



LANDMARK RESOLUTION RECOMMENDATION RESOLUTION NO. 1565

HEARING DATE: MAY 20, 2026

Record No.: 2026-002606DES
Project Address: 2880 25th Street (House of Latin Rock)
Zoning: RH-2 (Residential-House, Two Family)
40-X Height and Bulk District
Block/Lot: 4266/020C
Cultural District: Calle 24 Latino
Project Sponsor: SF Planning Department
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94124
Property Owner: SEGOVIA RICHARD R J LIFE EST
2880 25TH ST C/O VIVIAN F NIXON
SAN FRANCISCO, CA, 94110
Staff Contact: Pilar LaValley (628-652-7372)
pilar.lavalley@sfgov.org

RESOLUTION TO RECOMMEND TO THE BOARD OF SUPERVISORS LANDMARK DESIGNATION OF THE HOUSE OF LATIN ROCK AND “CASA BANDIDO” MURAL, LOCATED AT 2880 25TH STREET, ASSESSOR’S PARCEL BLOCK NO. 4266, LOT NO. 020C, CONSISTENT WITH THE PURPOSES AND STANDARDS OF ARTICLE 10 OF THE PLANNING CODE.

1. WHEREAS, on March 3, 2026, the Board of Supervisors adopted Resolution No. 120-26, introduced by Supervisor Fielder, initiating landmark designation of the House of Latin Rock, located at 2880 25th Street, as a San Francisco Landmark pursuant to Section 1004.1 of the Planning Code. On March 6, 2026, the Mayor signed the approved resolution. Said resolution is on file with the Clerk of the Board of Supervisors in Board File No. 260189.
2. WHEREAS, Department Staff, who meet the Secretary of Interior’s Professional Qualification Standards, prepared Executive Summary and Landmark Designation Fact Sheet for the House of Latin Rock for accuracy and conformance with the purposes and standards of Article 10; and
3. WHEREAS, the Historic Preservation Commission, at its regular meeting of May 20, 2026, reviewed Department staff’s analysis of the historical significance of the House of Latin Rock pursuant to Article 10,

and recommended Landmark Designation through this Resolution; and

4. WHEREAS, the Historic Preservation Commission finds that the Landmark Designation Fact Sheet for Landmark Designation of the House of Latin Rock is in the form prescribed by the Historic Preservation Commission and contains supporting historic, architectural, and/or cultural documentation; and
5. WHEREAS, the Historic Preservation Commission finds that the House of Latin Rock is significant under Criterion A (Events/Social History) as a cultural asset deeply tied to the origins and evolution of Latin Rock, a significant and vibrant part of San Francisco's cultural heritage. Through the property owner's band Pura Bandido and decades of mentorship and community music programs, the house is a creative anchor where emerging and established musicians find support, inspiration, and a place to develop their craft; and
6. WHEREAS, the Historic Preservation Commission finds that "Casa Bandido," a full-building mural that wraps around both stories of 2880 25th Street in bold, saturated color to create a continuous visual narrative, is significant under Criterion C (Architecture) as it has high artistic value and is representative of the Community Art Movement, or Mission Muralismo, a distinctive mode of expression within the Mission District. Bright colors along with Aztec and Chicano motifs root the design firmly in Mission District identity while more than eighty-seven musicians are depicted in vivid portraiture, emerging from swirling patterns, dense foliage, and rhythmic shapes that echo the movement and energy of Latin rock; and
7. WHEREAS, the Historic Preservation Commission finds that House of Latin Rock meets two of the Historic Preservation Commission's four priority areas for designation: Underrepresented property types (object) and Underrepresented racial, ethnic, and social groups (Latine). Specifically, the House of Latin Rock is significant for its association with Pan-Latino community and Mission District. Several properties associated with Latinx history and culture are among the City's landmarks but remain underrepresented among designated buildings and sites. Other Landmark's with Latine associations include Carnival Mural (1311-1315 South Van Ness, Landmark No. 313), Chata Gutierrez Mural (3175 24th Street, Landmark No. 312), Mission Cultural Center for Latino Arts (2868 Mission Street, Landmark No. 303), Casa Sanchez (2778 24th Street, Landmark No. 296), Our Lady of Guadalupe Church (906 Broadway, Landmark 204), and Mission Dolores (Misión San Francisco de Asis) (320 Dolores Street, Landmark No. 1); and
8. WHEREAS, the Historic Preservation Commission finds that designation of the House of Latin Rock advances the objectives outlined in Historic Preservation Commission (HPC) Resolution No. 1127, adopted in 2020, otherwise called *Centering Preservation Planning on Racial and Social Equity*, which states goals for how the Commission and the Planning Department can develop proactive strategies to address structural and institutional racism and center their work and resource allocation on racial and social equity, focused on preservation; and
9. WHEREAS, the Historic Preservation Commission finds that the list of associated character-defining features for the House of Latin Rock, identified in the Landmark Designation Fact Sheet, prepared by Department staff, should be considered for preservation under the proposed landmark designation as they relate to cultural and historical significance and retain historical integrity; and

10. WHEREAS, the Historic Preservation Commission finds that the House of Latin Rock, located at 2880 25th Street, meets the eligibility requirements of Section 1004 of the Planning Code and warrants consideration for Article 10 landmark designation; and
11. WHEREAS, the proposed landmark designation is consistent with the General Plan priority policies pursuant to Planning Code, Section 101.1 and furthers Priority Policy No. 7, which states that landmarks and historic buildings be preserved, and will serve the public necessity, convenience, and welfare pursuant to Planning Code, Section 302; and
12. WHEREAS, the Department has determined that landmark designation is exempt from environmental review, pursuant to California Environmental Quality Act Guidelines Section 15308 (Categorical Exemption Class Eight), as an action taken by a regulatory agency for the protection of the environment; now therefore, be it

RESOLVED that the Historic Preservation Commission hereby recommends to the Board of Supervisors approval of landmark designation of the House of Latin Rock (2880 25th Street), Assessor's Parcel Block No. 4266, Lot No. 020C, consistent with the purposes and standards of Article 10 of the Planning Code.

I hereby certify that the foregoing Resolution was **ADOPTED** by the Historic Preservation Commission at its meeting on May 20, 2026.



Jonas P. Ionin
Commission Secretary

AYES: Cox, Baroni, Baldauf, Vergara, Foley, Matsuda
NAYS: None
ABSENT: Tsern-Strang
ADOPTED: May 20, 2026