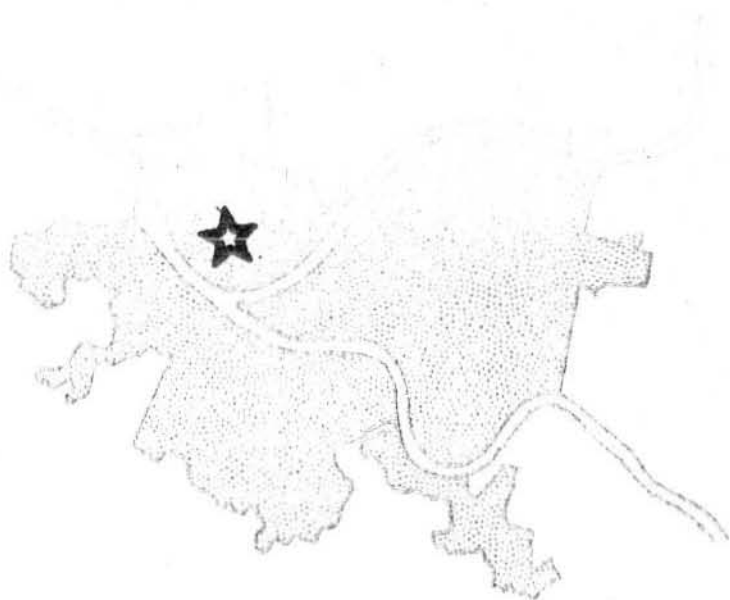


a community profile of

perry south



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

0600

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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.

PERRY SOUTH

Perry South located in the middle North Side on the hilltop above Central North Side is generally bounded by lower Perrysville Avenue to the south, Charles Street to the north, East Street to the east and Brighton Road as part of Charles Street to the west. It falls in Census Tracts 2501, 2504, 2505, 2603, 2604, 2605 and 2606. Its approximate population is 13,300. This is a 20% drop from 1960.

Perry South has an older housing stock with about 80% built before 1940. Although home ownership is still over 50%, many of the larger homes have been converted to apartments along the main spinal road of Perrysville Avenue. This has created a mixture of old single-family homes and apartment conversions. Two small districts serve the area commercially.

Direct access to the Perry South area is provided through the Federal Street extension from the Lower North Side. Hillside adjacent to this street particularly along lower Perrysville Avenue and above Henderson Street in what is known as the Fineview area, provide attractive views of the downtown area. Needed rehabilitation of this older housing is increasingly taking place.

CHARLES STREET

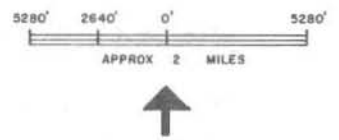
Charles Street is a valley community that falls within the Perry South Census Tracts of 2501, 2603 and 2604. Unfortunately, it is split by census tract boundaries and, therefore, cannot be isolated statistically. Its present population is estimated at about 1700.

This is a largely Black residential neighborhood with a significant amount of industrial trucking businesses interspersed throughout, which creates a difficult living environment. In spite of many poverty level incomes and older housing stock, the Valley has managed to remain relatively stable because of action by the Allegheny Housing Rehabilitation Corporation and non profit sponsors in housing rehabilitation. Good public recreation facilities have helped.

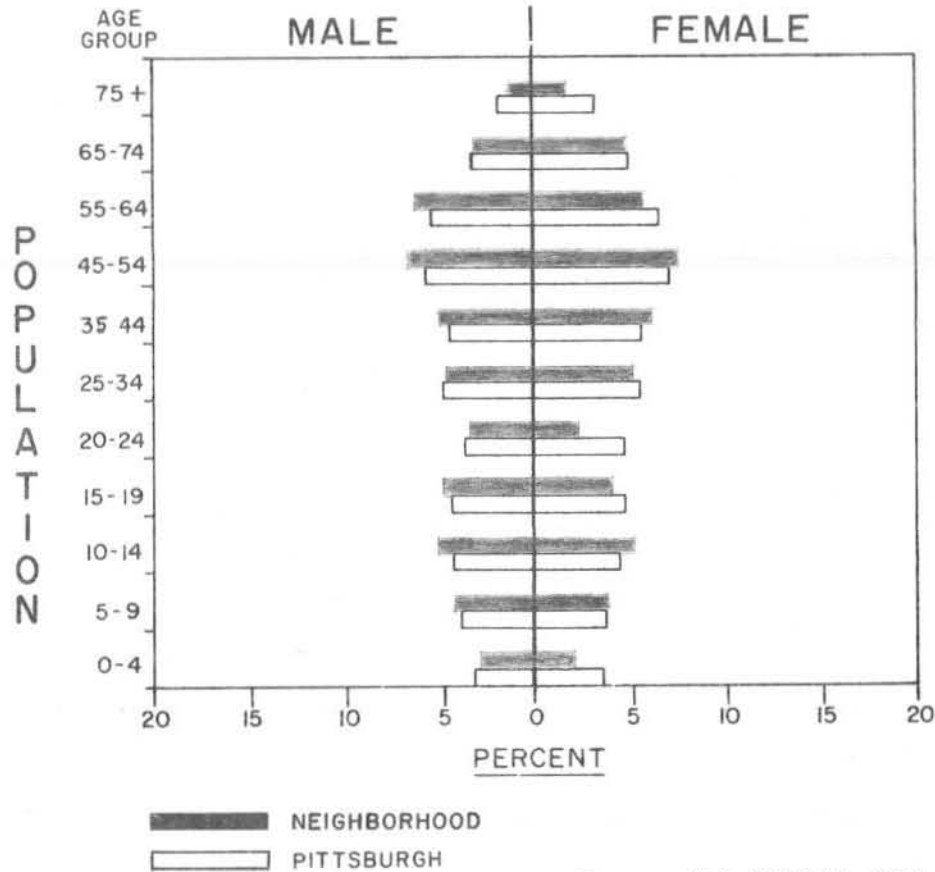
Charles Street Valley, beginning in the lower North Side, provides a gradually curving side entrance connecting the Perry North and Perry South communities.



— 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 Perry South's 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 Perry South has changed from 16,587 in 1960 to 13,255 in 1970, representing a 20.1% 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 32.8 years; for the city it is 33.6 years.

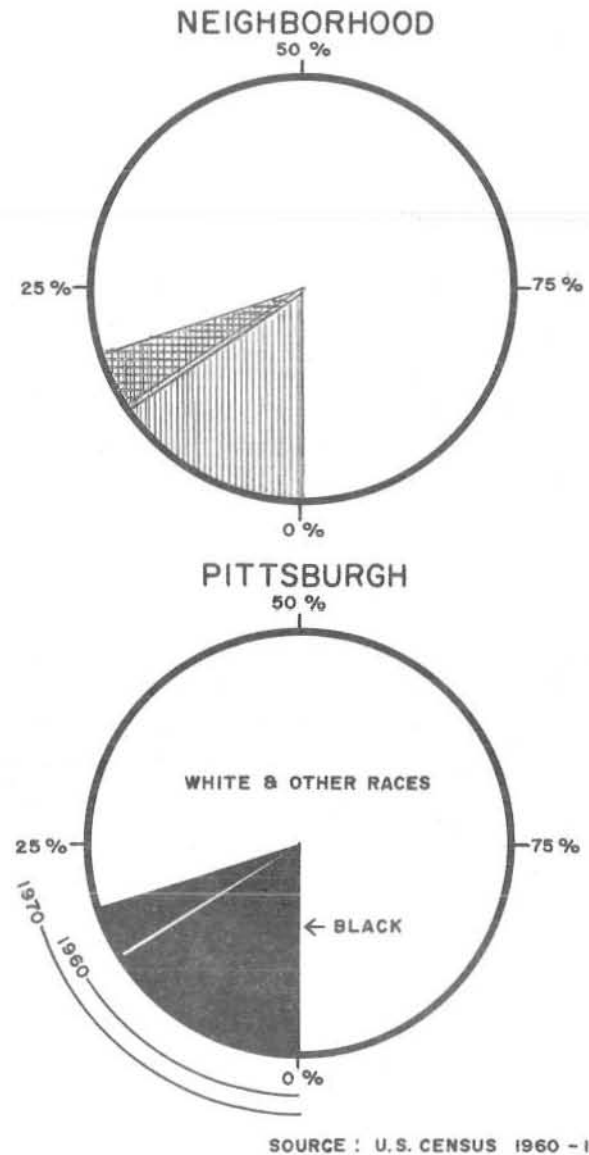
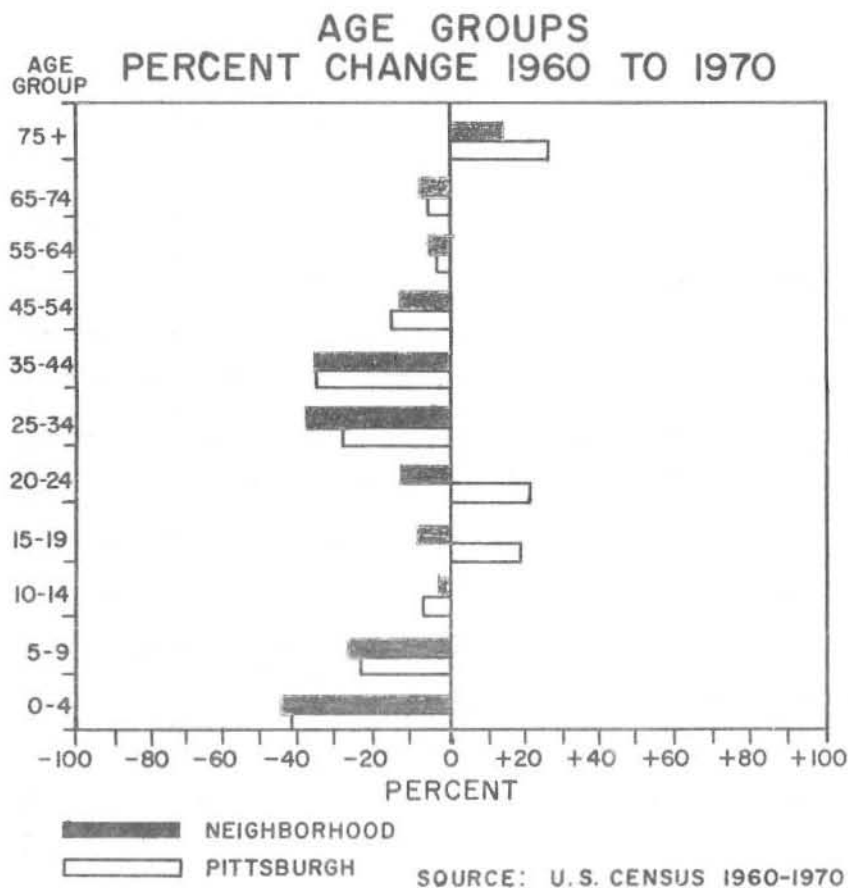
AGE-GROUP CHANGE, 1960-1970

One age bracket 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 Perry South constituted 14.8% of its 1960 population, and 19.2% of its 1970 population. For Pittsburgh, the Black population increased from 16.7% in 1960, to 20.2% in 1970.

BLACK POPULATION, 1960 - 1970



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OCCUPANCY STATUS 1960 - 1970

OCCUPANCY STATUS

In 1960, total housing units numbered 5,218; in 1970, 4,640, representing a -11.1% change. A total of 53.3% were owner-occupied in 1970, compared to 47.2% citywide. In 1960, 225 units were vacant, as compared to 305 vacancies in 1970. This represents a 6.5% vacancy rate for 1970 as compared to the city's 6.2%. Overcrowded units comprised 11.2% of the 1960, and 8.0% of the 1970 neighborhood housing stock.

MOBILITY

For the neighborhood, 4,279 people over five years of age have changed their place of residence between 1965 and 1970. This represents 35% 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	5218	4640	- 11.1
TOTAL OCCUPIED UNITS	4993	4335	- 13.2
OWNER OCCUPIED	2662	2475	- 7.0
PERCENT OWNER OCCUPIED	51.0	53.3	
RENTER OCCUPIED	2331	1860	- 20.2
PERCENT RENTER OCCUPIED	44.6	40.0	
VACANT UNITS	225	305	+ 35.6
PERCENT VACANT	4.3	6.5	
MEDIAN MARKET VALUE	\$ 8080	\$ 9477	+ 17.3
MEDIAN GROSS RENT	\$ 64	\$ 82	+ 28.1
PERCENT OVERCROWDED UNITS	11.2	8.0	

SOURCE: U.S. CENSUS 1960 - 1970

BUILDING ACTIVITY, 1972

In 1972, there were 99 building permit applications in this neighborhood, at an estimated construction cost of \$208,695 . 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 20.89 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	2	\$ 7,650
ALTERATIONS	97	201,045
TOTAL	99	\$208,695

SOURCE : BUREAU OF BUILDING INSPECTION

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

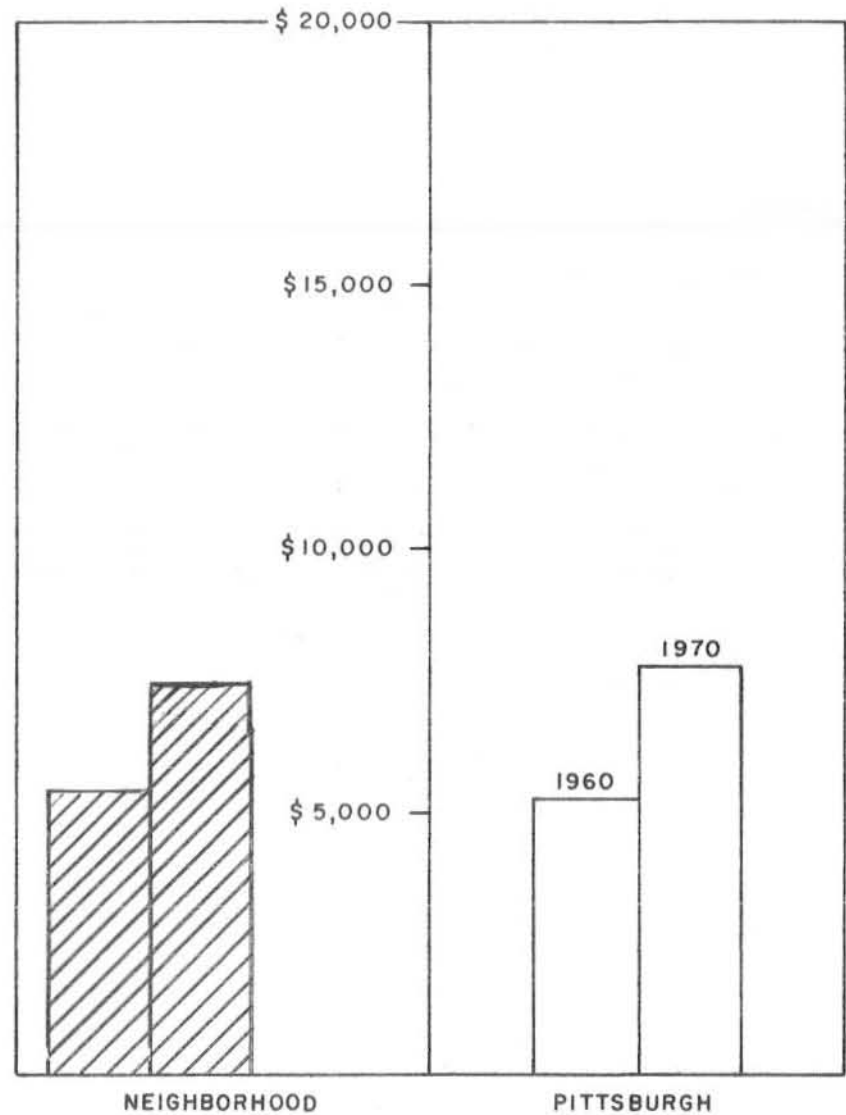
The 1970 Census indicates that, of those local residents, aged 25 and over, the largest percentage have attained a elementary education. In 1960, the largest percentage had attained a elementary education.

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

	1960	PERCENT OF TOTAL	1970	PERCENT OF TOTAL
NO SCHOOLING	132	1.4	102	1.4
ELEMENTARY (1-8 YRS.)	4229	44.4	2574	34.1
HIGH SCHOOL (1-3 YRS.)	2429	25.5	2151	28.5
HIGH SCHOOL (4 YRS.)	2165	22.7	2124	28.1
COLLEGE (1-3 YRS.)	315	3.3	308	4.1
COLLEGE (4 YRS.)	260	2.7	289	3.8
TOTAL	9530	100.0	7548	100.0

SOURCE: U.S. CENSUS 1960-1970

MEDIAN FAMILY INCOME, 1960 - 1970

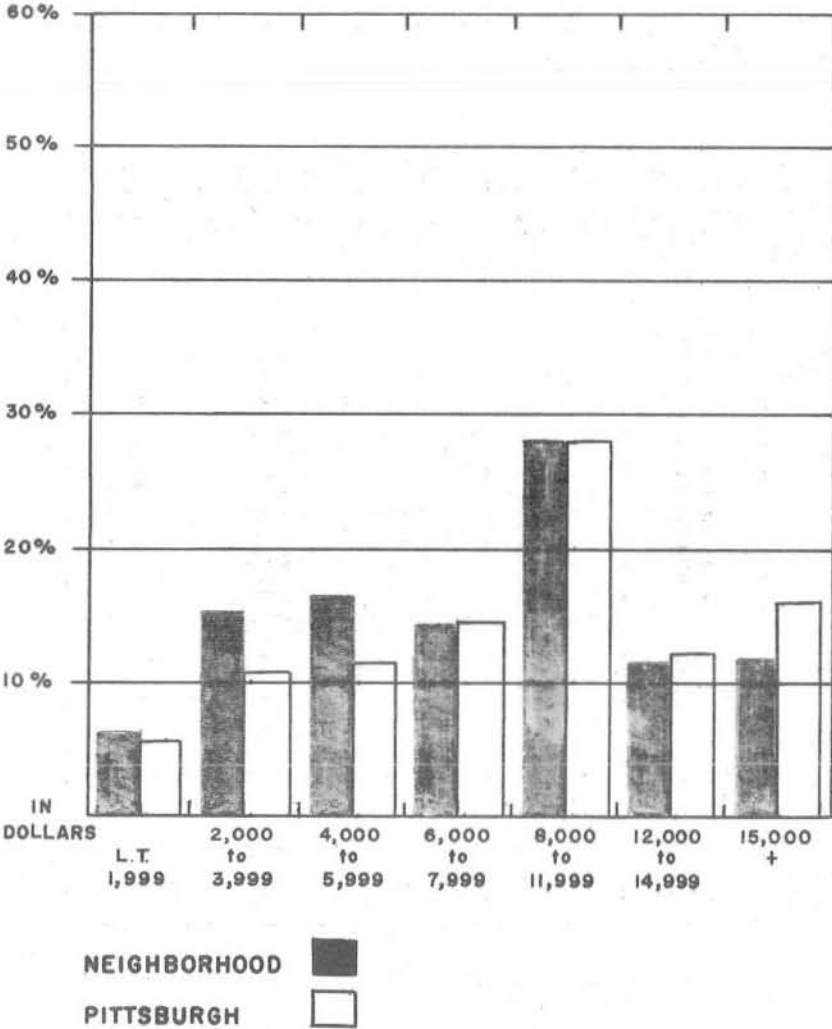


SOURCE: U.S. CENSUS 1960-1970

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

INCOME, MEDIAN FAMILY INCOME, 1960-1970

The median income for Perry South families was \$5,309 in 1960. In 1970, the median family income was \$7,899, representing a ten year change of 48.7%. Citywide, the median family income rose from \$5,605 in 1960, to \$8,800 in 1970, a 57% change.



S O C I O - E C O N O M I C

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 43% 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	322	443	1262	730	2757
FEMALE	206	889	256	467	1818
TOTAL	528	1332	1518	1197	4575
PERCENT OF TOTAL	11.54	29.10	43.46	26.15	100.00

SOURCE: U. S. CENSUS 1970

**PERSONS RECEIVING
PUBLIC ASSISTANCE IN 1972**

ASSISTANCE TYPE	NUMBER OF RECIPIENTS	PERCENT OF TOTAL POPULATION
OLD AGE	111	.83
BLIND	13	.09
AID TO DEPENDENT CHILDREN	2240	16.89
GENERAL	314	2.36
AID TO DISABLED	49	.36
TOTAL	2727	20.53

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	11	.08
ROBBERY	44	.33
ASSAULT	170	1.28
BURGLARY	150	1.13
LARCENY	120	.91
TOTAL	496	3.74

PUBLIC ASSISTANCE CASES, 1972

Of the neighborhood's total population, 21% 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 3.74 ; 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 Perry South are not limited to those located within the confines of Perry South. 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:

Perry South

Public Facilities

- No. 50, 43 and 46 Fire Stations
- No. 9 Police Station
- Carnegie Library, North Side Branch

Recreation

- Fowler ballfields, swimmingpool, court games and playground
- Clayton School Ballfield and court games.
- Fineview Ballfield and tot lot
- Fineview School playground
- Tot Lots - Strauss and Cross, Charles Street, McNaugher

Schools

- Martin Luther King Elementary
- Clayton Elementary
- McNaugher and Columbus and Latimer Middle Schools
- Oliver and Allegheny High Schools

Health

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

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