

SPARKLETTS BOTTLING PLANT AND OFFICES

4500-4556 East Lincoln Avenue; 1406-1416 North Avenue 45;

1431-1449 North Avenue 46

CHC-2026-332-HCM

ENV-2026-333-CE

FINDINGS

- The Sparkletts Bottling Plant and Offices “exemplify significant contributions to the broad cultural, economic or social history of the nation, state, city, or community” as an example of an early industrial bottling plant in Eagle Rock, and the original and long-time location of the Sparkletts Bottled Water Corporation headquarters, from 1929 until 2025.
- The Sparkletts Bottling Plant and Offices also “embody the distinctive characteristics of a style, type, period, or method of construction” as a rare example of Moorish Revival-style industrial architecture.

DISCUSSION OF FINDINGS

The Sparkletts Bottling Plant and Offices meets two of the Historic-Cultural Monument criteria for designation under the Cultural Heritage Ordinance.

The subject property “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city, or community” as an example of an early industrial bottling plant in Eagle Rock, and the original and long-time location of the Sparkletts Bottled Water Corporation headquarters, from 1929 until 2025.

Food processing industries like bottled water represent some of the earliest industrial development in Los Angeles. The first bottling plants in Los Angeles were established in the late 1800s. These early bottling facilities typically were not independent but rather were attached to businesses like breweries or creameries. In the early 20th century, the Los Angeles Chamber of Commerce began aggressively promoting local industrial development, and as a result, dozens of new food processing businesses such as Sparkletts opened in Los Angeles during the late 1910s and 1920s. However, it was the rising popularity of bottled beverages at this time that led to the establishment and growth of bottling plants like the subject property that catered to the local and regional markets. As exemplified by the subject property, many of these bottling plants represented brands that became regional “household names” due to the success of their production and marketing.

When the Sparkletts company started in 1925, they were among a number of bottled water enterprises in Los Angeles, including the Cascade Water Company located next door at 4556 York Boulevard. Sparkletts differentiated themselves with civic benevolence, promotion, advertising, and local hospitality. Over the decades, Sparkletts grew from supplying the Eagle Rock and Highland Park communities with five-gallon bottles of water from a single truck, to the ability to deliver to every city from Mexico to Santa Barbara with more than 150 trucks. The opening of the subject building in 1929 marked a pivotal moment in the company’s corporate

history and played a major role in Sparkletts earning name-recognition, a brand that is still widely known today. In fact, the subject building itself, designed to invoke the image of an oasis in the desert, was integrated into the company's extensive marketing plan. At the time it was constructed, the subject property was considered the largest, most modern bottling plant facility of its kind.

The subject property also "embodies the distinctive characteristics of a style, type, period, or method of construction" as a rare example of Moorish Revival-style industrial architecture.

Moorish Revival is a fairly rare architectural style for Los Angeles. The style was introduced in the 18th Century when the Spanish began to establish missions throughout the state of California and applied decorative elements heavily influenced by the Moorish architecture of Spain to the buildings. It was then popularized in America by the Crystal Palace, constructed for the New York World's Fair in 1853, and began to appear in the design of decorative features on Late Victorian style residential buildings in Los Angeles. After a lull, the Moorish Revival architectural style reemerged in the 1920s. This second wave was more imaginative and whimsical, and may have been inspired by the fantastical sets of popular films like *The Thief of Bagdad* (1924). As exemplified by the subject property, characteristic features of buildings designed in the Moorish Revival architectural style during this period include arches at door and window openings, domes, mosaic tile trim, stucco exterior, and voussoir entrance surrounds. Only 30 individual properties designed in the Moorish Revival architectural style across Los Angeles were identified as potentially eligible for designation through SurveyLA. Therefore, the subject property is a rare, extant example of this architectural style.

While the applicant also stated that the subject is a notable work of master Los Angeles architect Richard D. King, there was not sufficient evidence nor any analysis of King's body of work provided in the nomination to make this finding.

Despite alterations that the subject property has experienced over the years, it retains a sufficient level of integrity of location, feeling, materials, design, workmanship, setting, 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 Sparkletts Bottling Plant and Offices 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 an 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. 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 of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

Furthermore, none of the exceptions to the Categorical Exemption Under CEQA Guidelines Section 15300.2 apply to the proposed Project. The proposed Project will not result in significant cumulative impacts from successive projects of the same type in the same place. The Project does not involve unusual circumstances as it is in a similar location, topography, and streetscape as other Historic-Cultural Monuments in the Northeast Los Angeles Community Plan Area. The Project will not damage scenic resources in a state scenic highway. The Project site is not on a list compiled pursuant to Government Code Section 65962.5 related to hazardous waste sites. The Project will also not cause a substantial adverse change in the significance of an historical resource.

Categorical Exemption ENV-2026-333-CE was prepared on March 31, 2026.