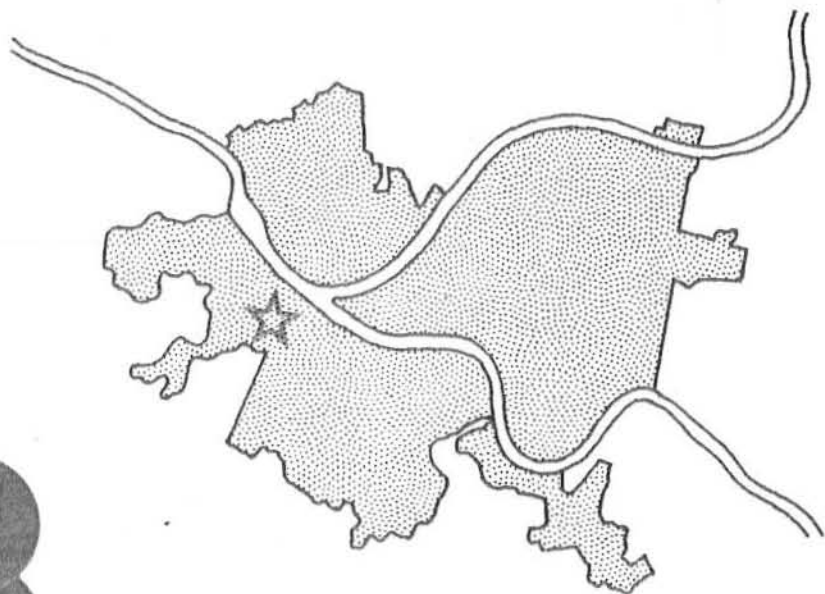


# a community profile of *west end* *valley*



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.

## WEST END VALLEY

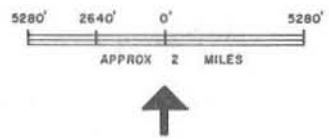
This valley neighborhood is at the gateway to the western area of the City. Its population has been declining since 1930, more rapidly in recent years. Its commercial section includes a wide variety of businesses, but it is gradually becoming reoriented to a regional market rather than the retail market of the immediate neighborhood.

The Saw Mill Run Valley at this location was one of the first settlements of the white man across the river west of Fort Pitt. Over the years the West End Valley became thoroughly mixed in land uses -- transportation, commercial, industrial, residential. Its largest group of settlers were first German, then Polish. There have also been significant percentages of Italian and black residents for many years, and today a majority of the residents are black, though their actual number has been decreasing steadily for a decade.

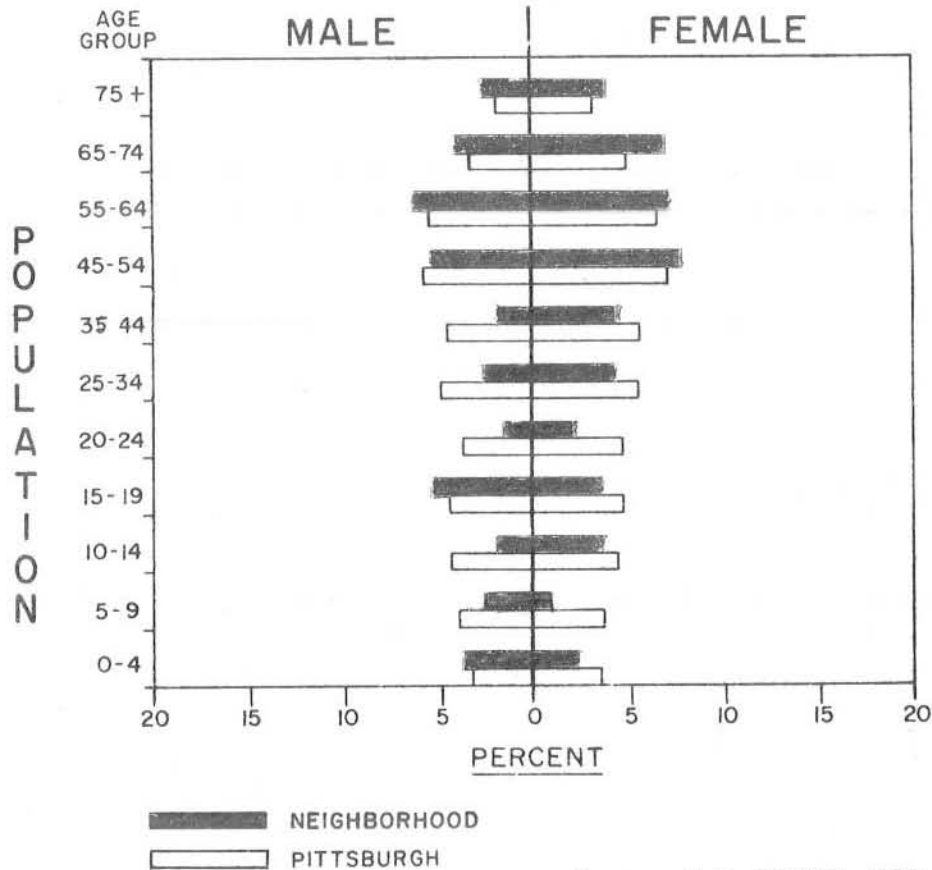
The valley still contains several businesses, about 900 residents, a library, churches and a playground. Also co-existing in the valley are Saw Mill Run Boulevard's connection with West Carson Street and the West End Bridge, several major streets, a railroad, and the final sections of both the Saw Mill Run trunk sewer and the creek itself. It should be noted that Census Tract 2009 includes only the valley bottom and only that part of Wabash Avenue north of Plank Street.



— CENSUS TRACT OUTLINE  
 — NEIGHBORHOOD OUTLINE



## AGE - SEX COMPOSITION



Source: U. S. CENSUS 1970

### AGE-SEX COMPOSITION, 1970

According to the 1970 Census, the greatest portion of West End Valley's population falls in the age 55-64 category, the smallest being the 5-9 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 West End Valley has changed from 866 in 1960 to 335 in 1970, representing a 61.3% 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 no children less than 18 category. The highest portion of families with incomes below poverty level is the female head no children less than 18 group.

### MEDIAN AGE, 1970

The median age for the neighborhood is 44.5 years; for the city it is 33.6 years.

### AGE-GROUP CHANGE, 1960-1970

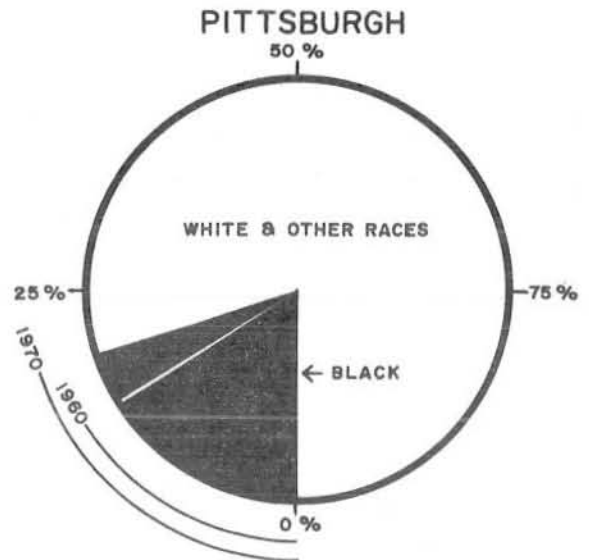
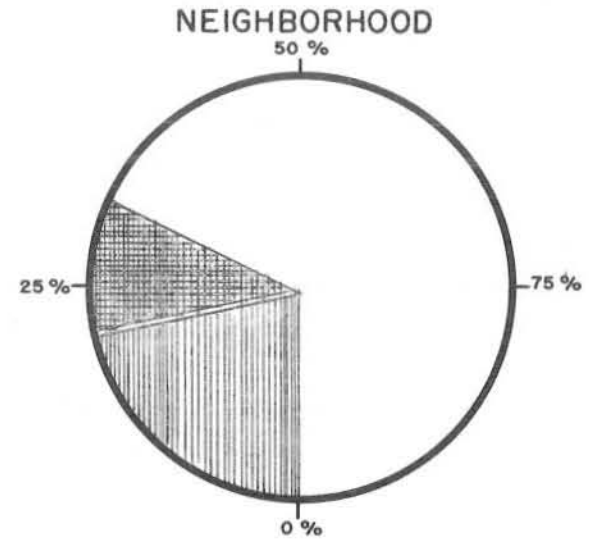
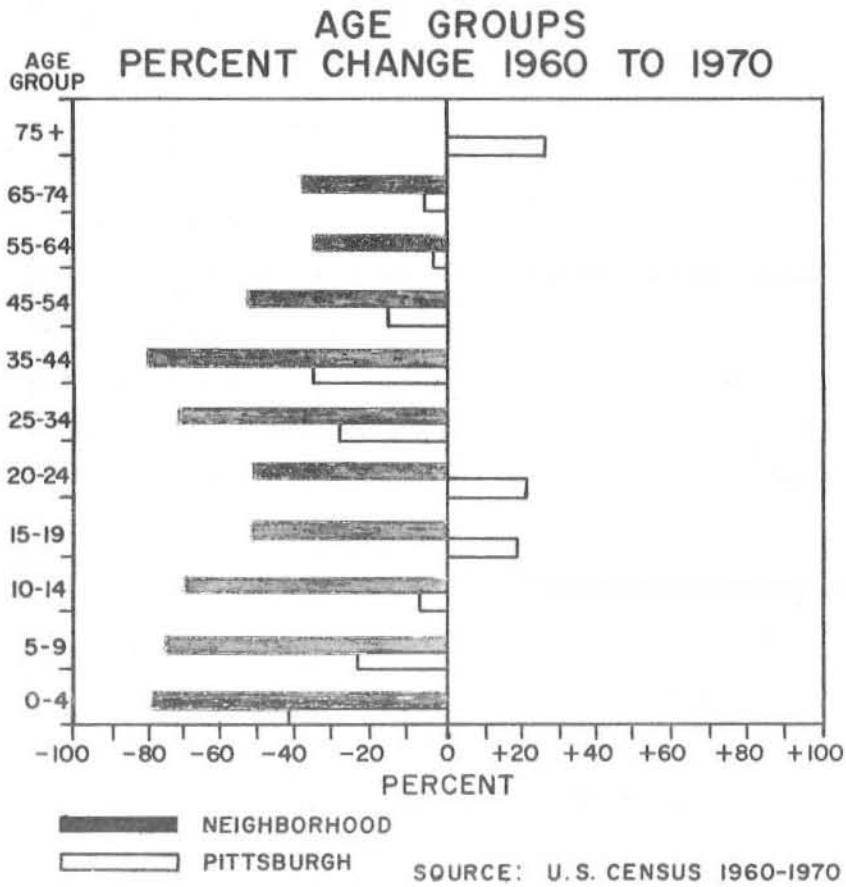
Zero age brackets increased in population between 1960 and 1970 in the neighborhood. For the city, population in the 15-19, 20-24, and the 75 years and older age groups increased.



**RACE**

Black population in West End Valley constituted 21.4% of its 1960 population, and 32.2% of its 1970 population. For Pittsburgh, the Black population increased from 16.7% in 1960, to 20.2% in 1970.

**BLACK POPULATION, 1960 - 1970**



SOURCE: U. S. CENSUS 1960 - 1970

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**OCCUPANCY STATUS**

In 1960, total housing units numbered 313 ; in 1970, 159 , representing a -49.2% change. A total of 25.7% were owner-occupied in 1970, compared to 47.2% citywide. In 1960, 39 units were vacant, as compared to 18 vacancies in 1970. This represents a 11.3% vacancy rate for 1970 as compared to the city's 6.2%. Overcrowded units comprised 17.2% of the 1960, and 4.7% of the 1970 neighborhood housing stock.

**MOBILITY**

For the neighborhood, 89 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.

**OCCUPANCY STATUS 1960 - 1970**

	1960	1970	PERCENT CHANGE
TOTAL HOUSING UNITS	313	159	- 49.2
TOTAL OCCUPIED UNITS	274	141	- 48.5
OWNER OCCUPIED	67	41	- 38.8
PERCENT OWNER OCCUPIED	21.4	25.7	
RENTER OCCUPIED	207	100	- 51.7
PERCENT RENTER OCCUPIED	66.1	62.8	
VACANT UNITS	39	18	- 53.8
PERCENT VACANT	12.4	11.3	
MEDIAN MARKET VALUE	\$ 5137	\$ 3750	- 27.0
MEDIAN GROSS RENT	\$ 54	\$ 67	+ 24.0
PERCENT OVERCROWDED UNITS	17.2	4.7	

SOURCE: U.S. CENSUS 1960 - 1970

**BUILDING ACTIVITY, 1972**

In 1972, there were 11 building permit applications in this neighborhood, at an estimated construction cost of \$18,850. 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 69.18 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	11	\$ 18,850
TOTAL	11	\$ 18,850

SOURCE: BUREAU OF BUILDING INSPECTION

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

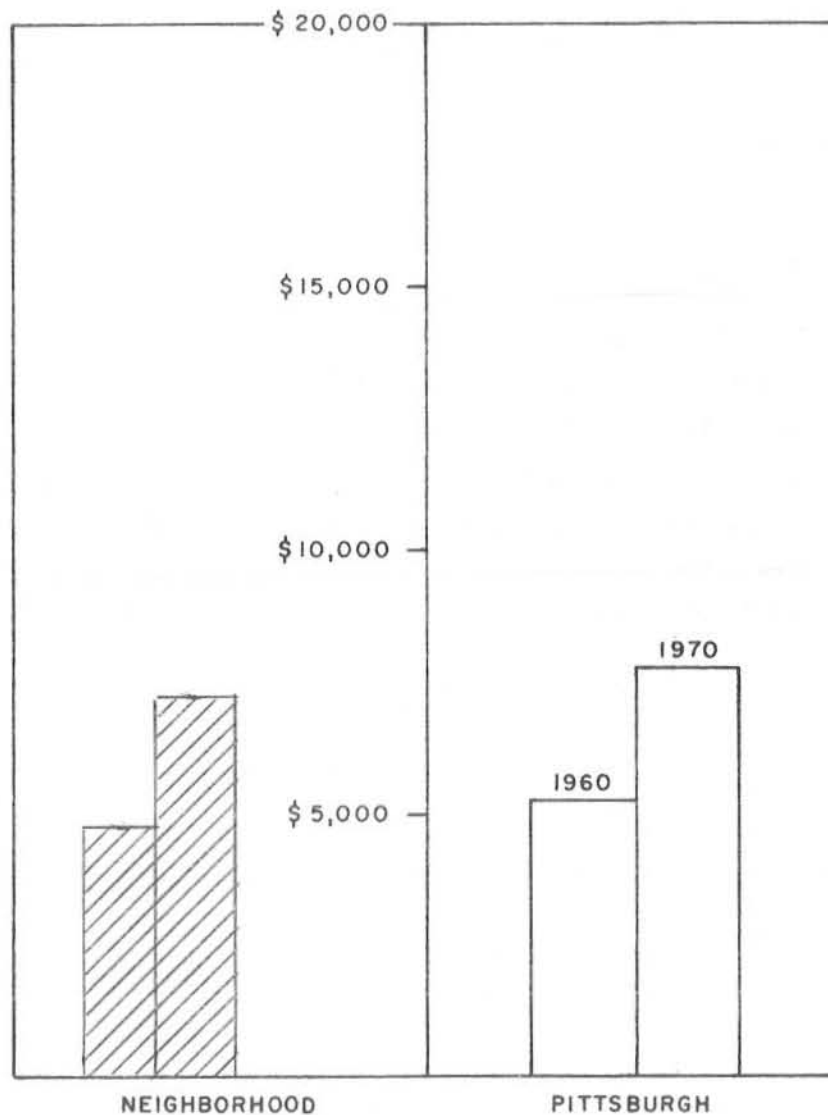
The 1970 Census indicates that, of those local residents, aged 25 and over, the largest percentage have attained a elementary education. In 1960, the largest percentage had attained a elementary education.

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

	1960	PERCENT OF TOTAL	1970	PERCENT OF TOTAL
NO SCHOOLING	32	6.6	27	11.6
ELEMENTARY (1-8 YRS.)	229	47.5	117	50.4
HIGH SCHOOL (1-3 YRS.)	89	18.5	46	19.8
HIGH SCHOOL (4 YRS.)	100	20.7	20	8.6
COLLEGE (1-3 YRS.)	14	2.9	10	4.3
COLLEGE (4 YRS.)	18	3.7	12	5.2
TOTAL	482	100.0	232	100.0

SOURCE: U.S. CENSUS 1960-1970

**MEDIAN FAMILY INCOME, 1960 - 1970**

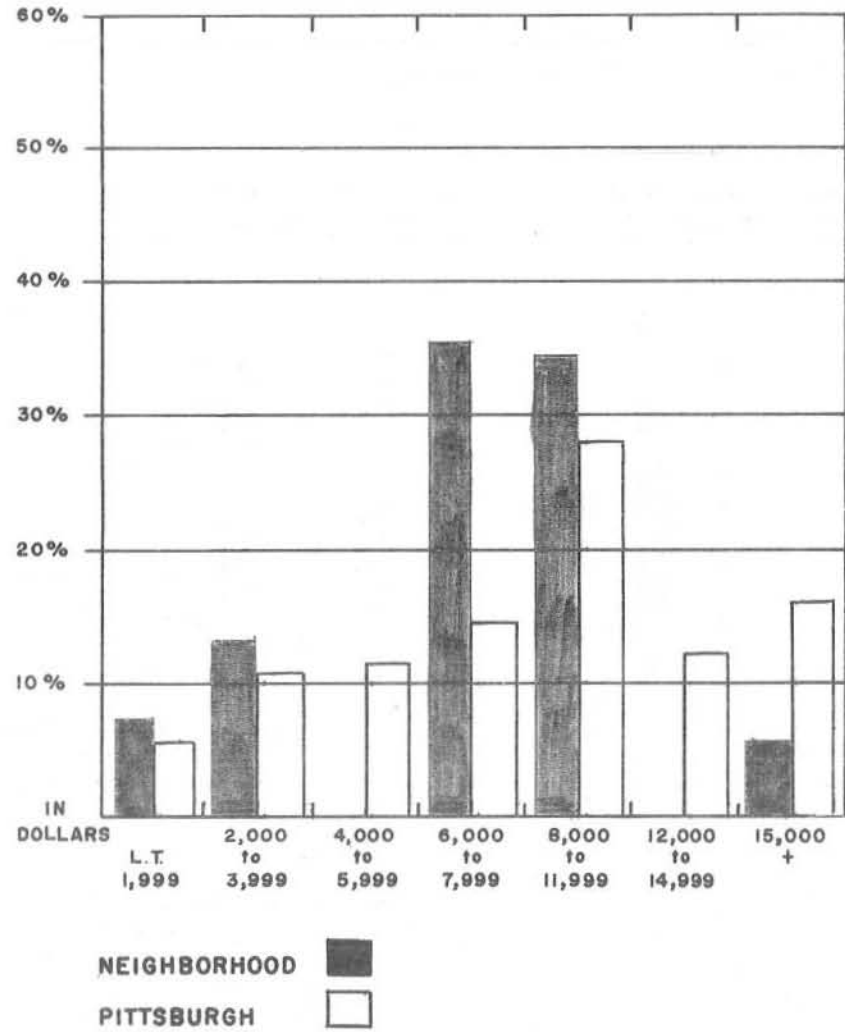


SOURCE: U.S. CENSUS 1960-1970

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

INCOME, MEDIAN FAMILY INCOME, 1960-1970

The median income for West End Valley families was \$4,057 in 1960. In 1970, the median family income was \$7,071, representing a ten year change of 74.2%. Citywide, the median family income rose from \$5,605 in 1960, to \$8,800 in 1970, a 57% change.



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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 labor & services positions. This group constitutes 32% 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	0	12	26	16	54
FEMALE	27	2	0	15	44
TOTAL	27	14	26	31	98
PERCENT OF TOTAL	27.54	14.28	26.52	31.62	100.00

SOURCE: U. S. CENSUS 1970

**PERSONS RECEIVING  
PUBLIC ASSISTANCE IN 1972**

ASSISTANCE TYPE	NUMBER OF RECIPIENTS	PERCENT OF TOTAL POPULATION
OLD AGE	5	1.49
BLIND	0	.00
AID TO DEPENDENT CHILDREN	64	19.10
GENERAL	25	7.46
AID TO DISABLED	2	.59
TOTAL	96	28.64

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	.60
ROBBERY	4	1.19
ASSAULT	6	1.79
BURGLARY	15	4.48
LARCENY	19	5.67
TOTAL	46	13.73

#### PUBLIC ASSISTANCE CASES, 1972

Of the neighborhood's total population, 29% 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 13.73 ; 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 West End Valley are not limited to those located within the confines of West End Valley . 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:

West End Valley

Public Facilities

No. 10 Fire Station

West End Branch, Carnegie Library of Pgh.

Police District No. 8

Recreation

Wabash Playground

West End Recreation Center

Langley High

Health

Southwest Pgh. Mental Health Consultation Service

Schools

Stevens Elementary

Langley Jr. and Sr. High School



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