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**IN THE MATTER OF** a communication dated April 30, 2018, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of The Dime Savings Bank of Williamsburgh, 209 Havemeyer Street (Block 2447, Lot 35), by the Landmarks Preservation Commission on March 27, 2018 (Designation List No. 505/LP-2598), Borough of Brooklyn, Community District 1.

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Pursuant to Section 3020.8(b) of the City Charter, the City Planning Commission shall submit to the City Council a report with respect to the relation of any designation by the Landmarks Preservation Commission, whether of a historic district or a landmark, to the Zoning Resolution, projected public improvements, and any plans for the development, growth, improvement or renewal of the area involved.

On March 27, 2018, the Landmarks Preservation Commission (LPC) designated The Dime Savings Bank of Williamsburgh as a City landmark. The landmark designation consists of Block 2447, Lot 35 (formerly Lot 36). The landmark site is located at 209 Havemeyer Street (aka 257 South 5th Street), on the northeastern corner of the South 5th Street and Havemeyer Street intersection in Williamsburg, Community District 1, Brooklyn.

The Dime Savings Bank of Williamsburgh was incorporated in 1864 by a group of prominent residents composed of immigrants, shop and business owners, lawyers, and doctors. The Dime Savings Bank of Williamsburgh expanded rapidly and outgrew several locations before acquiring the landmark site in 1906. The architectural firm of Helmle & Huberty was commissioned to design the building, which was completed in 1908. The bank continued to grow and in 1923, the trustees purchased two lots at the rear of the property to enlarge the building. The addition, completed in 1925, nearly doubled the size of the building.

The Dime Savings Bank of Williamsburgh is a significant example of an early-20th-century neighborhood savings bank that used a grand classical design to evoke a sense of security, prosperity, and civic pride for a largely immigrant and low-income community.

The Dime Savings Bank of Williamsburgh is a two-story, Neoclassical-style bank building. The building is brick construction with fully developed front (western) and side (southern) elevations faced in light Indiana limestone along Havemeyer and South 5th streets, respectively. The west façade features a classical temple-front expression with four fluted Corinthian columns supporting a projecting triangular pediment. The building's south façade is divided into five bays by five fluted Corinthian columns. The Dime Savings Bank of Williamsburgh building retains many of its original details.

Situated in a C4-3 zoning district with a maximum allowable floor area ratio (FAR) of 2.43 for residential uses, 3.4 for commercial uses, and 4.8 for community facility uses, the 50,738-square-foot-lot could be developed with approximately 243,542 square feet of floor area. The existing building on the lot contains 6,640 square feet of floor area. At the time of designation, a redevelopment plan for the bank was in progress to connect it to a proposed 23-story, mixed-use, 243,295-square-foot-development, with an FAR of 4.79, resulting in 247 square feet of unused development rights.

Pursuant to Section 74-79 of the Zoning Resolution, a landmark building may transfer its unused development rights to a lot contiguous to the zoning lot occupied by the landmark building or one that is across the street and opposite to the zoning lot occupied by the landmark building, or in the case of a corner lot, one that fronts on the same street intersection as the lot occupied by the landmark building. There are 15 potential receiving sites available for the transfer of the subject landmark's unused floor area.

All landmark buildings or buildings within Historic Districts are eligible to apply for use and bulk waivers pursuant to Section 74-711 of the Zoning Resolution.

The subject landmark does not conflict with the Zoning Resolution. In addition, the Commission is not aware of any conflicts between the subject landmark designation and projected public improvements or any plans for development, growth, improvement, or renewal in the vicinity of the landmark building.

**MARISA LAGO, *Chair***

**KENNETH J. KNUCKLES, Esq., *Vice Chair***

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