

(Landmarks)

DESIGNATING THE CHARLES L. HINKEL HOUSE AND CARRIAGE HOUSE AS A LANDMARK  
PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Be It Ordained by the People of the City and County of San Francisco:

Section 1. The Board of Supervisors hereby finds that the Charles L. Hinkel House and Carriage House located at 280 Divisadero Street, Lot 23 in Assessor's Block 1238, has a special character and special historical, 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 City Planning Code.

(a) Designation. Pursuant to Section 1004 of the City Planning Code, Chapter II, Part II of the San Francisco Municipal Code, the Charles Hinkel House and Carriage House is hereby designated as a Landmark, this designation having been duly approved by Resolution No. 11390 of the City Planning Commission, which Resolution is on file with the Clerk of the Board of Supervisors under File No. 90-88-2.

(b) Required Data. The description of the location and boundaries of the Landmark site, of the characteristics of the Landmark which justify its designation, and of the particular features that should be preserved as included in the said Resolution, are incorporated in this designating ordinance as though fully set forth.

APPROVED AS TO FORM:

LOUISE H. RENNE

CITY ATTORNEY

RECOMMENDED:

CITY PLANNING COMMISSION

By Dean L. Macris

Dean L. Macris

Director of Planning

## Board of Supervisors, San Francisco

Passed for Second Reading

November 7, 1988

§ Finally Passed

§ November 14, 1988

Ayes: Supervisors Britt Gonzalez  
Haieh Kennedy Maher Molinari  
Nelder Silver Walker Ward

§ Ayes: Supervisors Britt Gonzalez  
§ Hongisto Maher Molinari Nelder  
§ Silver Walker

Absent: Supervisor Hongisto

§ Absent: Supervisors Haieh Kennedy  
§ Ward

I hereby certify that the foregoing ordinance  
was finally passed by the Board of Supervisors  
of the City and County of San Francisco

File No.  
90-88-2

NOV 17 1988

Date Approved

Mayor  
Mayor

File No. 88.183L  
280 Divisadero Street

SAN FRANCISCO  
CITY PLANNING COMMISSION  
RESOLUTION NO. 11390

WHEREAS, A proposal to designate the Charles L. Hinkel House at 280 Divisadero Street as a Landmark pursuant to the provisions of Article 10 of the City Planning Code was initiated by the Landmarks Preservation Advisory Board on May 18, 1988, and said Advisory Board, after due consideration, has recommended approval of this proposal; and

WHEREAS, The City Planning Commission, after due notice given, held a public hearing on June 30, 1988 to consider the proposed designation and the report of said Advisory Board; and

WHEREAS, The Commission believes that the proposed Landmark has a special character and special historical, architectural and aesthetic interest and value; and that the proposed designation would be in furtherance of and in conformance with the purposes and standards of the said Article 10;

THEREFORE BE IT RESOLVED, First, the proposal to designate the aforementioned structure, the Charles L. Hinkel House at 280 Divisadero Street, as a Landmark pursuant to Article 10 of the City Planning Code is hereby APPROVED, the precise location and boundaries of the Landmark site being those of Lot 23 in Assessor's Block 1283,

Second, That the special character and special historical, architectural and aesthetic interest and value of the said Landmarks Preservation Advisory Board Resolution 401 as adopted on May 18, 1988 which Resolution is incorporated herein and made a part thereof as though fully set forth;

Third, That the said Landmark should be preserved generally in all of its particular exterior features as existing on the date hereof and described and depicted in the photographs, case report and other material on file in the Department of City Planning Docket No. 88.183L.

AND BE IT FURTHER RESOLVED, That the Commission hereby directs its Secretary to transit the proposal for designation, with a copy of this Resolution, to the Board of Supervisors for appropriate action.

I hereby certify that the foregoing Resolution was ADOPTED by the City Planning Commission on June 30, 1988.

Lori Yamauchi  
Secretary

AYES: Commissioners Bierman, Dick, Engmann, Hu, Karasick and Morales

NOES: None

ABSENT: Commissioners Coffey

ADOPTED: June 30, 1988

VFM:atm/328

BUILDING NAME: Charles L. Hinkel House and Carriage House      OWNER: Marjorie Y. Crosby, Trustee

BUILDING ADDRESS: 280 Divisadero Street      BLOCK & LOT: 1238/23      ZONING: NC-2

ORIGINAL USE: Residence      NO. OF STORIES: 3      LPAB VOTE: 4-1

CURRENT USE: Residence      EXTERIOR MATERIALS: Wood siding

STATEMENT OF SIGNIFICANCE:

The Charles L. Hinkel Residence is significant in architecture, history, interior and environmental qualities as detailed in the following Evaluation Criteria/Findings section of this case report. Constructed in 1885 as the personal residence of Charles L. Hinkel, 280 Divisadero Street is an unusual example of transitional Second French Empire residential architecture. Hinkel was a member of San Francisco's prominent four generation family of house (over)

EVALUATION CRITERIA/FINDINGS

A. ARCHITECTURE

- (E) 1. Style: Second French Empire (transitional)
- (E) 2. Construction Type: Wood frame
- (VG) 3. Construction Date: 1885
- (E) 4. Design Quality: Excellent
- (E) 5. Architect: Charles L. Hinkel
- (E) 6. Interior Quality: Ornate original interior detailing mostly intact

B. HISTORY

- (E) 7. Persons: Charles Lewis Hinkel (1847 - 1908), house builder
- (FP) 8. Events: -
- (E) 9. Patterns of History: Charles Lewis Hinkel, second generation of the Hinkel family, constructed 280 Divisadero as his personal residence. His father, Charles E. Hinkel was a German native who (over)

C. ENVIRONMENT

- (relation to surroundings, specifically in terms of:
- (E) 10. Continuity: The structure dates from the earliest development of this block.
- (E) 11. Setting: Retaining its unusually large 50 by 137.5 feet lot, the building and original carriage house convey an intact view of nineteenth century upper middle class life style.
- (G) 12. Importance as a Visual Landmark: By its large landscaped lot and intact, unusual design, a conspicuous and familiar structure in the context of the neighborhood.

D. INTEGRITY

- (E) 13. Essentially intact, restored in the 1970's.

RATINGS

DCP: 3  
 HERE TODAY: Featured, p.127  
 SPLENDID SUPERVISORS: N/A  
 NATIONAL REGISTER: -  
 NATIONAL LANDMARK: -  
 STATE LANDMARK: -

BIBLIOGRAPHY:

(list sources on back)  
 PREPARED BY: JONATHAN MALONE  
 ADDRESS: 450 McAllister Street

PHONE: 558-6345  
 DATE: 3/29/88, 6/30/88 VM

JHM:514/jp



STATEMENT OF SIGNIFICANCE: (Cont)

builders/land developers. Together, their efforts significantly contributed to the development of the city. Charles L. Hinkel reserved a large size lot to build his residence at 280 Divisadero. Attention was paid to quality design, with finished detailing appearing on side and rear elevations. Interior finishings were of the quality a successful builder would select for his own home. The large lot allowed space for landscaping and a carriage house, completing the presentation of an intact nineteenth century residence.

B. HISTORY (Cont)

9. Patterns of History: (Cont)

arrived in San Francisco in 1852. Rows of Hinkel-built Italianate houses are evident from Pacific Heights, through the Western Addition and into Eureka Valley. Charles L. Hinkel's three sons and a grandson continued the house-building tradition into the family's fourth generation.