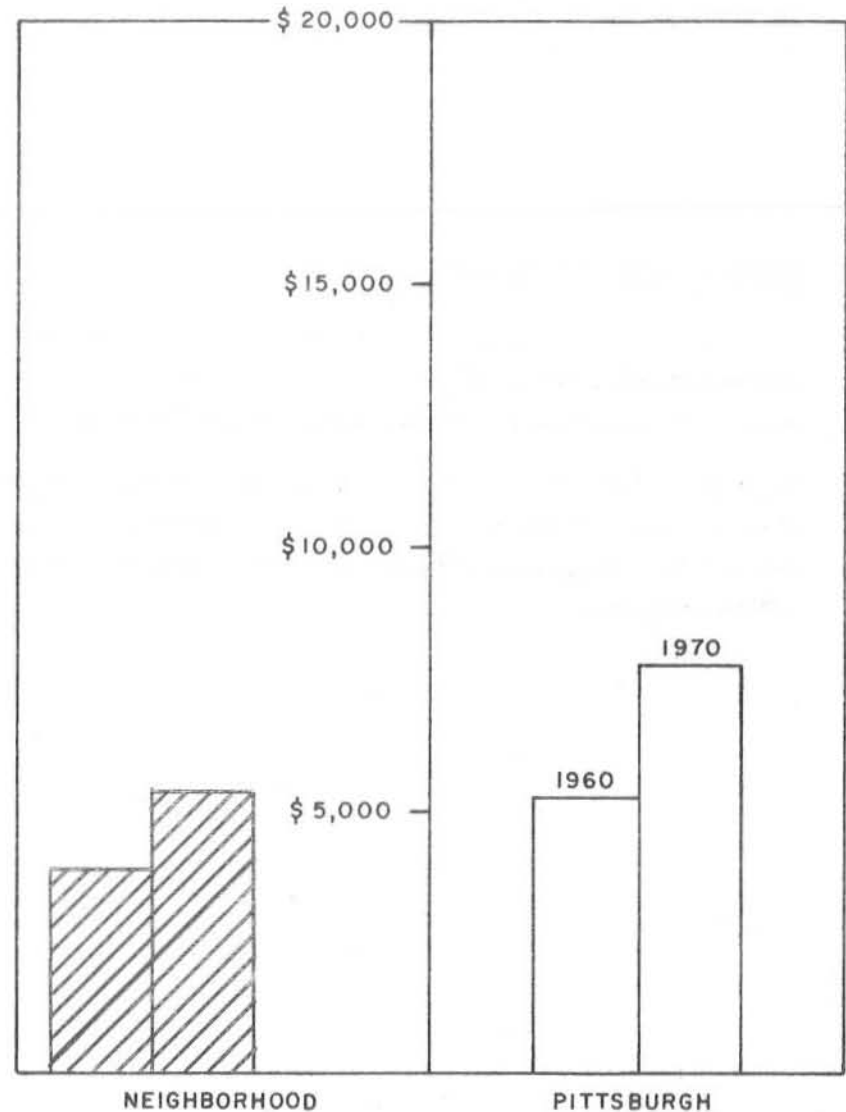
The 1970 Census indicates that, of those local residents, aged 25 and over, the largest percentage have attained a elementary education. In 1960, the largest percentage had attained a elementary education.

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

	1960	PERCENT OF TOTAL	1970	PERCENT OF TOTAL
NO SCHOOLING	254	4.3	82	2.8
ELEMENTARY (1-8 YRS.)	3005	51.0	1204	40.5
HIGH SCHOOL (1-3 YRS.)	1468	25.0	789	26.5
HIGH SCHOOL (4 YRS.)	967	16.5	694	23.4
COLLEGE (1-3 YRS.)	142	2.4	137	4.6
COLLEGE (4 YRS.)	42	.7	66	2.2
TOTAL	5878	100.0	2972	100.0

SOURCE: U.S. CENSUS 1960-1970

MEDIAN FAMILY INCOME, 1960 - 1970

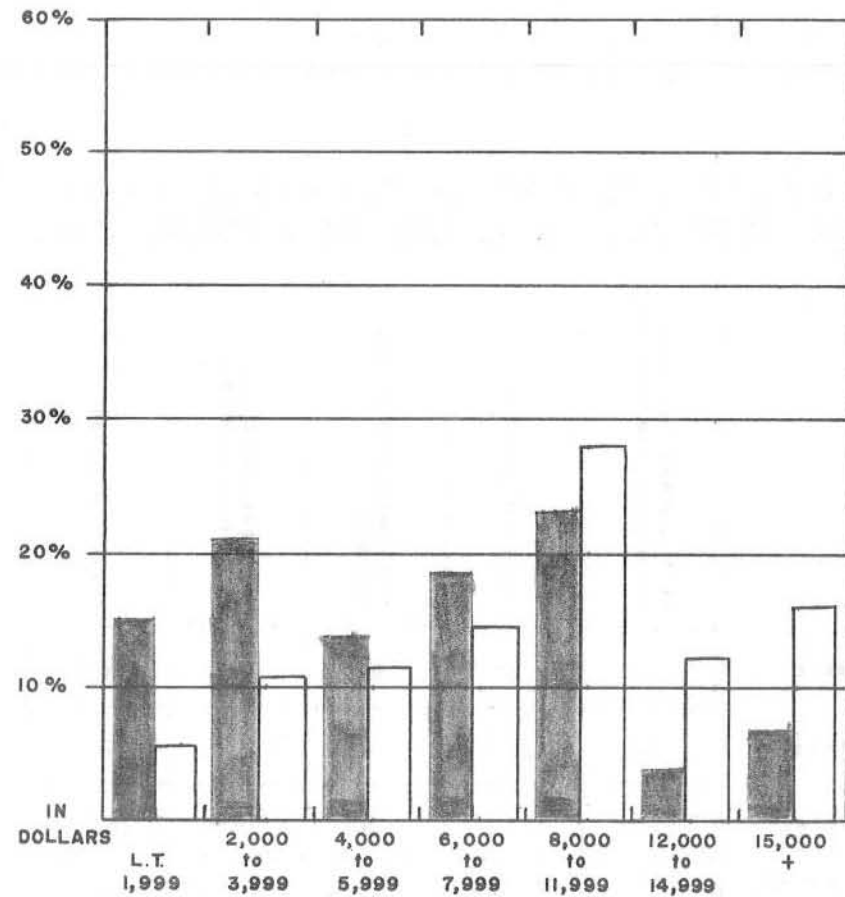


SOURCE: U.S. CENSUS 1960-1970

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

INCOME, MEDIAN FAMILY INCOME, 1960-1970

The median income for Manchester families was \$4,414 in 1960. In 1970, the median family income was \$6,042, representing a ten year change of 36.8%. Citywide, the median family income rose from \$5,605 in 1960, to \$8,800 in 1970, a 57% change.



NEIGHBORHOOD 
PITTSBURGH 

SOURCE: U. S. CENSUS 1970

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

The largest percentage of people in this neighborhood work in labor & service positions. This group constitutes 40% 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	77	65	387	330	859
FEMALE	70	287	105	324	786
TOTAL	147	352	492	654	1645
PERCENT OF TOTAL	8.93	21.38	29.89	39.72	100.00

SOURCE: U. S. CENSUS 1970

**PERSONS RECEIVING
PUBLIC ASSISTANCE IN 1972**

ASSISTANCE TYPE	NUMBER OF RECIPIENTS	PERCENT OF TOTAL POPULATION
OLD AGE	129	2.36
BLIND	15	.27
AID TO DEPENDENT CHILDREN	1650	30.23
GENERAL	465	8.51
AID TO DISABLED	92	1.68
TOTAL	2351	43.05

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	3	.05
RAPE	8	.15
ROBBERY	42	.77
ASSAULT	112	2.05
BURGLARY	188	3.44
LARCENY	148	2.71
TOTAL	501	9.17

PUBLIC ASSISTANCE CASES, 1972

Of the neighborhood's total population, 43% 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 9.17 ; 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 Manchester are not limited to those located within the confines of Manchester. 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:

Manchester

Public Facilities

- No. 9 Police Station
- No. 43, 46 and 47 Fire Stations
- Carnegie Library - North Side Branch

Recreation

- Manchester Elementary School Baseball & Football Field, Playground and Portable Pool
- Tot Lots - Franklin Street, Liverpool Street, Sheffield Street
- Playground - McKnight field and courts

Schools

- Manchester Elementary
- Columbus Middle School
- Allegheny High School
- Oliver High School

Health

- Manchester Clinic with Allegheny General Hospital
- Allegheny General Hospital
- Divine Providence

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