

FACT SHEET

403 W 2ND ST. REHABILITATION

A Residential Blight Remediation in Oil City



OVERVIEW

The Pellere Foundation has launched its first blight remediation initiative at 403 W 2nd St, a historic Victorian home in Oil City. Donated by siblings Sadie and Ian McLaughlin, the property presents both a challenge and an opportunity: to restore a blighted structure and contribute to the revitalization of the surrounding neighborhood. This project aligns with Pellere's mission to halt decline, rebuild vibrant communities, and inspire pride and investment.

CURRENT STATUS



The house at 403 W 2nd St is currently condemned by the city, with significant structural issues, including roof leaks and a collapsed garage roof. Extensive debris has accumulated, requiring a thorough cleanup. Leading the remediation efforts is volunteer construction manager Isaias Gomez, who has begun clearing debris and removing damaged ceilings and carpets to prepare for structural assessments. A comprehensive evaluation of key systems—including the roof, wiring, plumbing, and siding—is also underway to guide the next phases of repair and restoration.



WHAT'S COMING



Cleanup and Structural Assessments

Carpets and damaged ceilings are being removed, and a thorough assessment of the roof and garage—both of which have sustained significant damage—is underway.

Full Renovation

From siding and windows to wiring and plumbing, every system will be evaluated and addressed. Our goal is to ensure the house meets modern standards while preserving its historical charm.

Landscaping

The outdoor spaces will be reimagined to serve as a welcoming and family-friendly environment.

A PROJECT ON THE MOVE

This project will restore a historic property to both functional and aesthetic standards, improving neighborhood pride and property values while serving as a model for future blight remediation efforts in Oil City.

We're aiming to make 403 W 2nd St livable by early 2025 and fully remediated by year's end.

