FILE NO. 260573

# LEGISLATIVE DIGEST

[Planning Code - Landmark Designation - Charles L. Hinkel Home]

**Ordinance amending the Planning Code to designate the Charles L. Hinkel Home, located at 740 Castro Street, Assessor's Parcel Block No. 2752, Lot No. 014, on the west side of Castro Street between 21st Street and 20th Street, as a landmark consistent with the standards set forth in Article 10 of the Planning Code; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.**

## Existing Law

Under Article 10, Section 1004 of the Planning Code, the Board of Supervisors may, by ordinance, designate an individual structure that has special character or special historical, architectural or aesthetic interest or value as a City landmark. Unless prohibited by state law, once a structure has been named a landmark, any construction, alteration, removal or demolition for which a City permit is required necessitates a Certificate of Appropriateness from the Historic Preservation Commission. (Planning Code § 1006; Charter of the City and County of San Francisco, § 4.135.) Thus, landmark designation generally affords a high degree of protection to historic and architectural structures of merit in the City. There are currently more than 300 individual landmarks in the City under Article 10, in addition to structures and districts in the downtown area that are protected under Article 11. (See App. A to Article 10.)

## Amendments to Current Law

This ordinance amends the Planning Code to add a new historic landmark to the list of individual landmarks under Article 10: the Charles L. Hinkel Home, located at 740 Castro Street, Assessor's Parcel Block No. 2752, Lot No. 014. The ordinance finds that the Charles L. Hinkel Home is eligible for local designation because it was built by prolific Eureka Valley builder Charles Hinkel as his personal residence. The property is associated with the productive life of Charles Hinkel and his sons, who were prolific home builders in Eureka Valley and San Francisco. Hinkel moved to the Castro Street home in 1892 from his earlier home at 280 Divisadero Street, most likely to set up a presence in the neighborhood in conjunction with his building activities there. Hinkel lived in the subject property for seventeen years until his death in 1908 and thus the property is associated with the longest period of Hinkel's productive building career in San Francisco. His wife and children remained in the house until the mid-1920s. The property is an exemplary example of a Stick-Eastlake Home.

As required by Section 1004, the ordinance lists the particular features that shall be preserved, or replaced in-kind, as determined necessary.

## Background Information

On May 20, 2026, after holding a public hearing on the proposed designation and having considered the specialized analyses reviewed by Planning Department staff and the Landmark Designation Fact Sheet, the Historic Preservation Commission voted to recommend landmark designation of the Charles L. Hinkel Home to the Board of Supervisors.