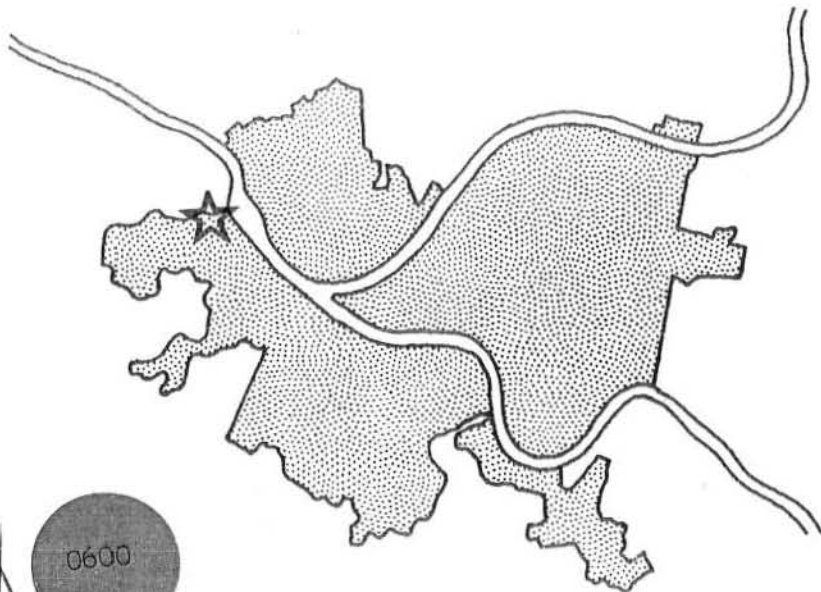


a community profile of *esplen*



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

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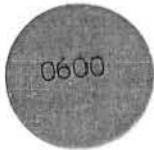


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PREFACE

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.

ESPLEN

Esplen is a community of some 900 persons adjacent to McKees Rocks. The ethnically mixed population declined about 20 percent between 1960 and 1970, and the number of housing units dropped about 10 percent as some deteriorated structures were demolished. Most of the buildings in the neighborhood were constructed between 1880 and 1900. Several stores and businesses remain, however, especially on West Carson Street, and the community continues to be served by a few churches, including St. Vincent de Paul Catholic Church, the largest institution in the neighborhood. Esplen is accessible to McKees Rocks Plaza Shopping center and to Sheraden. The proposed Chartiers Valley Expressway was to have ended at Stanhope Street, on the edge of Esplen; but construction of that highway now appears to be at least 10 years in the future. Esplen is comprised of Census Tract 2001.

OCCUPANCY STATUS

In 1960, total housing units numbered 386 ; in 1970, 332 , representing a -13.9% change. A total of 51.8% were owner-occupied in 1970, compared to 47.2% citywide. In 1960, 20 units were vacant, as compared to 13 vacancies in 1970. This represents a 3.9% vacancy rate for 1970 as compared to the city's 6.2%. Overcrowded units comprised 11.7% of the 1960, and 14.0% of the 1970 neighborhood housing stock.

MOBILITY

For the neighborhood, 236 people over five years of age have changed their place of residence between 1965 and 1970. This represents 26% 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	386	332	- 13.9
TOTAL OCCUPIED UNITS	366	319	- 12.8
OWNER OCCUPIED	182	172	- 5.4
PERCENT OWNER OCCUPIED	47.1	51.8	
RENTER OCCUPIED	184	147	- 20.1
PERCENT RENTER OCCUPIED	47.6	44.2	
VACANT UNITS	20	13	- 35.0
PERCENT VACANT	5.1	3.9	
MEDIAN MARKET VALUE	\$ 5,550	\$ 7,545	+ 35.9
MEDIAN GROSS RENT	\$ 59	\$ 78	+ 32.2
PERCENT OVERCROWDED UNITS	11.7	14.0	

SOURCE: U.S. CENSUS 1960 - 1970

BUILDING ACTIVITY, 1972

In 1972, there were 10 building permit applications in this neighborhood, at an estimated construction cost of \$26,365 . 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 30.12 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	10	\$ 26,365
TOTAL	10	\$ 26,365

SOURCE : BUREAU OF BUILDING INSPECTION

**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 33% 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	25	38	92	62	217
FEMALE	11	65	24	32	132
TOTAL	36	103	116	94	349
PERCENT OF TOTAL	10.31	29.50	33.22	26.93	100.00

SOURCE: U. S. CENSUS 1970

**PERSONS RECEIVING
PUBLIC ASSISTANCE IN 1972**

ASSISTANCE TYPE	NUMBER OF RECIPIENTS	PERCENT OF TOTAL POPULATION
OLD AGE	6	.60
BLIND	2	.20
AID TO DEPENDENT CHILDREN	136	13.65
GENERAL	24	2.40
AID TO DISABLED	3	.30
TOTAL	171	17.15

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	0	.00
ROBBERY	1	.10
ASSAULT	12	1.20
BURGLARY	12	1.20
LARCENY	18	1.81
TOTAL	43	4.31

PUBLIC ASSISTANCE CASES, 1972

Of the neighborhood's total population, 17% 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 4.31 ; 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 Esplen are not limited to those located within the confines of Esplen . 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:

Esplen

- Police District No. 8
- Fire Station No. 40

Recreation

- Esplen Tot Lot

Schools

- Sheraden Elementary
- Greenway Middle School
- Langley High School

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