[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.

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
Additions to Codes are in *single-underline italics Times New Roman font*.
Deletions to Codes are in ~~*strikethrough italics Times New Roman font*~~.
Board amendment additions are in double-underlined Arial font.
Board amendment deletions are in ~~strikethrough Arial font~~.
Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

Be it ordained by the People of the City and County of San Francisco:

Section 1. Findings.

(a) Environmental and Land Use Findings.

(1) The Planning Department has determined that the Planning Code amendment proposed in this ordinance is subject to a Categorical Exemption from the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq., hereinafter "CEQA") pursuant to Section 15308 of California Code of Regulations, Title 14, Sections 15000 et seq., the Guidelines for implementation of the statute, for actions by regulatory agencies for protection of the environment (in this case, landmark designation).

Said determination is on file with the Clerk of the Board of Supervisors in File No. 260573 and is incorporated herein by reference. The Board of Supervisors affirms this determination.

(2) Pursuant to Planning Code Section 302, the Board of Supervisors finds that the proposed landmark designation of the Charles L. Hinkel Home will serve the public necessity, convenience, and welfare for the reasons set forth in Historic Preservation Commission Resolution No. 1567, recommending approval of the proposed designation, which is incorporated herein by reference.

(3) The Board of Supervisors finds that the proposed landmark designation of the Charles L. Hinkel Home is consistent with the General Plan and with Planning Code Section 101.1(b) for the reasons set forth in Historic Preservation Commission Resolution No. 1567, which is incorporated herein by reference.

(b) General Findings.

(1) On March 3, 2026, the Board of Supervisors adopted Resolution No. 093-26, initiating landmark designation of the Charles L. Hinkel Home as a San Francisco landmark pursuant to Section 1004.1 of the Planning Code. On March 6, 2026, the Mayor approved the resolution. Said resolution is on file with the Clerk of the Board of Supervisors in File No. 260046.

(2) Pursuant to Charter Section 4.135, the Historic Preservation Commission has authority "to recommend approval, disapproval, or modification of landmark designations and historic district designations under the Planning Code to the Board of Supervisors."

(3) The Landmark Designation Fact Sheet dated May 20, 2026 was prepared by Planning Department Preservation staff. All preparers meet the Secretary of the Interior's Professional Qualification Standards for historic preservation program staff, as set forth in Code of Federal Regulations Title 36, Part 61, Appendix A. The report was reviewed for accuracy and conformance with the purposes and standards of Article 10 of the Planning

Code. A copy of the Landmark Designation Fact Sheet is on file with the Clerk of the Board of Supervisors in File No. 260573 and is incorporated herein by reference.

(4) The Historic Preservation Commission, at its regular meeting of May 20, 2026, reviewed Planning Department staff's analysis of the historical significance of Charles L. Hinkel Home set forth in the Landmark Designation Fact Sheet.

(5) On May 20, 2026, after holding a public hearing on the proposed designation and having considered the specialized analyses prepared by Planning Department staff and the Landmark Designation Fact Sheet, the Historic Preservation Commission recommended designation of the Charles L. Hinkel Home as a landmark consistent with the standards set forth in Section 1004 of the Planning Code, by Resolution No. 1567. Said resolution is on file with the Clerk of the Board in File No. 260573.

(6) The Board of Supervisors hereby finds that the Charles L. Hinkel Home has a special character and special historical, cultural, architectural, and aesthetic interest and value, and that its designation as a landmark will further the purposes of and conform to the standards set forth in Article 10 of the Planning Code. In doing so, the Board hereby incorporates by reference the findings of the Landmark Designation Fact Sheet.

Section 2. Designation.

Pursuant to Section 1004.3 of the Planning Code, the Charles L. Hinkel Home, located at 740 Castro Street, Assessor's Parcel Block No. 2752, Lot No. 014, is hereby designated as a San Francisco landmark consistent with the standards set forth in Section 1004. Appendix A to Article 10 of the Planning Code is hereby amended to include this property.

Section 3. Required Data.

(a) The description, location, and boundary of the landmark site consists of the footprint of the Charles L. Hinkel Home, located on Assessor's Parcel Block No. 2752, Lot No. 014, on the west side of Castro Street between 21st Street and 20th Street in San Francisco's Castro/Upper Market neighborhood, as shown in the Landmark Designation Fact Sheet.

(b) The characteristics of the landmark that justify its designation are described and shown in the Landmark Designation Fact Sheet and other supporting materials contained in Planning Department Record Docket No. 2026-001897DES. In brief, the Charles L. Hinkel Home, located at 740 Castro Street, 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.

(c) The particular features that should be preserved, or replaced in kind as determined necessary, are those generally shown in photographs and described in the Landmark Designation Fact Sheet, which can be found in Planning Department Record Docket No. 2026-001897DES, and which are incorporated in this designation by reference as though fully set forth herein. This designation does not identify any interior character-defining features. Specifically, the features that are character-defining and shall be preserved or replaced in kind are the exterior elevations, form, massing, structure, rooflines, architectural ornament, and materials of the property identified as:

(1) Location of the house on the property with front setback and slight front side setback at south;

(2) Two-story height over basement;

(3) Pitched roof with front facing gable;

(4) Wood construction;

(5) Asymmetrical façade and angled front bays;

(6) First and second story porches with wood balustrades, decorative spindlework, wood columns, wagon wheel spokes, and jigsaw corner hoods;

(7) Angled front stairwell;

(8) Denticulated moldings and elaborate wooden ornamentation; and

(9) Wood windows with ogee lugs and leaded glass at front and front wood carved door.

Section 4. Effective Date.

This ordinance shall become effective on the 31st day after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

APPROVED AS TO FORM:
DAVID CHIU, City Attorney

By: /s/ Peter Miljanich

PETER MILJANICH
Deputy City Attorney