

Dolores Del Rio Residence
1903 North Outpost Drive;
1900 North El Cerrito Place
CHC-2021-363-HCM
ENV-2021-364-CE

FINDINGS

- The Dolores Del Rio Residence “is associated with the lives of historic personages important to national, state, city, or local history” as the first permanent residence of Mexican actress Dolores Del Rio in the United States.
- The Dolores Del Rio Residence “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent and highly intact example of Spanish Colonial Revival residential architecture.

DISCUSSION OF FINDINGS

The Dolores Del Rio Residence meets two of the Historic-Cultural Monument criteria.

The subject property “is associated with the lives of historic personages important to national, state, city, or local history” as the first permanent residence of Mexican actress Dolores Del Rio in the United States. Dolores Del Rio is widely regarded as the first Latin American woman to achieve crossover stardom in Hollywood. Del Rio commissioned the subject property in 1927 and lived there until 1932, a period which encompassed her rise to film stardom in the United States and her successful transition to talking pictures. Del Rio was personally involved in the development process for the residence; the home was designed to her taste and specifications and included decorative elements she commissioned that referenced her homeland of Mexico. Though Del Rio resided at other properties in the Los Angeles area, this property was her residence during the most significant portion of her career and represents the only home in which she had personal input into the design process.

In addition, the subject property “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent and highly intact example of Spanish Colonial Revival residential architecture. The subject property represents a distinctive example of a high-style Spanish Colonial Revival residence of the 1920s. The building’s irregular plan, asymmetrical composition, complex massing, and low-pitched clay tile roof are all reflective of the style. Other distinguishing features include the arcade, loggia, arched openings, multi-lite wood French doors and casement windows, and wrought iron and tile detailing.

Despite some alterations, the subject property retains a high level of integrity of location, design, setting, materials, workmanship, feeling, and association to convey its significance.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) FINDINGS

State of California CEQA Guidelines, Article 19, Section 15308, Class 8 “*consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.*”

State of California CEQA Guidelines Article 19, Section 15331, Class 31 “*consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic buildings.*”

The designation of the Dolores Del Rio Residence as an Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code (“LAAC”) will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of an irreplaceable historic site/open space. The Secretary of the Interior’s Standards for Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

The City of Los Angeles has determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines Section Article 19, Section 15308, Class 8 and Class 31, and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The project was found to be exempt based on the following:

The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of historic buildings and sites in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties.

Categorical Exemption ENV-2021-364-CE was prepared on March 24, 2021.