

OVER THE YEARS OCV HAS USHERED NUMEROUS PROJECTS THROUGH LANDMARKS & HISTORIC PRESERVATION

2018

TREVIVE WEST 108
NEW YORK, NY

OCV is renovating, combining and expanding two landmarked, five-story townhouses into a single six-story, 11-unit multiple dwelling with the addition of a 6th floor; balconies and terraces will be added to apartments facing the rear and common areas will be provided for tenant use at lobby, rear yard, cellar & rooftop levels; NYC LPC approved

PROVIDENCE HOUSE HALSEY
HANCOCK
BROOKLYN, NY

full gut rehab and reconfiguration of two landmarked four-storey walk-ups with a total of 22 units; work includes exterior restoration, new roof, plumbing, wiring and all new interiors, new sprinkler and security systems; support service offices, multipurpose room, laundry, and security desk to be located at ground and cellar levels

2017

203 LAFAYETTE LOBBY
NEW YORK, NY

OCV's proposal for this Landmark SoHo loft building renovated and modernized the lobby to striking effect, providing an update to the utilitarian loft stair with one custom built from steel. Granite tiles outfit the floor while reclaimed wood wall panels and an illuminated floating ceiling emphasize the existing tall ceiling height

HENRY STREET TOWNHOUSE
BROOKLYN, NY

this four-story historic walk-up received a

2016

BLEECKER STREET STOREFRONTS
NEW YORK, NY

a stretch of four historic commercial storefronts on the corner of Bleecker and Christopher in the West Village received a Landmarks Preservation approved historic renovation with interior reconfiguration; together with a historic renovation of the facades and storefronts, the set of four commercial spaces now each offer tenants ample room for retail businesses

CHRISTOPHER ST. COMMERCIAL
NEW YORK, NY

this landmarked retail storefront on Christopher Street required LPC approval of an interior reconfiguration and handicap compliance measures

ST. NICHOLAS AVENUE
BROOKLYN, NY

as part of a portfolio of five rehabs in the Washington Heights neighborhood of Manhattan, this historic 42-unit building on St. Nicholas Ave. underwent a Green Communities rehabilitation; work included a new roof, windows and doors, facade cleaning and repairs, new kitchens and bathrooms including all new fixtures, finishes and Energy Star appliances, new plumbing and wiring, conversion of heating system from oil to gas, new elevator and mailboxes

renovation + rehabilitation

LANDMARKED + HISTORIC

2016-2018



2015

BROOME STREET LOBBY
NEW YORK, NY

work at the residential lobby of this mixed use SOHO loft building included renovation of the marble wall finish, restoration of existing ceiling complete with new lighting, new terrazzo flooring, new elevator door frames and custom millwork at interior door surrounds, integration of heating, intercom and security features

ALEXANDER AVE / EAST 140th
BRONX, NY

24 apartments in two 5-story walk-ups in the Mott Haven Historic District received NYC LPC approved substantial rehabs; work included a new fire sprinkler system, roof replacement, new windows and doors, extensive masonry repair and restoration, structural reinforcements, new bathrooms and kitchens, new boiler and heat distribution system, electrical rewiring for code compliance and energy consumption reduction, fire escape and cornice repairs

2014

PCMH OFFICES
NEW YORK, NY

modification of therapeutic offices above a Masonic Lodge in a Landmarks building on East 23rd St; work included new partitions, ductwork remodeling, sprinkler head modification, and lighting relocation

2011

55 WARREN
NEW YORK, NY

conversion of two historic buildings at 55 Warren and 55 Murray Streets into a single address that redefines luxury living in Tribeca; the renovation addressed the historic preservation of the two facades with a completely gutted, fully appointed contemporary interior and a new, full depth courtyard in the center of the unified building, bringing natural light and air deep into each unit

2010

THE KNICK
BROOKLYN, NY

38-unit, LEED certified condominium is a conversion seven individual four-story walk-ups into a unified complex with communal facilities and ground floor retail; apartments feature solid hardwood oak floors, high-efficiency central heating and air conditioning, low-E highly insulated windows, dual flush toilets, Energy Star appliances and contemporary finishes; building amenities include rooftop lounge, fitness center, on-site bike storage and parking, remote door answering service, delivery storage, and ground-floor retail

2009

MCKIBBIN STREET INDUSTRIAL
CENTER
BROOKLYN, NY

a combined renovation and preservation of 9 historic buildings from the 1850s and 1930s, the 317-foot long complex at the western edge of North Brooklyn's Industrial Business Zone provides light industrial and artisanal workspaces; as the last remaining structure of its kind in Brooklyn it is listed on the National Register of Historic Places and in 2009 the project was recognized with the New York State Historic Preservation Award and a Building Brooklyn Award

HARLEM RESIDENCE
NEW YORK, NY

located near St. Nicholas Park in Harlem, this historic brownstone was both restored and renovated after suffering from fire and subsequent water damage; details meticulously restored to original condition and the entire brownstone was upgraded with new plumbing and electrical services, a central air conditioning system, recessed lighting, and hardwired with a sound system on the first floor and wireless ethernet throughout

BROOK WILLIS HOUSES
BRONX, NY

five-building, 121-apartment Landmarks Preservation Commission approved rehabilitation of former NYCHA properties, including the combining of a block front of 8 historic buildings into a single elevator building of large family-sized apartments

2008

BINGHAMTON YWCA
BROOKLYN, NY

this run-down historical home was completely reconfigured, existing dorm-style housing converted to individual apartments and outfitted with new bathrooms and full kitchens; the new layout nearly doubled the number of women and children served and amenities include a new swimming pool and wellness center, a refurbished gymnasium, a day care center, and a medical suite; winner of the 2009 Supportive Housing Network of NY's Residence of the Year Award

2007

WATER STREET
BROOKLYN, NY

restoration, conversion and expansion of a Landmarked 19th century warehouse at the foot of the Brooklyn Bridge into 13 luxury terraced condos with ground floor parking and commercial space; hidden from the street the addition expands the living space while maintaining the building's appearance as a historic structure

2006

CORNERSTONE RESIDENCE
NEWBURGH, NY

seven contiguous building historic complex consisting of artists' housing and arts center in the shell of a 120,000 sf theater building; including 116 units of supportive housing, 12 loft dwellings for artists, social services offices, and a 450 seat theater, for Safe Harbors of the Hudson; 2007 winner of Supportive Housing Network of NY's Residence of the Year Award

2005

CLAREMONT PREPARATORY
SCHOOL
NEW YORK, NY

restoration and conversion of a former bank headquarters into a 120,000 square foot private school for 1,000 K-8 students; project features a new rooftop gymnasium and outdoor play area, a new cafeteria with kitchen and serving areas within the former bank vaults; restored grand banking hall outfitted with an auditorium; interior offices reconfigured to provide new offices, classrooms, laboratories and an Olympic-size swimming pool; received 2006 NY State Historic Preservation Award from NYSHPO

renovation + rehabilitation

LANDMARKED + HISTORIC

2005-2009



2003SAINT TERESA'S CHURCH
NEW YORK, NY

this 1841-established English, Spanish and Chinese-speaking parish was nearly closed after a ceiling collapse in 1997; rough timber trusses and ashlar stone walls exposed by the disaster were made assets by the architects in rebuilding the sanctuary; elements of the destroyed altar were transformed into a new altar, baptismal altar and decorative elements

MONTCLARE CHILDREN'S
SCHOOL
NEW YORK, NY

prior to being adapted from a CVS drugstore to a preschool, this Landmarked Beaux Arts building originally served as a bank; the 20,000 square foot space was converted to a multi-level private preschool on Manhattan's Upper West Side, the vaulted entrance hall providing an abundance of space for children to play and interact

2002ACORN HIGH SCHOOL FOR
SOCIAL JUSTICE
BROOKLYN, NY

New York City Board of Education-sponsored 90,000 s.f. construction of a new high school including gymnasium, auditorium, science labs, cafeteria and landscaped outdoor playground; interior of an 80 year old former vaudeville theater was removed and a new steel and concrete structure inserted within the original masonry walls; ornate stone and terra cotta exterior restored as a focal point of the community

1995ALEXANDER AVENUE
BRONX, NY

NYC Landmarks Preservation Commission approved substantial rehabilitation of a 17-apartment building in the Mott Haven Historic District

1994NERO WOLFE
NEW YORK, NY

combination of three tenements into an elevated residence for formerly homeless and persons with mental health issues; shared two and three room dormitory style layouts provide 55 tenant rooms in the mixed five and three-story buildings; a key park interior courtyard and restored antique furnishings were main features of the project