



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
360 South County Road  
Palm Beach, FL 33480  
(561) 838-5431 • [www.townofpalmbeach.com](http://www.townofpalmbeach.com)

PLANNING, ZONING, & BUILDING DEPARTMENT  
PZ&B Staff Memorandum: Architectural Commission

FROM: Wayne Bergman, Director, MCP, LEED-AP *WRB*

SUBJECT: ARC-24-012 212 WORTH AVE

MEETING: MARCH 27, 2024, ARCOM

**ARC-24-012 212 WORTH AVE.** The applicant, Mauro Brothers on behalf of 212 Worth Avenue LLC, has filed an application requesting Architectural Commission review and approval for a minor project for the replacement of existing storefronts and windows with an aluminum product.

Applicant: 212 Worth Avenue LLC  
Professional: Mauro Brothers

**HISTORY:**

The project was presented at the January 24, 2024, ARCOM meeting. The Commissioners discussed restoration of the storefront and windows or replacement with historically accurate wood products. The item was deferred (7-0) to the February 28, 2024, ARCOM meeting.

At the February 28, 2024, ARCOM meeting, the Commissioners discussed utilizing authentic replacement products that successfully replicated the existing fenestration. The item was deferred (6-0) to the March 27, 2024, ARCOM meeting.

**THE PROJECT:**

The applicant has submitted plans, entitled "212 Worth Avenue Window Replacement", as prepared by **Plus Architecture, Planning Design & Mauro Brothers**, date stamped by the Town, March 11, 2024.

The following is the scope of work for the project:

- Exterior modifications to an existing retail storefront and windows.

Site Data			
Zoning District	C-WA	Future Land Use	COMMERCIAL
Proposed Use	RETAIL	Proposed SF	NO CHANGE

**STAFF ANALYSIS**

The application is for the exterior renovations of an existing two-story commercial building midblock on the south side of Worth Avenue, that currently houses the Zegna boutique.

The two-story building was constructed as a commercial building, and no new square footage is being added, nor change of use is occurring. The scope of architectural work includes exterior

alterations of a new ground floor storefront system and windows on the second floor to be reviewed by ARCOM. The request is to replace a mix of storefront and window styles (casement and single hung) and materials (wood and aluminum) with a new impact aluminum product. The product is proposed to have a white frame and clear glass.



**Existing / Previously Proposed (January ARCOM)**

The most significant portion of the application is the replacement of the fanlight transom windows that are currently wood with a mixed aluminum frame product and wood muntin pattern of the same design. Additionally, the second-floor features two paired casement windows that are visible from the street. These three lite per panel windows are wood and would also be modified to aluminum with wood muntins. Other single-hung or fixed windows (ten total) are not readily visible on the north and south elevation of the building. Lite patterns and general design of the remaining 1/1 are changing to a 4/4.

The February 28, 2024, ARCOM meeting proposal still sought to utilize a white aluminum product for the frame. However, wood muntins were proposed to be installed that replicate the existing muntins in kind. Also, the replacement single-hung windows would include divided light patterns.

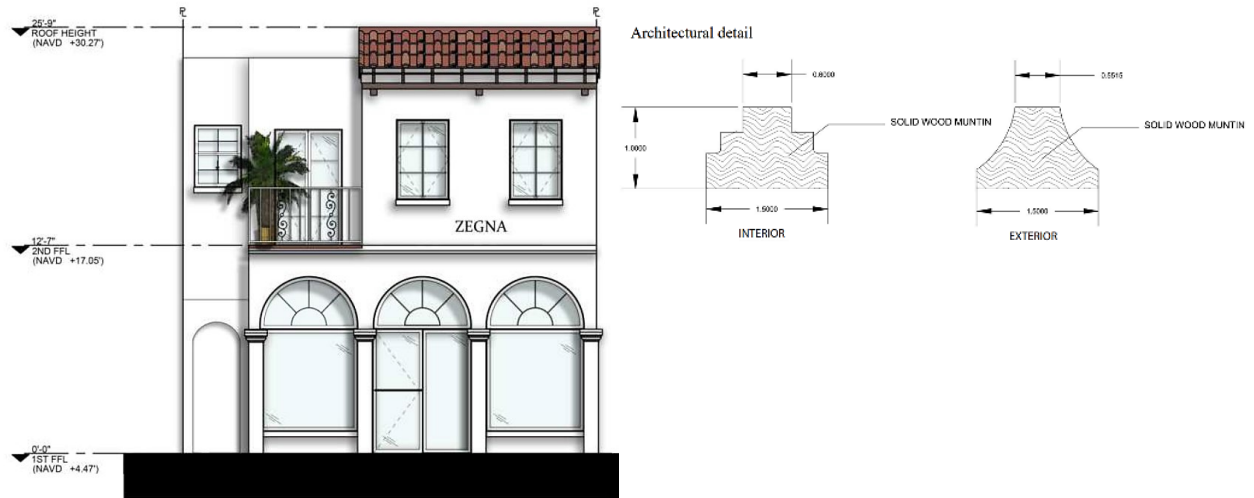


**PROPOSED MUNTINS CROSS SECTION DETAIL**



**Previously Proposed (February ARCOM)**

The current proposal seeks to utilize cypress wood cladding on the fanlight transom windows, storefront windows, entry doors, and second-story casement windows. As previously proposed, wood muntins will be installed. The remaining windows will also be cypress wood clad with divided light patterns constructed of wood. The replacement products will have aluminum impact frames, clear glass, and a white finish.



### Currently Proposed

#### **CONCLUSION:**

This application is presented to the Architectural Commission to consider whether all of the criteria in Sec. 18-205 have been met. Approval of the project will require one (1) motion to be made by the Commission:

- (1) for the overall design of the project in accordance with the criteria, subject to any imposed conditions.

WRB: JGM: FHM: ALF