

HPB26-0687 – 716-720 Lincoln Road – Narrative Responses to Staff Comments

Please allow this letter to serve as the required narrative responses to the deficiency comments issued on March 4, 2026 relating to File No. HPB26-0687.

DESIGN RECOMMENDATIONS.

1. Please clarify if the existing terrazzo within the vestibule will remain.
Yes, the existing terrazzo at the storefront threshold areas along the central and western bays will be retained. See Sheets A-101 and A-102.
2. Provide current color photographs, dated, minimum 4"x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google images).
Provided. See Sheet A-007.

Application Completeness:

1. Provide current, color photographs, dated, minimum 4" x 6" of interior space (no Google images).
Provided. See Sheets A-009.
2. Staff recommends extending the knee wall along the west side of the storefront so that it is consistent with the original design configuration as shown in the microfilm (please see "02-15-2026 Microfilm", sheet 3).
Provided. The central and western bays will feature a uniform sixteen-inch (16") high knee wall. See Sheet A-201. The eastern bay is not within the scope of the application and will remain unchanged.

HPB Admin Review:

1. Email owners mail labels in Excel.
Provided. The Owner List in Excel format was sent via email and Gabriela Freitas confirmed receipt on February 17, 2026.