

FACT SHEET

403 W 2ND ST. REHABILITATION

A Residential Blight Remediation in Oil City



OVERVIEW

Pellere Foundation's first blight remediation initiative at 403 W 2nd St. continues to move steadily forward. This historic Victorian home in Oil City, donated by siblings Sadie and Ian McLaughlin, is being transformed from a condemned and long-neglected structure into a future community asset. What began as an overwhelming cleanup and stabilization effort has grown into a hands-on example of community-driven revitalization. The project reflects Pellere's mission to halt decline, rebuild vibrant communities, and inspire pride and investment with creativity, persistence, and care.

CURRENT STATUS



Significant progress has been made throughout the property since remediation began. Most interior clearing, demolition, and debris removal has now been completed, revealing the home's original structure and preparing the space for full rehabilitation. Final interior cleanup and material removal are ongoing.

Electrical repairs and system upgrades have been completed, and plumbing work is currently underway. Heating and cooling system options are being evaluated and priced as the next major infrastructure phase moves forward.

Outside, preparations are underway to remove the deteriorated front porch. Pellere is also evaluating options for the detached garage, including structural rehabilitation versus replacement.

While substantial work remains ahead, the project has moved from emergency stabilization into active rebuilding.



WHAT'S NEXT



Infrastructure & Utilities

Continued plumbing upgrades, HVAC planning, and additional system modernization throughout the home.

Exterior Stabilization

Front porch removal, garage evaluation, siding and structural repairs, and long-term weatherproofing.

Interior Rehabilitation

Insulation, drywall, flooring, kitchen and bathroom reconstruction, painting, and finish work throughout the property.

Community-Powered Revitalization

Volunteer workdays, collaborative partnerships, donations, and public engagement opportunities that allow the community to directly participate in the transformation.

A PROJECT STILL IN MOTION

With several anticipated federal funding opportunities terminated in 2025, Pellere is pursuing creative, community-driven funding solutions to continue the project's momentum.

Approximately \$200,000 is still needed to fully rehabilitate 403 W 2nd St.

Private donations, business sponsorships, material contributions, and organizational partnerships are welcomed as part of this ongoing effort to return a long-vacant property to productive community use.

Every repaired wall, restored system, and cleared room represents another step toward preserving a historic home and strengthening the surrounding neighborhood.

