

*An Atlas of the Elliott Neighborhood
of Pittsburgh 1977*



ELLIOTT

PITTSBURGH NEIGHBORHOOD ATLAS

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Sarah Scaife Foundation, Inc.

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INTRODUCTION

The Pittsburgh Neighborhood Alliance was formed in 1969 by a number of neighborhood organizations that were concerned with improving the city's neighborhoods and their relations with city government. The members of the Alliance recognized that in order to negotiate effectively with city government about such major concerns as public service needs, capital improvements and transportation, it was necessary to obtain accurate, up-to-date information about the neighborhoods. Unfortunately, this information was not available.

To remedy this situation, the Alliance developed its Pittsburgh Neighborhood Atlas project. First, the boundaries of the city's neighborhoods had to be determined. The Pittsburgh Neighborhood Atlas asked people attending community meetings to name and describe the boundaries of the neighborhoods in which they lived. This information was also provided by an Atlas-initiated survey. Responses from every voting district of the city were analyzed to assure citizen involvement at the neighborhood level. Seventy-eight neighborhoods were thus identified, each made up of one or more whole voting districts in order to comply with provisions in Pittsburgh's home rule charter relating to the election of community advisory boards.

The Atlas then gathered a body of useful and up-to-date information for every neighborhood. It is the beginning of a neighborhood information system that more closely reflects neighborhood boundaries as defined by residents instead of by public officials. In the past, statistics about sections of the city have been based on information published for relatively large areas such as census tracts. For the atlas, much of the material describing neighborhood characteristics came from figures compiled for smaller areas: voting districts or census blocks. As a result, detailed information is now available for neighborhoods whose boundaries differ substantially from census tract boundaries.

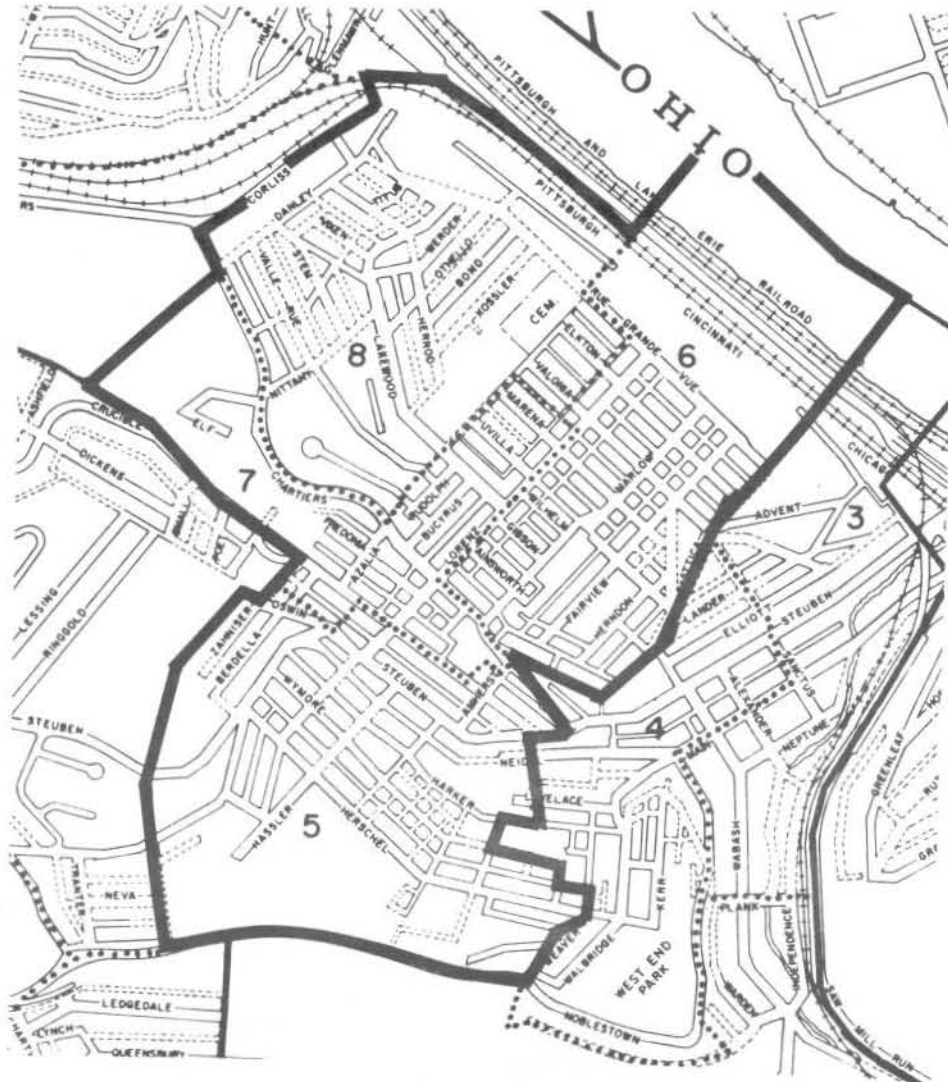
The information in this atlas provides an insight into current neighborhood conditions and the direction in which the neighborhood is moving. The best indicators showing the health of the neighborhood are provided by citizen satisfaction with the neighborhood, and changes in residential real estate transaction prices. Comparison of these statistics to those for the entire city provide a basis to begin understanding issues of neighborhood stability. In the years to come, as additional data are gathered for each of these indicators, trends will become more obvious.

It is important to recognize that neighborhood change is a complex process and that one indicator by itself may not be useful. Neighborhoods may be healthy regardless of their level of income, and therefore income-related statistics may not be useful guides by themselves. Neighborhoods must be viewed over time in terms of relative changes compared to the city as a whole, and any analysis of neighborhood conditions must focus upon all of the data in order to provide a comprehensive understanding.

To learn about specific sections of the neighborhood, figures by individual voting district or census tract may be obtained. Additional information on the neighborhood or the information system is available through the Center for Urban Research of the University of Pittsburgh, which has made an outstanding contribution to the development of this atlas.

NEIGHBORHOOD DESCRIPTION

Elliott is approximately 2.2 miles west of downtown. It is estimated to be 340.2 acres in size, containing 1.0% of the city's land and 0.8% of its 1974 population. The voting districts in the neighborhood are #5, #6, #7 and #8, Ward 20. (See Appendix for a listing of the neighborhood's census tracts.)



NEIGHBORHOOD HISTORY
ELLIOTT

Elliott was named for West Elliott, its first settler, who built a home in 1815 on the banks of the Saw Mill Run near where it empties into the Ohio. The neighborhood once comprised, along with West End, the borough (community) of Temperanceville, so named because alcoholic beverages were banned within its confines.

Elliott was a farmer and businessman who held 750 acres on a Virginia title. He and his partner, Ezekiel Harker, built and operated a grist mill on a part of the acreage. In 1817, the men decided to dissolve their partnership. Taking advantage of a previous agreement under which either man could purchase the mill for \$300, Elliott became sole owner. The business proved difficult to operate at a profit, so Elliott eventually sold it to a man named McClaren, the mill's owner-operator for twenty years. Saw Mill Run, in fact, derives its name from the many saw mills built along its course, powered by its flow. For a time, Elliott and its environs supplied nearly all of Pittsburgh's lumber supply.

The neighborhood's second business endeavor was a salt well drilled on Elliott's property by George Anshutz and his partner. John M. Scowden, who achieved some fame in Pittsburgh history, later joined this partnership. Their salt works operated many years.

Coal mining became a major industry in Elliott. Coal was first mined on the William Chess property about the time of the opening of Washington Pike, and was carried by wagon to the Ohio. West Elliott devised a better method of transport by shipping the coal downriver by boat. The coal business along the Saw Mill Run and in the general area soon grew. The Saw Mill Run Coal Company was one of the first companies in the United States. Its coal was shipped all over the nation, serving, in turn, as a stimulus to industry then entirely dependent upon coal for fuel. The iron industry, yet in its infancy, grew on the coal production.

Elliott was annexed to the City of Pittsburgh in 1905. A predominately middle income neighborhood, Elliott holds many single family houses, primarily of wood frame, built mostly around the turn of the century. The oldest developments in the area were around Lorenz and Chartiers Avenues where a commercial section still exists and on the other hill, at the top of Walbridge Street, near West End Park. The community is considered to include both "Church Hill" and the Herschel area, as well as Elliott proper.

Elliott's early population was largely German, both Roman Catholic and Protestant. Within the past fifty years, however, Elliott has become more ethnically mixed. Since the 1930's, the population has gradually declined.

ELLIOTT

Summary Statistics

	<u>Neighborhood</u>	<u>Pittsburgh</u>
Population (1974)	3,941	479,276
% Change (1970-1974)	-5%	-8%
% Black population (1970)	3%	20%
Housing units (1974)	1,247	166,625
% Vacant	5%	6%
% Owner-occupied housing units (1974)	68%	54%
Average sales price of owner-occupied dwellings (1975)	\$17,591	\$23,518
% Residential real estate transactions with mortgages provided by financial institutions (1975)	63%	59%
Crime rate (1975)	0.025	0.053
Average family income (1969)	\$8,800	\$10,500
Income index as % of city index (1974)	94%	
% Satisfied with neighborhood (1976)	27%	41%
Major neighborhood problems (1976)	Stray dogs Vandalism	Poor roads Dog litter Burglary

CITIZEN SURVEY

The purpose of the citizen survey was to obtain attitudes about the quality of the neighborhood environment. Citizens were asked to respond to questions concerning the neighborhood as a whole, neighborhood problems, and public services. The attitudinal data, heretofore not available, are key indicators of the relative health of the neighborhood. By specifying neighborhood problems or public service needs, the information may be a useful guide for public investment or service delivery decisions.

The city-wide survey was mailed to a randomly selected sample of registered voters. Of approximately 35,000 households contacted, 9,767 responded. The sample provides a 5% response rate for each of the city's 423 voting districts. (See Appendix for a profile of the respondents as well as for statistics on voter registration.)

I. Neighborhood Satisfaction

Elliott residents are generally less satisfied with their neighborhood than residents city-wide. Table 1 shows that 27% of the citizens responding to the survey were satisfied with their neighborhood compared to 41% in all city neighborhoods. When asked to state whether the neighborhood is better or worse than two years ago, 9% said that it was better which was less than the city-wide response of 12%. Given the opportunity to move from the neighborhood, 33% said they would continue to live there compared to a response of 45% for the city as a whole. The responses to these satisfaction questions indicate a negative attitude of residents toward their neighborhood compared to citizens city-wide.

TABLE 1

Neighborhood Satisfaction
Elliott

Question 1: Generally, how satisfied are you with conditions in this neighborhood?

	<u>Satisfied (%)</u>	<u>Dissatisfied (%)</u>	<u>Neither (%)</u>
Elliott	27	53	21
All neighborhoods	41	37	21

Question 2: Do you think this neighborhood has gotten better or worse over the past two years?

	<u>Better (%)</u>	<u>Worse (%)</u>	<u>Not Changed (%)</u>
Elliott	9	69	21
All neighborhoods	12	49	36

Question 3: If you had your choice to where to live, would you continue living in this neighborhood?

	<u>Yes (%)</u>	<u>No (%)</u>	<u>Not Sure (%)</u>
Elliott	33	47	17
All neighborhoods	45	32	18

SOURCE: Citizen Survey, 1976.

NOTE: The percent responses to each question do not add up to 100%. The difference is accounted for by the following: "don't know", "unable to evaluate" or no answer.

II. Neighborhood Problems

In order to identify specific neighborhood problems, residents were asked to consider twelve problems usually associated with urban communities and rate them for the neighborhood. Table 2 compares the problem ratings of the respondents from Elliott to those from all city neighborhoods. Areas of particular concern for the neighborhood include vandalism and stray dogs.

III. Satisfaction with Public Services

Table 3 shows the satisfaction of Elliott residents with their public services and compares the responses to data for all city neighborhoods. City-wide, residents are least satisfied with street and alley maintenance. Elliott residents are more satisfied with respect to public transportation and the fire department, and less satisfied with respect to street and alley maintenance and the police.

The Citizen Survey also asked the respondents to list the services with which they were the least satisfied and to explain the reasons for their dissatisfaction. Residents from Elliott gave the greatest number of reasons for dissatisfaction to the services listed below. Included is a summary of the major reasons for their dissatisfaction.

1. Street and alley maintenance: Poor maintenance; need better street repair program; problems with potholes; poor quality of street cleaning services.
2. Police: Insufficient police services; not enough police protection; need more patrolmen; need more policemen and dogs; need more beat policemen.
3. Parks and Recreation: No recreational facilities are close by; need more general recreational facilities, (i.e., equipment, playgrounds); need better supervision in recreational areas.

TABLE 2

Neighborhood Problems
Elliott

Problem Category	Problem Rating - Percent Response		
	Not a Problem	Minor or Moderate	Big or Very Serious
1. Unsafe streets			
Elliott	22	59	9
All neighborhoods	25	45	21
2. Vandalism			
Elliott	8	46	40
All neighborhoods	13	49	28
3. Rats			
Elliott	45	30	6
All neighborhoods	34	33	12
4. Burglary			
Elliott	14	51	27
All neighborhoods	14	44	29
5. Poor roads			
Elliott	23	45	26
All neighborhoods	17	41	33
6. Trash and litter			
Elliott	26	42	27
All neighborhoods	27	41	24
7. Vacant buildings			
Elliott	33	41	18
All neighborhoods	49	24	13
8. Undesirable people moving into the neighborhood			
Elliott	27	42	21
All neighborhoods	42	28	15
9. Stray dogs			
Elliott	19	35	41
All neighborhoods	25	38	18
10. Dog litter			
Elliott	18	44	28
All neighborhoods	21	38	32

SOURCE: Citizen Survey, 1976.

NOTE: The neighborhood percentages do not add up to 100%. The difference is accounted for by the following responses: "don't know", "unable to evaluate" or no answer. The problem categories of alcoholism and drug abuse are not included in the table because the response rates to these questions were low.

TABLE 3

Satisfaction with Public Services
Elliott

Service	Percent Response		
	Satisfied	Neither	Dissatisfied
1. Parks and Recreation			
Elliott	45	15	22
All neighborhoods	51	15	23
2. Schools			
Elliott	58	10	17
All neighborhoods	46	12	21
3. Street Maintenance			
Elliott	51	15	31
All neighborhoods	32	15	49
4. Alley Maintenance			
Elliott	28	13	53
All neighborhoods	20	13	39
5. Garbage Collection			
Elliott	69	14	14
All neighborhoods	74	10	13
6. Police			
Elliott	46	14	32
All neighborhoods	51	17	23
7. Public Transportation			
Elliott	73	13	10
All neighborhoods	61	11	23
8. Fire Department			
Elliott	89	4	4
All neighborhoods	78	7	3
9. Sewage System			
Elliott	72	10	9
All neighborhoods	63	10	13
10. Condition and Cost of Housing			
Elliott	47	23	15
All neighborhoods	44	17	22

SOURCE: Citizen Survey, 1976.

NOTE: The percent responses to each question do not add up to 100%. The difference is accounted for by the following: "don't know", "unable to evaluate" or no answer. Public health and mental health/retardation services are not included in the table because the response rates to these questions were low.

CRIME RATE

The crime rate for major crimes has increased over the last three years (Table 4). In 1973 the number of major crimes per capita was .019 compared to .025 in 1975. The crime rate in the neighborhood was less than the city per capita rate of .053 in 1975.

TABLE 4

Crime Rate: Major Crimes
Elliott

<u>Year</u>	<u>Major Crimes</u>	<u>Crime Rate</u>	
	<u>Number</u>	<u>Neighborhood</u>	<u>Pittsburgh</u>
1973	74	.019	.043
1974	81	.021	.047
1975	98	.025	.053

SOURCE: City of Pittsburgh, Bureau of Police.

NOTE: Major crimes are murder, rape, robbery, assault, burglary, and theft. The neighborhood crime rate is computed by dividing the number of crimes committed in the neighborhood by its adjusted population for 1974.

THE PEOPLE

Table 5 and Table 6 present data on the characteristics of the neighborhood population and compare them to city-wide statistics.

In 1974, the population of Elliott was estimated to be 3,941, down by 5% since 1970. This compares to a city-wide population decline of 8% during the same period. Information on the racial composition of the neighborhood is not available for 1974; however, the number of Black households in the neighborhood decreased during the decade of the sixties, and the Black population was 2.6% of the neighborhood's population in 1970, compared to 20.2% for the city.

The average household size in the neighborhood was 2.96 persons in 1974, down from 3.41 in 1970. The percentage of the population 65 years and older was 12.7% in 1970, compared to 13.5% for the city as a whole.

TABLE 5

Population and Housing Characteristics, 1970 and 1974
Elliott

	<u>Neighborhood</u>		<u>Pittsburgh</u>	
	<u>1970</u>	<u>1974</u>	<u>1970</u>	<u>1974</u>
Population				
% Black	2.6%	....	20.2%	....
% 65 years and over	12.7%	....	13.5%	....
Households				
% One-person households	17.1%	19.9%	25.4%	25.5%
% Retired head-of-household	....	30.8%	....	26.3%
% Households with children	....	39.6%	....	32.7%
% Female head-of-household with children	....	3.8%	....	6.4%
% In owner-occupied housing unit	67.8%	57.9%	50.3%	54.2%
% Households changing place of residence within past year	....	24.4%	....	27.0%
Average household size	3.41	2.96	2.82	2.67

SOURCES: U. S. Census (1970) and R. L. Polk & Co. (1974).

NOTE: Dotted lines (....) indicate data unavailable for that year.

The turnover rate of households in the neighborhood is less than that for all of the city's neighborhoods. During 1973, 24.4% of the households in the neighborhood changed their place of residence compared to a rate of 27.0% for the city. (The figures represent households who have moved within the neighborhood or city as well as those moving into or out of the neighborhood or city.)

Female-headed households with children in 1974 comprised 3.8% of the total households in the neighborhood compared to 6.4% for the city as a whole. In 1974, one-person households consisted of 19.9% of the total households in the neighborhood compared to 25.5% city-wide and to 17.1% for the neighborhood in 1970.

TABLE 6

Neighborhood Change: 1960-1970 and 1970-1974
Elliott

	<u>Number</u> <u>Neighborhood</u>	<u>Percent Change</u>	
		<u>Neighborhood</u>	<u>Pittsburgh</u>
Population			
1960	4,680		
1970	4,134	-12	-14
1974	3,941	- 5	- 8
Households ¹			
1960	1,351		
1970	1,213	-10	- 6
1974	1,198	- 1	-12
Black Households ²			
1960	34		
1970	25	-27	+15
1974	(Not available)		
Housing Units			
1960	1,384		
1970	1,343	- 3	- 3
1974	1,247	- 7	-12

SOURCES: U. S. Census (1960; 1970) and R. L. Polk & Co. (1974).

NOTE: The population figures reported by Polk are adjusted to account for under-reporting. Population includes persons living in institutions and other group quarters, such as nursing homes, dormitories or jails. Differences in the population, household, or housing unit count between 1970 and 1974 are due primarily to changes occurring in the neighborhood. A small percentage of the difference may be accounted for, however, by variations in data gathering techniques. Census statistics were compiled from information provided by all city households answering a standard questionnaire either by mail or interview on or about April 1, 1970. R. L. Polk collected its information by a door-to-door survey carried out over a period of several months. (See Appendix.)

¹The number of occupied housing units equals the number of households.

²Non-white households in 1960.

NEIGHBORHOOD INCOME

The average family income in Elliott was \$8,800, 84% of the city average, for the year 1969. R. L. Polk and Company computes an income index for each city census tract. This index, derived from the occupations of heads of households, was used to calculate the income index of the neighborhood. In 1974, the index for Elliott was 94% of the figure for the city as a whole.

Table 7 shows the number of neighborhood households receiving cash grants in 1974, 1975 and 1976 under the public assistance program of the Pennsylvania Department of Welfare. Public assistance in the form of food stamps, Medicaid and various social services are also available to these households, as well as to other households in need. Public assistance payments were made to 11.9% of the neighborhood households in 1976, a lower proportion than for the city overall and an increase since 1974.

TABLE 7

Public Assistance: Households Receiving Cash Grants
Elliott

<u>Year</u>	<u>Neighborhood</u>		<u>Pittsburgh</u>
	<u>Number</u>	<u>Percent</u>	<u>Percent</u>
1974	115	9.6	16.0
1975	136	11.4	17.2
1976	143	11.9	18.0

SOURCE: Allegheny County Board of Assistance.

NOTE: The percentages are based on 1974 Polk households. Only households receiving cash grants under Aid to Dependent Children, Aid to Dependent Children-Unemployed Parent; General Assistance, and the State Blind Pension programs are tabulated. The count is of those on assistance as of April 5, 1974, February 28, 1975 and February 27, 1976; households whose grants were terminated between reporting dates are not included.

HOUSING

Table 6 shows that the number of housing units in Elliott decreased during the decade of the sixties and decreased from 1970 to 1974. Of the occupied housing units in the neighborhood, 67.9% were owner-occupied in 1974 compared to a city-wide rate of 54.2%. The vacancy rate in 1974 for the neighborhood was 5.3% which was less than the city-wide rate.

The average value of owner-occupied housing in the neighborhood was \$10,100 in 1970, compared to a city-wide average of \$14,800.

TABLE 8

Housing Characteristics: 1970 and 1974
Elliott

	<u>Neighborhood</u>		<u>Pittsburgh</u>	
	<u>1970</u>	<u>1974</u>	<u>1970</u>	<u>1974</u>
Housing units				
% Vacant	9.7	5.3	6.2	6.2
% One-unit structures	66.8	....	52.9	....
Occupied housing units				
% Owner-occupied	67.8	67.9	50.3	54.2
Average value: owner-occupied units ¹	\$10,100	....	\$14,800	....

SOURCES: U. S. Census (1970) and R. L. Polk & Co. (1974).

¹Average value rounded to nearest one hundred dollars.

REAL ESTATE AND MORTGAGE LOAN TRANSACTIONS

The average sales price of owner-occupied housing was \$17,591 in 1975. (See Table 9.) Although the average price was less than the city-wide average, the implications of this divergence are difficult to judge because of variations in the quality and size of the structures among city neighborhoods. As additional data are obtained, however, the trend in real estate prices for the neighborhood can be compared to the trend for the city as a whole in order to determine relative differences.

In order to evaluate the extent to which private lenders are involved in the neighborhood, the number of mortgage loans made on residential property each year must be divided by the number of residential real estate transactions for that year. The percentage of residential real estate transactions financed through financial institutions was 63% in 1975 in Elliott compared to a city-wide rate of 59%. The implications of the difference between the two rates are difficult to discern because of variations in risk factors and income levels among city neighborhoods. However, as additional data become available, trends in lending activity within the neighborhood compared to other neighborhoods or to the city as a whole can be assessed.

TABLE 9

Real Estate and Mortgage Loan Statistics
Elliott

	<u>Neighborhood</u>	<u>Pittsburgh</u>
Average sales price: owner-occupied dwellings		
1974	\$15,373	\$21,582
1975	\$17,591	\$23,518
Number of residential mortgages		
1973	26	
1974	28	
1975	26	
% Residential real estate transactions with mortgages provided by financial institutions		
1974	69%	58%
1975	63%	59%

SOURCE: City of Pittsburgh, Department of City Planning.

APPENDIX

a. Data Sources: Information for the atlas was obtained from the 1960 and 1970 U. S. Census of Population and Housing; R. L. Polk and Company's "Profiles of Change" for Pittsburgh in 1974; Pittsburgh's Department of City Planning and Bureau of Police; the Allegheny County Board of Assistance and Department of Elections and Voter Registration; Southwestern Pennsylvania Regional Planning Commission; and the Citizen Survey conducted by the Pittsburgh Neighborhood Atlas.

b. Neighborhood Census Tracts: Part of #2007 and part of #2008.

c. Methodology: The opinions and characteristics of survey respondents, as well as voter registration, were recorded by voting district and then compiled for Elliott by the Pittsburgh Neighborhood Atlas in conjunction with the Center for Urban Research, University of Pittsburgh. Other material in the atlas was drawn from statistics tabulated for city census tracts or census blocks.

The neighborhood boundaries, which were determined on the basis of whole voting districts, do not conform exactly to census tract boundaries, so minor adjustments were made wherever possible to simplify data collection efforts. In Elliott and in other parts of the city where substantial portions of a census tract fall in more than one neighborhood, the neighborhood characteristics for 1960 and 1970 were arrived at by adding together data for the census blocks in the neighborhood, item by item. The statistics from sources other than the U. S. Census were made available only by census tract, not by census block; therefore, a method for prorating the data among neighborhoods was developed. The procedure allocated data for each neighborhood containing partial census tracts on the basis of the proportion of total tract population, households, or housing units contained in each sub-section.

To compensate for under-reporting, the 1974 figure for the neighborhood population has been increased by 1.11, a factor that was derived from the U. S. Bureau of the Census 1973 population estimate for Pittsburgh. An additional adjustment has been made where applicable, since Polk and Co. does not count persons living in institutions or other group quarters. To arrive at the total estimated population for 1974, neighborhood population was further increased by adding the number of persons in group quarters for the neighborhood according to the 1970 Census.

d. Characteristics of the Sample: In Elliott, 78 citizens answered the questionnaires. Based on the number of replies to each question, the characteristics of the respondents can be generally described as follows: an average age of 49; 53% female; 0% Black; 81% with at least four years of high school education; 82% homeowners; and an average of 26 years in the neighborhood. The median household income falls in the range of \$10,000 to \$14,999; the average household size is 3.30 persons; and 63% of the households have no members under 18 years old living in the home.

The total sample (all respondents to the survey) was over-represented by homeowners (68% compared to 50% for Pittsburgh in 1970) and under-represented by Blacks (14% compared to a city Black population of 20% in 1970).

e. Voter Registration: In November, 1976, 1,826 residents of the neighborhood were registered to vote, an increase of 47 (+2.6%) since November, 1975. In this period, city registration increased by 1.3% to 233,028 persons.

In the process of collecting data for this publication, the Pittsburgh Neighborhood Atlas staff was assisted by many community organizations. The following list reflects those organizations that we were able to make contact with in Elliott:

West End-Elliott Citizens Council
70 Neptune Street
Pittsburgh, Pa. 15220 (December, 1967)
922-2522

West End-Elliott Community Development Corporation
70 Neptune Street
Pittsburgh, Pa. 15220 (March, 1974)
922-1950

West End-Elliott Cluster of SWIM
(South West Interchurch Ministry)
West End United Church of Christ
1028 Chartiers Avenue
Pittsburgh, Pa. 15220
921-5776

Note: Dates in parenthesis indicate when organization started.