

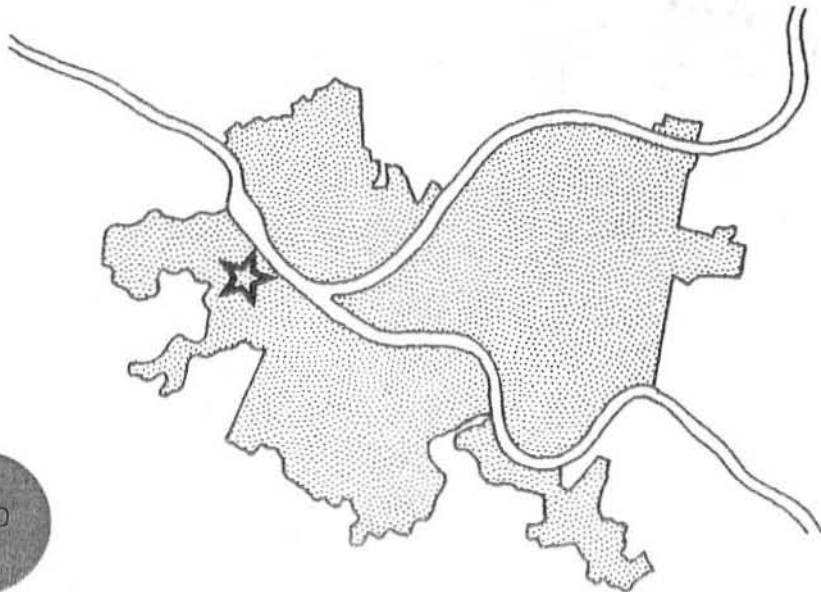
**a community profile of**

***crafton***

***heights***

**- *westwood* -**

***oakwood***



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



TABLE OF CONTENTS

	Page
Introduction	1
Preface	
Community Description	
City Map	
Population	4
Age-Sex Composition	
Population Change	
Families By Type and Presence Of Children Less Than 18 Years Old	
Median Age	
Age Group Change	
Race	
Housing	6
Occupancy Status	
Mobility	
Building Activity	
Socio Economic Conditions	8
Education: Years of School Completed By Persons 25 Years and Over	
Median Family Income	
Percent Distribution Of Family Income By Income Ranges	
Major Occupation Classifications Of Persons 14 Years And Over	
Public Assistance Cases	
Arrests For Major Crimes	
Community Facilities	12



## 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.

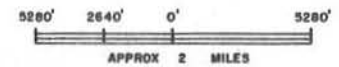
## CRAFTON HEIGHTS - WESTWOOD - OAKWOOD

These three neighborhoods comprise the "Noblestown Neck" of the City's West End area. They are adjacent to the boroughs of Ingram and Crafton, on one side, and Green Tree, on the other side.

It is an area predominantly of middle and upper-middle income families in single-family homes. The older houses are the three-story brick type built around the turn of the century at the beginning of the suburban growth, when two streetcar lines ran through to Crafton. Newer developments have occurred throughout the area and throughout this century, causing a continuous population growth which only recently has begun to ebb.

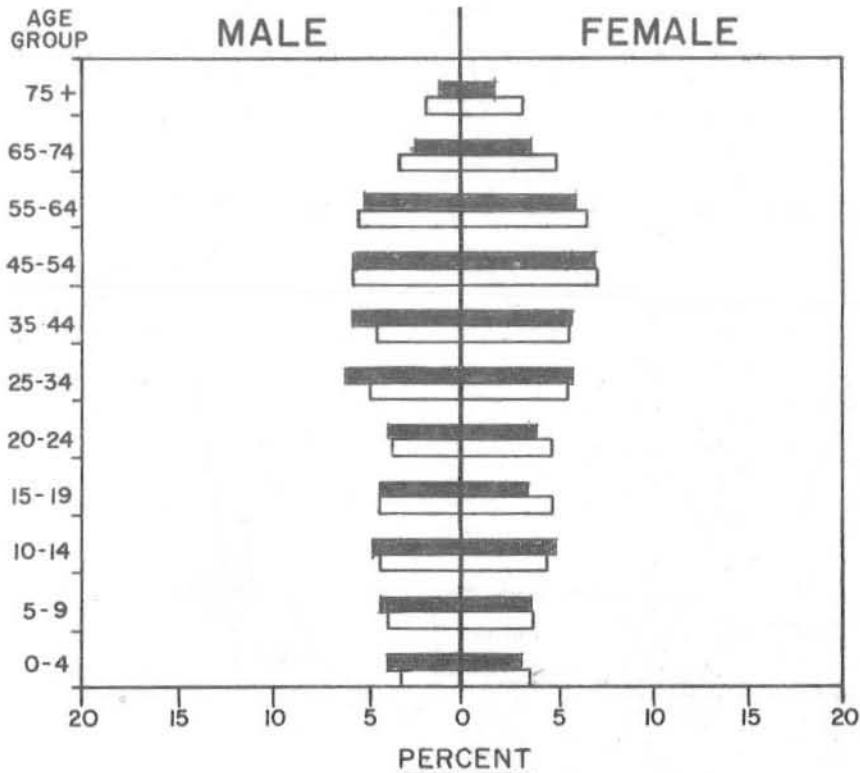
Historically the area was settled principally by families of German extraction, both Catholic and Protestant, but the ethnic composition has recently begun to become more mixed. The neighborhoods are strung together by Noblestown Road and are served by two elementary schools, a few churches in Crafton Heights and a shopping center in Westwood.

The neighborhoods are fairly distinct from each other geographically, but unfortunately the Census Tract boundaries do not correspond to the neighborhood lines. For analytical purposes, these areas are composed of Census Tracts 2802, 2803, 2804 and 2806. Since the time of the 1970 Census, a new 281-unit private housing development, Greenway Park, has opened in Tract 2802.



— 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 Crafton Hghts, Westwd., Oakwd. 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 Cr. Hghts., Westwd., Oakwd. has changed from 8,669 in 1960 to 10,081 in 1970, representing a +16.3% 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-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 31.1 years; for the city it is 33.6 years.

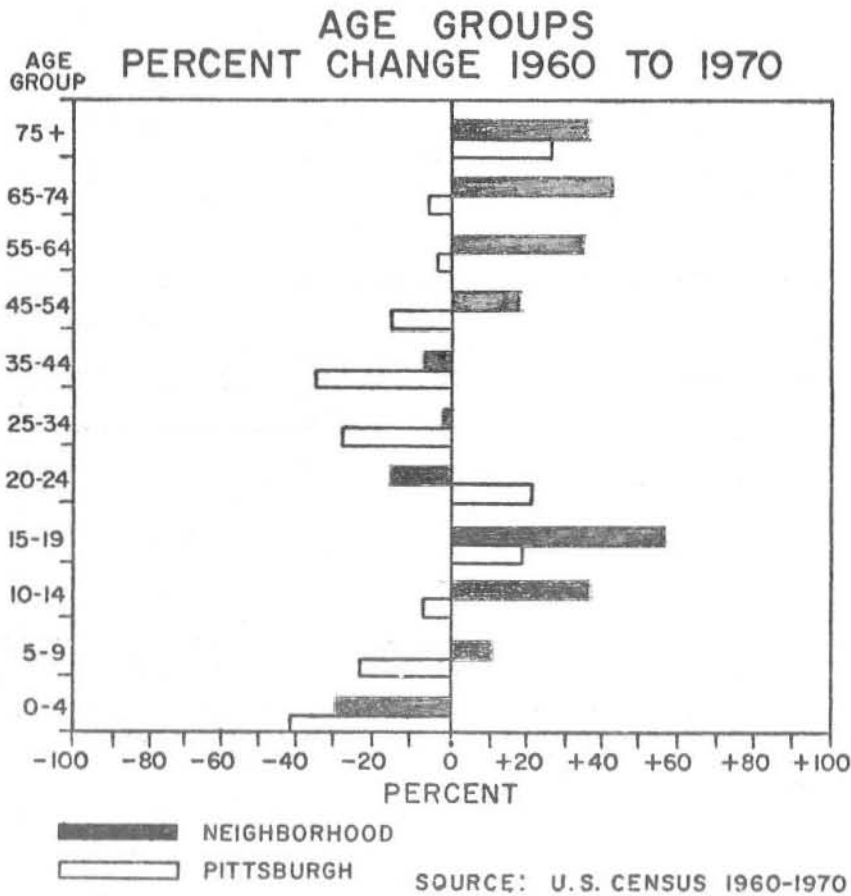
### AGE-GROUP CHANGE, 1960-1970

Seven 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.

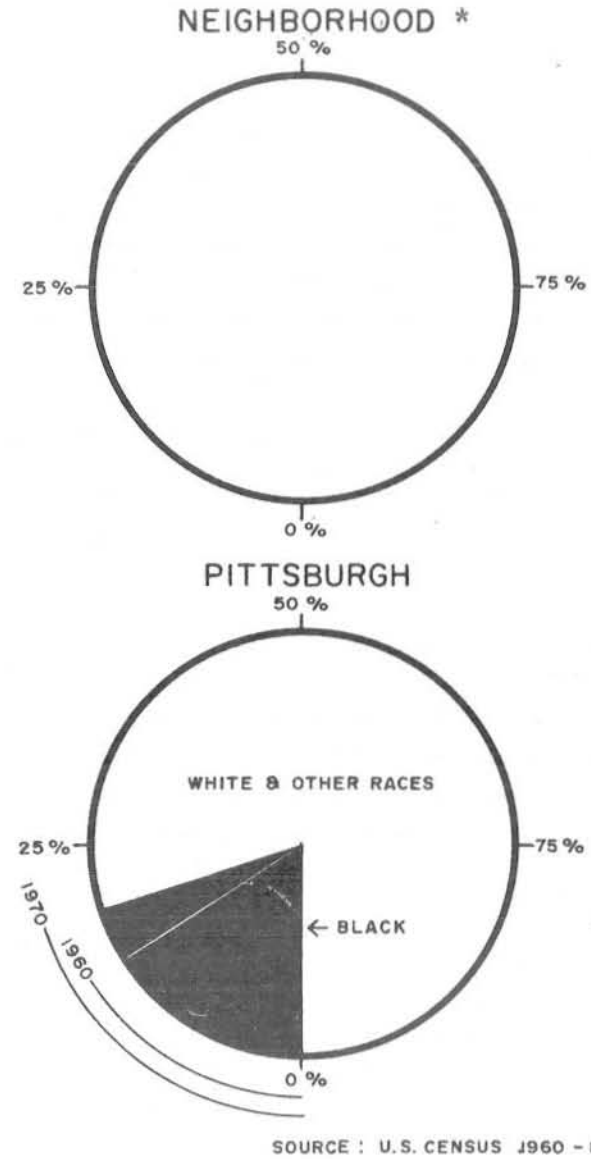


**RACE**

Black population in Cr. Hgts., Westwd., Oakwd constituted .3% of its 1960 population, and .3% 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**

In 1960, total housing units numbered 2,652; in 1970, 3,192, representing a +20.3% change. A total of 74.7% were owner-occupied in 1970, compared to 47.2% citywide. In 1960, 91 units were vacant, as compared to 42 vacancies in 1970. This represents a 1.3% vacancy rate for 1970 as compared to the city's 6.2%. Overcrowded units comprised 5.3% of the 1960, and 3.5% of the 1970 neighborhood housing stock.

**MOBILITY**

For the neighborhood, 2,701 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.

**OCCUPANCY STATUS 1960 - 1970**

	1960	1970	PERCENT CHANGE
TOTAL HOUSING UNITS	2652	3192	+ 20.3
TOTAL OCCUPIED UNITS	2561	3150	+ 22.9
OWNER OCCUPIED	2009	2386	+ 18.7
PERCENT OWNER OCCUPIED	75.7	74.7	
RENTER OCCUPIED	552	764	+ 38.4
PERCENT RENTER OCCUPIED	20.8	23.9	
VACANT UNITS	91	42	- 53.8
PERCENT VACANT	3.4	1.3	
MEDIAN MARKET VALUE	\$13,610	\$15,695	+ 15.3
MEDIAN GROSS RENT	\$ 96	\$127	+ 32.2
PERCENT OVERCROWDED UNITS	5.3	3.5	

SOURCE: U.S. CENSUS 1960 - 1970

**BUILDING ACTIVITY, 1972**

In 1972, there were 57 building permit applications in this neighborhood, at an estimated construction cost of \$422,957 . For the entire city, 4,002 permits were issued, accounting for construction in excess of \$53 million.

Also in 1972, there were 1.2 new housing units constructed per 1,000 existing units, and 13.46 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	4	\$ 64,000
OTHER NEW STRUCTURES	3	4,700
EXTENSIONS & ADDITIONS	7	263,530
ALTERATIONS	43	90,727
TOTAL	57	\$ 422,957

SOURCE : BUREAU OF BUILDING INSPECTION

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

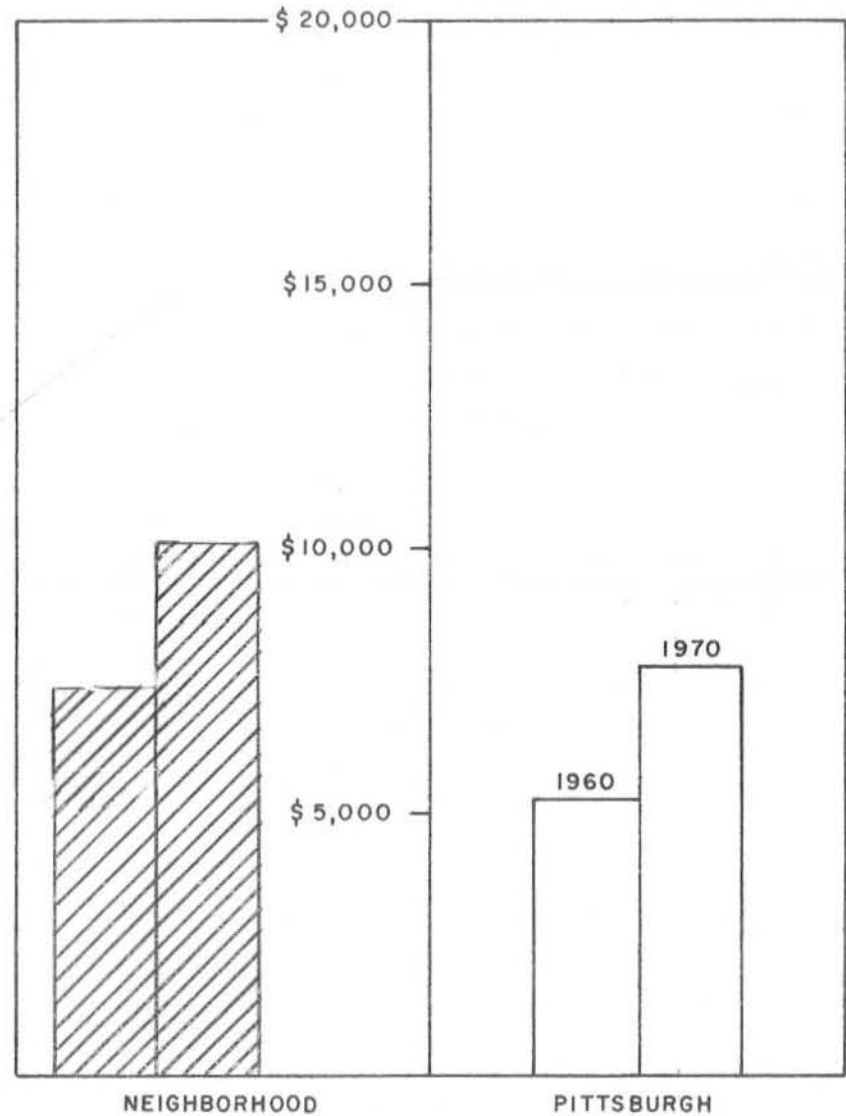
The 1970 Census indicates that, of those local residents, aged 25 and over, the largest percentage have attained a high school education. In 1960, the largest percentage had attained a high school education.

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

	1960	PERCENT OF TOTAL	1970	PERCENT OF TOTAL
NO SCHOOLING	47	.9	33	.6
ELEMENTARY (1-8 YRS.)	1448	28.5	1303	22.3
HIGH SCHOOL (1-3 YRS.)	999	19.6	1153	19.7
HIGH SCHOOL (4 YRS.)	1762	34.6	2564	43.9
COLLEGE (1-3 YRS.)	468	9.2	403	6.9
COLLEGE (4 YRS.)	362	7.1	387	6.6
TOTAL	5086	100.0	5843	100.0

SOURCE: U.S. CENSUS 1960-1970

**MEDIAN FAMILY INCOME, 1960 - 1970**

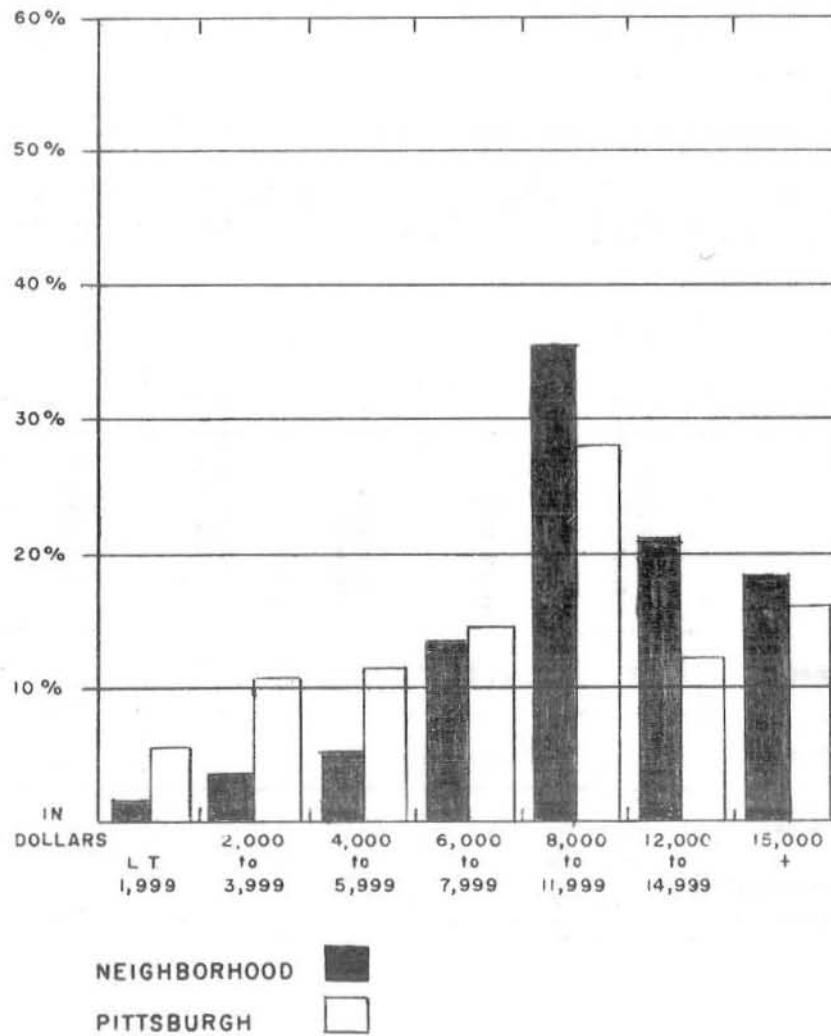


SOURCE: U.S. CENSUS 1960-1970

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

INCOME: MEDIAN FAMILY INCOME, 1960-1970

The median income for Cr. Hgts., Westwd., Oakwd. families was \$7,131 in 1960. In 1970, the median family income was \$11,004, representing a ten year change of 54.3%. 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 35% 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	595	467	1079	536	2677
FEMALE	214	997	72	257	1528
TOTAL	809	1464	1151	793	4205
PERCENT OF TOTAL	19.18	34.71	27.28	18.78	100.00

SOURCE: U. S. CENSUS 1970

**PERSONS RECEIVING  
PUBLIC ASSISTANCE IN 1972**

ASSISTANCE TYPE	NUMBER OF RECIPIENTS	PERCENT OF TOTAL POPULATION
OLD AGE	14	.13
BLIND	7	.06
AID TO DEPENDENT CHILDREN	332	3.29
GENERAL	26	.25
AID TO DISABLED	1	.01
TOTAL	380	3.74

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	1	.01
ROBBERY	10	.10
ASSAULT	22	.22
BURGLARY	66	.65
LARCENY	42	.42
<b>TOTAL</b>	<b>142</b>	<b>1.41</b>

### PUBLIC ASSISTANCE CASES, 1972

Of the neighborhood's total population, 4% 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 1.41, 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 Cr. Hgts., Westwd., Oakwd. are not limited to those located within the confines of Cr. Hgts., Westwd., Oakwd. 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:

Crafton Heights - Westwood - Oakwood

Public Facilities

Police District No. 8

Fire Station No. 39

Recreation

Dunbar Playground

Westwood Playground

Oakwood Parklet

East Carnegie Parklet

Schools

Schaeffer Elementary

Westwood Elementary

(Greenway Middle - under construction)

Langley High



## **CITY OF PITTSBURGH**

Hon. Pete Flaherty, Mayor

### **CITY COUNCIL**

Hon. Louis Mason, Jr., President

Hon. Amy Ballinger

Hon. Richard S. Caliguiri

Hon. Eugene P. DePasquale

Hon. Walter Kamyk

Hon. John P. Lynch

Hon. Robert R. Stone

Hon. William J. Coyne

Hon. Frank J. Lucchino

### **CITY PLANNING COMMISSION**

Miss Rosemary D'Ascenzo, Chairman

Louis E. Young, Vice Chairman

Paul G. Sullivan, Secretary

John F. Bitzer, Jr.

Mrs. Hibberd V. B. Kline, Jr.

James Williams

Robert I. Whitehill

Willie McClung

### **DEPARTMENT OF CITY PLANNING**

Robert J. Paternoster, Director

Billie Bramhall, Deputy Director

Stephen Reichstein, Deputy Director

Nicholas A. Del Monte, Cartographer

This Document was prepared with the invaluable assistance  
of Planning Aides:

Janice M. Coyne

Elisa L. Ventura

