

October 24, 2007

DESIGN GUIDELINES:

Scotia Historic and Cultural Resources

To: Pacific Lumber Company
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Attention: James Shanks



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(cover photo: *View of Scotia (northern area), c. 1919, PALCO Scotia archives*)

Scotia's Historic and Cultural Resources



View of Scotia (central area), c. 1919, PALCO Scotia archives

1.0 Introduction and Purpose

Scotia's resources, including buildings, structures, archaeology (if known) and the community's social fabric, have been reviewed and assessed. A photo of each physical resource, description, date of construction, and other available pertinent information have been examined to summarize current information about each resource.

The purpose of the Report is to:

- reinforce and respect the Scotia's historical significance and qualitative character;
- strengthen design aspects of growth for proposed new compatible development;
- protect the value of private investment and the intrinsic value of the site to the public, which may otherwise be threatened by the undesirable consequences of poorly managed growth;
- reserve the integrity of Scotia by discouraging renovations or new construction that are inappropriate in design;
- provide an approach to design that the community can encourage and support;

- provide an objective basis for decisions made through a design review process;
- serve as a tool for designers and others when making preliminary design decisions; and
- increase public awareness of design issues and options.



View of Scotia (southern area), c. 1919, PALCO Scotia archives

2.0 Historical Background

2.1 Regional Location

The town of Scotia, a privately owned community in the unincorporated portions of the County of Humboldt, is situated directly south of towns of Rio Dell and the larger communities of Fortuna, Eureka, and Arcata to the northwest. Forested areas extend to the south of Scotia along the Eel River and Highway 101. The communities of Redcrest, Weott, and Myers Flats and the Humboldt Redwood State Park are also located a few miles to the south.

The historical boundaries of urbanized Scotia are: the Eel River to the west and north, Highway Route 101 to the east, and lumber storage and forested areas to the south. The boundaries reflect the extent of urban development in relationship with the lumber milling operations and associated uses and services at Scotia within the period of significance. Growth of the town was substantial during building booms derived from

Scotia's business success, primarily in the early 20th century. In addition, industrial access to Eel River (water transport), railroad, and highway uses contributed to the town's layout and functionally defined uses.

2.2 Historical Context of Study Area

The unifying and thematic framework of Scotia is associated with the production of lumber products and the town's adaptability to changing markets and environmental, social and economic trends. Scotia's historic context is defined by its development as a lumber milling town under single ownership and stewardship. Characteristics of this context are evidenced today. With the exception of ongoing maintenance and minor repairs, the physical features and fabric have survived intact as originally built. In addition, Scotia's cultural pattern and affiliations reflect the values and attitudes of a community dedicated to the production of lumber and promotion of its associated, service oriented and other activities.

Key factors reflecting Scotia's context include the:

- Rise of the lumber industry in northern California. Importance in providing finished materials during the industrialized growth of the West and other parts of the world.
- Single ownership of the industry of a town, industrial base and forest lands.
- Establishment of a stratified community that accommodated all basic needs of its workers and staff. Provisions were residential, commercial, institutional and recreational amenities and incentives.
- Innovative industrial systems adapted and modified to the changing business climate, productivity and work conditions. These include railroad, truck transportation, machinery, processing, and development of new products.
- Environmental protection, sustainability and determination to retain its cultural and social base in a new global economy.

2.3 Historical Chronology

1849 – 1905. In 1849, James Marshall discovered gold in the American River at John Sutter's Mill. The ensuing California gold rush would prove to have a major impact on Humboldt County by stimulating the demand for North Coast lumber. One year later in 1850, the initial settlement of Humboldt Bay began with the construction of a primitive sawmill. The first

successful sawmill on Humboldt Bay, in operation by 1852, had four gang saws and a crew of 40 men, and produced 60,000 board feet of lumber and 40,000 laths per-day.

The Pacific Lumber Company was incorporated shortly after the Civil War on February 27, 1869 as a time investment company. By that time, PALCO had acquired 10,000 acres of what was then described as " the richest belt of timber lying out of doors." Soon afterwards, the steam locomotive was introduced into North Coast logging operations in 1875. The steam donkey, a type of stationary steam engine used to haul logs to a landing, was introduced a few years later in 1882. PALCO officially began its operations in Humboldt County that same year. California Governor B.F. Low and James A. Rigby of San Francisco assisted PALCO by incorporating both the Humboldt Bay and Eel River Railroads for the purpose of transporting logs between the town of Scotia (then called Forestville) and Fields Landing. In 1885, PALCO constructed a railroad line between the town of Scotia and the nearby community of Alton¹.

The lumber utilized to construct PALCO's first sawmill was shipped to Scotia from Bluff Prairie. Completed in 1887, the sawmill dimensions were approximately 200-feet long by 80-feet wide, and contained a triple circular saw, a double circular saw, two edgers, hand trimmers, and a few planers. In addition to the sawmill, a power plant was built in 1892. A few years later in 1888, PALCO completed a new mill and employed 150 men.

The Town of Scotia was originally established as a logging camp, largely comprised of an immigrant workforce from New Brunswick, Canada. The town name officially changed from Forestville to Scotia in 1888, and a Post Office was established that same year. Also in 1888, the first hotel in Scotia was constructed, although it was first utilized as a residence for one of the officials of the company. Telephone lines, Western Union lines, and a Wells Fargo Express office were installed.

In 1890, Scotia installed a 90 light incandescent plant, predecessor of the co-generation plant that turns wood waste into power. PALCO's original sawmill was lost to a fire in 1895—the construction of the existing Mill A began that year and was completed in 1896. Lumber was shipped by PALCO's own schooner and, in 1901, the company began exporting lumber to both Hawaii and Japan. The first Scotia Inn was constructed in 1903.

By 1904 the Humboldt County lumber industry was dominated by three large corporations: PALCO, the Hammond Lumber Co., and the Northern Redwood Lumber Co.; the "Big Three" own 64% of the county's timberlands and account for 60% of total milling capacity. PALCO sold a portion of its railroad to the Santa Fe Railroad Company. PALCO of Maine was formed in 1905 by the consolidation of Pacific Lumber Company, the Freshwater Lumber Company and the Pacific Lumber Company of New Jersey.

1906 – 1945. The 1906 San Francisco earthquake and fire increased demand for North Coast lumber. Growth in Scotia was triggered by the subsequent increase in production. Foundations were laid for the construction of Mill B in 1908 and the mill was complete and in full operation by 1910. By that time, the present town of Scotia included mill operations, residences, the existing PALCO main office building, a Volunteer Fire Department, and the First National Bank of Scotia.

Ten new dry kilns and drying sheds were added to Scotia's building inventory in preparation for shipment of lumber to San Francisco in 1912. World War I (1914-18) brought with it both, an increase in the demand for lumber, and a severe labor shortage. A new elementary school was constructed and railroad service to Scotia was completed in 1915. That same year, PALCO's factory began operations of finished lumber products and, two years later, PALCO became the first in the redwood industry to buy a complete unit of machinery for making cigar box lumber. For the first time in the company's history, women were employed by PALCO (approximately 200). PALCO owned more than 65,000 acres of land.

More expansion occurred in the 1920s. A machine shop/plant store, the Winema Theater and a new bank building (currently the Scotia Museum) were completed in 1920. The Scotia Inn was rebuilt in c.1921 after a fire destroyed the old one. A new school was built in 1922, as was a reforestation nursery in 1923, and the Scotia Union Church in 1924. The Scotia hospital was ready for patients in 1925.

Industrial expansion continued in 1925 with the use of portable gas powered saws (drag saws). That year also witnessed the new gasoline and "diesel Cats" into North Coast logging operations. These new tractors increased both access to timber and introduced the independent contract logger. Scotia's economics and the social relations of logging were changing with the greatly increasing the amount of timber that could be cut. Electricity and new dry kilns were installed in Mill B in 1927.

A 1928 agreement between the Save the Redwood League and PALCO was made for saving ancient redwood forests, symbolizing the impact of the environment movement in the area. A log peeling plant and bark recovery plant were built in 1929, after which redwood bark would be utilized to manufacture a variety of insulation products. By then, Scotia had a population of 1,000 making it the second largest town in Humboldt County.

Between 1930 and the end of World War II in 1945, Scotia added a Pres-to-log plant (1934) and a fiber plant (1942). At the Pres-to-log plant, logs were produced utilizing pressure, resin and sawdust generated from mill

operations. The finished logs were then utilized to heat many of the town's residential buildings. In 1935, the Pres-to-Log plant was destroyed by fire and subsequently rebuilt.

1946 – 1987. PALCO's main office was remodeled in 1948. The next year, an electronic edge-gluing machine was installed in the factory. During the 1940s, PALCO institutes retirement and life insurance plans for its workers. In the 1950s, PALCO began leasing stores to private companies, opened its recreational complex, and constructed a new bank. Further additions to the industry's infrastructure continued, including paved dry yards for lumber, a salvage mill, and a hydraulic debarker. Also in 1950, the original Scotia Shopping center was constructed. After the new bank building was completed in 1951, the former bank building was converted to the museum. In 1959, the hydraulic debarker in the Mill B complex was installed in 1959 and PALCO relocated its plywood mill operations from Redcrest to Scotia's Mill A in 1965.

Flooding became a serious threat to PALCO's operations. One million board feet of lumber was lost in the Eel River flood of 1955, and approximately 20,000,000 board feet was lost during the Eel River flood of 1964. Shortly after, two new lumber drying yards were built above the flood plain. -In 1971, a new school was completed. The next year, a fish-rearing pond opened where salmon and steelhead are raised annually. During the 1970s, the government enacts policies that affect the timber industry. In 1970, the California Environmental Quality Act (CEQA) becomes law, requiring an Environmental Impact Report (EIR) for any project that may significantly impact the environment. By 1973, The Forest Practices Act requires state approval of Timber Harvest Plans (THPs) before logging. PALCO stock is listed on the New York Stock Exchange in 1975. In 1976, PALCO was the last redwood lumber company to give up its company-owned logging railroad, shifting to trucks for shipping its forest products.

Mill B was renovated in 1981 and a new headrig, log slip, edgers and trim saw were installed. The plywood plant was shut down in 1982 and the existing co-generation plant commenced operations in 1989. By 1991, an edge gluing facility began inside the Manufacturing Plant, where longer, wider, and more valuable lumber was manufactured from smaller sections.

In 1986, PALCO was purchased for \$800.5 million and made a wholly owned subsidiary. The company was reorganized between 1986 and 1988.

1988 – 2000. Throughout the 1980s, controversies emerge nationally over the harvesting of old-growth forests. PALCO agreed to return to enter into discussions for old-growth preservation.

In 1998, the State of California approved a \$495 million deal called the Headwaters Deal to purchase a large tract of ancient redwoods and end more than a decade of legal rancor in Humboldt County. In addition, PALCO agrees to conserve approximately 7,000 acres of redwoods for 50 years and to manage those lands only in such a manner as to not be detrimental to the threatened marbled murrelet.

In 1992, three major earthquakes hit Humboldt County within 18 hours. The quakes damaged Scotia homes, wrecked two sawmills, and caused a fire that destroyed the town's shopping center. A new shopping center was completed in 1994, which was designed to be contextual with the Winema Theater, museum and bank buildings, using unfinished redwood and tree trunk section columns as part of the design. PALCO began manufacturing cement blocks at the Block Plan located in the SW portion of Mill B in 1996. The Granite Construction asphalt plant located south of the town of Scotia was constructed in 1997.

2001 – Present. In 2001, PALCO was certified under the Sustainable Forestry Initiative (SFI). Mill operations were reconfigured this same year. Operations ceased at Mill A, in part, because the Headwaters Transaction and conservation or sale of old growth redwood timberlands has contributed to a shortage of logs that were of the size and type regularly processed at this facility.

The Winema Theater underwent a \$200,000 upgrade in 2002, with a new sound system, high-tech projection equipment, new movie screen, and new stage curtains.

In 2004, PALCO made numerous investments in operations. First, the company invested \$5 million in a high-speed planer. The second investment of \$25 million was spent on an operations expansion plan, the centerpiece being a new sawmill. Both high-tech and energy efficient, the sawmill is more effective in processing smaller second growth logs, up to 24 inches in diameter.

PALCO remained the largest supplier of redwood lumber products in the world, processing approximately 300 million board feet of lumber annually. The company had a revenue of over \$200 million and employed about 900 workers. In March of 2004, PALCO announced an expansion involving the transfer of a mill from Carlotta to Scotia, adding a second line capable of cutting logs larger than 24 inches. The expansion was made to take advantage of unused capacity at Scotia's power plant, to use more of Scotia's existing buildings, and to reduce handling and freight costs by consolidating operations at one site.

Two months later, PALCO's \$25 million expansion in the existing Scotia mill and a new \$5 million, high-speed planer operation in Scotia were initiated. The primary purpose was for the company to stay competitive in

the world market. The new planer system offered hands-free lumber grading and automated lumber sorting, and processes rough-sawn boards into finished lumber at a speed in excess of 2,000 linear feet per minute, four times faster than the planers at PALCO's other California mill locations. PALCO was also re-certified by SFI.

Lastly, PALCO's 2004 investments included a renovation of the Scotia museum to enhance visitors' scientific, cultural and historical experience at Scotia. PALCO's Carlotta mill operations ceased in 2005 and, in April of that year, the company announced the closure of its Fortuna mill operations citing log shortages.

2.4 Summary of Development

The entire town of Scotia is owned by PALCO. Currently, residents of the town must work or have retired from the company or a business to live within the town. Employees and retirees in Scotia's houses in town pay rent to PALCO. Other tenants rent commercial spaces within the town, including the shopping center, private offices, US Postal Service and various service oriented businesses.

Primary land uses include the industrial milling uses, single family residences, commercial, institutional and recreational activities including a theater facility, a museum, fisheries center, former hotel, shopping center, a school through eighth grade, offices, playing fields and two churches. A sewage treatment plant is located in the industrial section of Scotia. Volunteers staff PALCO's town fire department.

The majority of the existing buildings were built between the 1920s and 1950s. Most of the buildings are constructed of wood materials. Utilities, roadways, sidewalks, and retaining walls, fences, parks and all structures and buildings are maintained by PALCO.

3.0 Description of Historical Resources



3.1 Residential Typology

Housing and services were established for Scotia's workforce because the redwood forest job site was in isolated, undeveloped areas. The present version of Scotia's residential neighborhood began to take shape in 1905. Scotia's earliest residential streets are Church and Eddy. The numbered streets, First through Sixth, were laid out in 1910 with development occurring between 1911-1912. The B Street and Mill Street sections were developed between 1914 and 1916. Main Street's residential section was developed between 1918 and 1925. All these streets constitute the primary residential neighborhood in Scotia. North Court and Williams Street were also developed between 1918 and 1925. Eight houses were added to Scotia in the early 1950s: six near Main and Fifth Streets in the primary neighborhood, and two in the Williams St. neighborhood. Scotia's earliest streets were laid out before the widespread advent of the automobile. As the town evolved, the residential section remained pedestrian-oriented and in walking distance from the job site.

The few examples of pre-1909 residences that are present in Scotia have pyramidal hip roofs and square or I-house plans with modest Colonial Revival detailing. These architectural elements have their roots in the "National Folk" style of design, a style that emigrated across the country via railroads from New England beginning around 1850.

Houses built in Scotia after 1909 are of the Craftsman design system, though not officially to be considered as Craftsman buildings in the Arts and Crafts sense, which involves a more elaborate level of workmanship. A typical view of the Craftsman design system, as defined by historian Margaret Crawford, *Building the Workingman's Paradise: The Design of American Company Towns*, London: Verso Press 1995, 46-60, is consistent with Scotia's residential style:

Many reformers identified the Craftsman design emphasis on natural building materials with rebellion against industrialism and materialism. To others, the simple forms and complex detailing of the craftsman bungalow, heavily laden with nostalgia for pre-industrial times, embodied concepts of stability and democracy. For workers, the craftsman style conveyed flattering associations with upper-middle-class individualism, while, at the same time, its proponents advertised it as a "civilizing influence" on working class taste and behavior. These associations symbolically counteracted, in the home, the realities of the industrial worker's daily activities in the [lumber] mill.

PALCO encouraged small-scale expressions of individuality, and the Craftsman design system allowed for a degree of variety between residences. This variation is particularly evident in developments built between 1911-1912. Using Third and Fourth Streets as an example, details

include shingled versus siding, 1-over-3 dormer vents, notched decorative false braces under gables, and novel dormer detailing. This sense of personal expression is a tradition that continues to this day.⁶

Scotia's neighborhood layouts—the visual massing, rooflines, shapes, and size of worker housing within a given street—are rather homogenous. Practically all of the homes in Scotia are within the range of 900-1,600 square feet. Such homogeneity rose from issues such as cost efficiency rather than an intended statement of uniformity. It does appear that Scotia's families preferred single-unit dwellings to multi-unit housing.

Company-provided accommodations, provisions, and other amenities were important incentives for living in Scotia. Historically, PALCO had a waiting list for residences in town. Management employed a complex formula to determine who received a residence, and this formula was based on employment position, years with the company, number of children, and number of years in waiting. To keep the schools filled, families with high numbers of children were encouraged. When a worker retired, the family was expected to leave Scotia, though this policy was not always strictly enforced.

Within the uniform demographic of Scotia's neighborhoods, there was historically some hierarchy, if not racial division. In 1903, white workers protested the presence of Negroes and Filipinos at the Mill, and during the early years of Scotia, a covenant was in place that barred Negroes from living in the town. Portuguese and Italians—seen as “hard workers”—lived in Scotia and worked the Mills. B street was historically considered the “main residential drag,” while Pond Walk and Railroad Avenue (the latter now non-existent) were identified as the lower-class areas.

Physical characteristics serve to foster bonds and unite the community: Scotia's neighborhoods feature a variety of shared elements that unite, rather than divide, the residential units within a neighborhood. Examples include continuous picket fences, side-yards, a continuous river rock retaining wall along Main St., common service areas, and common garage structures. These elements, reinforced by the predominant homogeneity of the residences, are historically significant features of Scotia as a company town and cohesive community.

Over many years, the residential stock in Scotia was limited. Relatively few major residential changes have occurred since the 1950s, although growth did occur in the adjacent community of Rio Dell.

3.1.1 Residential Neighborhood Groupings. In considering the varieties of residences within Scotia's neighborhoods, this assessment has divided the town into 3 neighborhoods, and the collective neighborhoods into 9 groups. The 3 neighborhoods are described below. The groups were divided primarily based on architectural and distinctive characteristics,

such as common features, common time period, common area, or all of the above. The groups are based on features taken together as a whole and may include some homes that fall outside the quorum of features. Residences within a grouping that are peculiar to that group are so identified. Dispersed within some of the groupings are homes that appear to be either larger than the typical home or a little more ornate. Such homes may have belonged to managers, and these too are cited in the description of the specific group. Non-homogenous manager's homes were a common occurrence in company towns, including Samoa, Humboldt County's other remaining lumber town.

Physically, Scotia is composed of three residential neighborhoods:

- The *Primary Neighborhood* refers to the largest section of homes near the town's commercial center, and stretching southward. The streets in the primary neighborhood include Mill, Eddy, Church, Main, and the numbered streets First through Sixth.
- The *Williams Street Neighborhood* refers to the grouping of homes located closer to the Eel River and across the bridge from the log pond, due west of the commercial center. The streets included in this neighborhood are Williams—serving as the spine—Bridge, Pond Walk, and the numbered streets Seventh and Eighth.
- The *North Court Neighborhood*, Scotia's third residential area, is located near Mill A and due north of the town at Scotia's entrance. All homes in this area reside on North Court.

3.1.2 Residential Building Integrity. The majority of Scotia's residential buildings were constructed during the period of significance. Although most buildings have undergone modifications and repairs, the overall integrity remains high especially as components of the town's composite character and scale. Because all repairs were done by PALCO, the owner of Scotia, there was a consistency and uniformity of construction methods and materials on buildings.

See Exhibits for the Inventory and map of Contributing and non-Contributing Residential resources.



3.2 Industrial Typology

3.2.1 Description of Industrial Architecture. Scotia's industrial vernacular architecture reflects the practical application of its sole product, wood, as the primary building material. Large and modestly scaled buildings and other structures are designed for utility and functional uses with minimal ornamental detailing based on the stylized fashion and trend of the times.

Buildings exemplify the milling and manufacturing of lumber at Scotia. The process involves cutting forest timber, transporting the product to Scotia, milling the logs and finally shipping to the markets. The location of the sawmill was based on the job supply and market accessibility, installation and maintenance of machinery, depreciation, insurance, power facilities and other factors. Sawmills generally operated the year around unless there are seasonal limitations. Speed and economy were two primary objectives in the lumber manufacturing industry and installation of new and improved at Scotia was incorporated to economize operating costs.

Cutting machinery in Scotia was designed to secure the greatest amount of clear or high-value lumber from the log and to obtain a large production. The accuracy of sawing, equipped with labor saving and the safety devices, was very important in the industry. Efficient production equated to mill town improvements for the workers, such as the construction of housing, commercial, medical and recreational facilities that generally improve the social conditions of the town. The introduction of the truck changed the milling industry substantially. The ease in truck transportation allowed Scotia to lower costs to move logs from the forest to the mill and markets. River and railroad use was practically eliminated.

Logs were stored in a log storage pond. Long logs were cross cut to shorter lengths and scaled at the log deck. From this point, logs were pushed out of the log trough and traversed to the chain conveyor. Once on a carriage and inspected by a sawyer, the logs could be edged and cut into narrower boards or strips and later trimmed. The final destination was determined by a grader who checked the species, size, and grade.

Power units, transmission belts, and miscellaneous machinery were mounted on the first floor and supported to the foundations. In Scotia, the major power source was near the main mills. Dry kilns were located away from the mills to prevent fire hazards. Air seasoned lumber were also piled in the yard away from the sawmill.

The types of industrial mill buildings at Scotia include:

Milling

Mill A (2)
Manufacturing Plant (4)
Debarker (ruins) (33)
J-Shed (41)
New B-Shed (42)



Log crew, year unknown, PALCO Scotia archives.

Drying

South Wing Dry Kilns (7)
North Wing Dry Kilns (11)
Cool down Shed (10)

Truck Transport systems (external)

Refueling Station (14)
Checkpoint Station (49)
Conveyers & Hoppers (43)



c 1914, PALCO Scotia archives

Product Transport: Conveyors

Old Conveyor supports (5)
Railroad tracks (51)
Factory Crane Shed (39)
Shipping Shed (40)
West Kiln/ Sorter Crane (9)

Ancillary By-Products

Mill A Plywood Plant and additions (3)
Old Fiber Plant (22)
Old Fiber Laboratory (31)
Pres - to - log Plant (37)
Hardwood Chip Plant (45)
Paintline Building (38)



Machine Shop, c 1920, PALCO Scotia archives

Lumber Storage

Mill A sheds (1)
Dry Sorter shed (8)
Log and Lumber Storage (46, 47)

Maintenance/ Plant Storage

Equipment shed (16)
Steel Storage Shed (23)
Machine, Elec. & Monorail shops (24)
Plant Storage Building (24)
Steamfitter shop (30)

Support Services

Garden Shop (12)
Old Company Garage (13)
Fire Department (15)
Manager's Bungalow (44)
Transfer Station (48)
New Company Garage (52)
Log Pond Clarifier (34)
Domestic Water Pump Boosters (35)
Sewage Treatment Plant (36)



Pres to Log building, year unknown, PALCO Scotia archives.

Utilities

Electrostatic Precipitator (17)
Old Boiler Building (26)
Boilers (18)
Turbine Building (19)
Old Turbine Building (27)
Old Power Plant Buildings (25-27)
Water Softening Plant (28)



Mill and support areas, 1955, PALCO Scotia archives.

3.2.2 Industrial Building Integrity. Scotia's industrial buildings, constructed during the period of significance, retain much of its original integrity. As with the residential component, most industrial buildings have undergone modifications and repairs in order to accommodate the functional and utilitarian nature of the lumber industry and technology. Because all repairs were done by PALCO, the owner of Scotia, there was a consistency and uniformity of construction methods and materials on buildings.

See Exhibits for the Inventory and map of Contributing and non-Contributing Industrial resources.



3.3 Commercial and Institutional Typology

Like other mill towns, the commercial building stock in Scotia began as services that were required to support the lumbering activities. In addition, buildings such as the original Scotia Hotel accommodated visitors traveling along the railroad for leisure or business in Scotia and nearby communities. Early buildings were constructed in architectural styles that were modest, and yet prevalent, during those periods. Like the industrial vernacular, Scotia's commercial shops were built of readily available materials: wood.

Scotia's building boom of the 1920s included the hotel, Winema Theater, a new bank building (currently the Scotia Museum) and miscellaneous shops and service facilities. The rise of such commercial uses indicated

that Scotia was on its way to becoming a stable and support community. By 1922 a school building and two churches were built; later in 1925 the Scotia hospital was ready for patients.

Few buildings were constructed after the 1950s. The original shopping area in the center of Scotia was replaced by a more contextual, though vehicular oriented, shopping complex that echoed design elements of the adjacent Winema Theater. However, the designs for the commercial use and Post Office across the street and the new elementary school ignored the dominant historical architectural precedence in Scotia. This particular building was constructed in a modernist style.

Commercial buildings include the following:

Hotel/Accommodations

- Scotia Inn

Tenant Businesses and Services

- Scotia Shopping Center
- Hair Salon/ U.S. Post Office
- Bank
- Medical facilities
- PALCO headquarters/ related offices

Institutional and Religious Uses

- Elementary School
- Union Church
- St Patrick's Church

Miscellaneous Uses

- Winema Theater
- Scotia Museum
- Other

3.3.1 Community Support Network. During 1905-1954, Scotia had numerous public services, including two churches, a library, shops, a post office, a bank, a school, and a hospital among other facilities. For recreation, a skating rink, a swimming pool, and a movie theater were constructed. The floods of 1955 and 1964 destroyed both the skating rink and pool. The Winema Theater was closed in the late 1950s but reopened in 2000.

By the early 1970s, recreational activities available for children had been reduced, and this was particularly true for teenage girls—many spent their time doing domestic activities such as cooking, sewing, and laundry. Eventually, company-sponsored sports teams for baseball, swimming, and boxing were established, although, historically, these teams were for males only. Such recreational activities fostered bonds of loyalty between workers and created a “team spirit” within Scotia.

The original Modernist 1950s shopping center burned down during a rash of major earthquakes in 1992. Rebuilt in 1994, the current shopping center was designed in a logging vernacular theme that is visually akin to that of the Winema Theater.

The reconfiguration of Highway 101 in the 1960s was a significant external change after the historic period of significance. This four-lane highway route, originally traversing through Scotia as Main Street, is now situated just outside of town. Some residences were removed for the highway project, residences that had been considered “upscale” for the town. In 1967, auto garages were added throughout the residential areas. Aside from these changes, 274 residences still exist, virtually unaltered except for the color of paint on the walls.

3.3.2 Educational and Church Facilities. Educational institutions are located within the town and provide additional cohesion for residents of Scotia. Although students attend high school outside of town, classes K-8 are within walking distance of all residential units. Constructed after Scotia’s period of significance, the value of the school is recognized and embraced by the residents.

Scotia’s two churches are contributing resources to the neighborhood areas and Scotia as a whole. The setting for these churches reflects the intimate character and scale of historic company towns. Their location, within walking distance of all residences, contributes to the pedestrian scale associated with the traditional company town layout. Furthermore, the churches support and promote the company’s belief in the domestic functions of town life.

St. Patrick’s Church illustrates a standard Gothic Revival design popular in England in the 19th century. Scotia Union Church features workmanship of patterned shingle details typical of Victorian residences of the late 19th century. The scale of the Union church is a miniaturized 4/5 scale, relational to the scale of the homes themselves. The elaborate detail and workmanship of the Scotia Union church and the unaltered St. Patrick’s Church Gothic Revival features are of historic design significance.

3.3.3 Commercial and Institutional Building Integrity. The majority of Scotia’s commercial and institutional buildings were constructed during the period of significance. Although most buildings have undergone modifications and repairs, the overall integrity remains high. Because all repairs were done by PALCO, the owner of Scotia, there was a consistency and uniformity of construction methods and materials on buildings.

The original Modernist 1950s shopping center burned down during a rash of major earthquakes in 1994. Rebuilt that same year, the current shopping center was designed in a logging vernacular theme that is visually akin to that of the Winema Theater.

The reconfiguration of Highway 101 in the 1960s was a significant external change after the historic period of significance. This four-lane highway route, originally traversing through Scotia as Main Street, is now situated just outside of town. Some residences were removed for the highway project; residences that had been considered “upscale” for the town. In 1967, auto garages were added throughout the residential areas. The new shopping center, Hair Salon and Post Office were also constructed.

See Exhibits for the Inventory and map of Contributing and non-Contributing Commercial and Institutional resources.



3.4 Scotia’s Recreational and Landscape Areas

During 1905-1954, Scotia had numerous public services, including two churches, a library, shops, a post office, a bank, a school, and a hospital, among other facilities. For recreation, a skating rink, a swimming pool, and a movie theater were constructed. The floods of 1955 and 1964 destroyed both the skating rink and pool. The Winema Theater was closed in the late 1950s but reopened in 2000.

By the early 1970s, recreational activities available for children had been reduced, and this was particularly true for teenage girls—many spent their time doing domestic activities such as cooking, sewing, and laundry. Eventually, company-sponsored sports teams for baseball, swimming, and boxing were established, although, historically, these teams were for males only. Such recreational activities fostered bonds of loyalty between workers and created a “team spirit” within Scotia.

Scotia’s recreational area is located due south on Williams Street past the laundry building. It is relatively set apart from any of the preceding neighborhoods, but is adjacent to the mill and work areas, and is located in proximity to the Eel River. Of highest historical significance in the

recreational area is Fireman's Park, a slightly elevated mound of mature redwood trees, clustered in a circle, alluding to an early twentieth century landscape aesthetic. Historically, Fireman's Park hosted Scotia's annual Labor Day feast.

Scotia fielded a baseball team in the early twentieth century, and the current ballpark site is in its historic location. The 1964 floods destroyed the original bleachers, which were rebuilt shortly thereafter. Though the ball-field retains its historic integrity, the bleachers themselves are non-contributing resources to Scotia's historic significance.

Past the right field area of the ballpark is a turn-off to view the Eel River. Adjacent to this is a large concrete foundation that is the remains of a water treatment plant lost in the 1964 flood. The foundation is overgrown and in ruin, and has a crushed steel pipe protruding from it.

Due south of Fireman's Park is a clearing that leads to the Eel River. At various locations along this clearing are four flood gauges. Although their year of construction is not known, they look to be from the mid-1960s. Two of the gauges likely reference the height of the river during the 1955 and 1964 floods. Southeast of the ballpark is an over-grown, abandoned, small structure. This structure is most likely from the 1950s.

3.4.1 Landscape Elements. A variety of manmade landscape elements in Scotia add to the character of the town. Often, these are smaller details, such as vintage fire hydrants or light poles. Such manmade landscape features, especially in the residential sections, visually reinforce the communal aspects of Scotia as a company town, and therefore have a degree of sociological connections. These include shared yards, shared picket fences and shared retaining walls of either reinforced concrete or masonry.

In harmony with the abundance of forested areas in the immediate vicinity, there are a few extant natural landscape elements within Scotia's residential areas. In the North Court neighborhood behind houses 60 and 61, for example, is a grove of mature redwood trees in close proximity to the homes.

Post-industrial artifacts, which today may only exist in remnant form, provide clues for understanding the history of Scotia. Examples of this include: a set of two pylons located across from 840 Williams Street; the remains of the water treatment plant already discussed in the recreational area; small remains of train tracks found in the earth across the street from 71 North Court.

3.4.2 Recreational and Landscape Area Integrity. Scotia is a cultural landscape that includes both manmade and natural resources associated with its history, activities, and a company that owned the

town. Scotia's recreational and landscape groupings are also historic vernacular landscapes that have evolved through use by the social and cultural attitudes of PALCO as reflected in the physical, biological, and cultural character of everyday lives. These areas have retained integrity in terms of their location, setting, and relationship with the overall town activities. Public and private spaces are well maintained. Open spaces and gardens adjacent to residences vary in plant materials, fence separations, and landscape materials and features.

Scotia's recreational facilities include a gym and pool adjacent to the school. This facility is in good condition. Outdoor sports fields and other landscaped open spaces reflect a balance between changes in Scotia and the continuity of various cultural processes and activities of the town. Distinctive characteristics, especially exemplified by the grove of redwoods within Fireman's Park along the Eel River, suggest an idealized plan by the owners to address the leisure needs of the mill workers. The current physical state of park's form, order, features and materials is good.

Primary findings include:

- *The recreational area, as a whole, is a contributing part of Scotia's significance. The ballpark and Fireman's Park, the two prime components of the recreational area, are situated in their original locations. The recreational areas, as a whole, are integrated into the town's setting and are associated with its cultural development. Recreation facilities and locations are also in close proximity to the Eel River, which itself was possibly the first true recreational destination in Scotia.*
- Recreation at Scotia is an example of the company's commitment to provide worker families with outside activities and leisure experiences. As part of the town context, the recreational groupings and its historical development are vital in understanding the larger system and purposes of the company town.
- Scotia includes dedicated parks, recreational fields, and casual, understated landscaped areas. Plantings in these areas vary from redwood groves to eclectic types of informal personal gardens and well as formal settings adjacent to the Scotia Inn.

See Exhibits for the Inventory and map of Contributing and non-Contributing landscape and recreational resources.



3.5 Roadways, Sidewalks, Retaining Walls

3.5.1 Description of Scotia's Roadways, Sidewalks, Retaining Walls, Fences and Signage. Scotia's street system was established and developed as the town expanded its lumber milling and production. The 1920s decade was a major period for construction during the entire 20th century. The Scotia Inn, cultural facilities such as the Winema Theater, a hospital, recreational and institutional complexes, and single family housing to accommodate the industry's growth were gradually constructed as support service for the dynamic boom periods. Although the primary function of the roadways was to transport industrial material, secondary roadways were built for access to residences, commercial and institutional uses; all were within easy pedestrian access of both the mills. The railway system, abandoned after trucking became the dominant means of transport, was separated from non-industrial uses. Alternative roadway exits and entrances south of the town facilitated trucks and other logging vehicles to traverse without passage through the more commercial and residential areas. Roadways today have been graded and paved with asphalt material.

Retaining walls and embankments were used along the steeper roadway and sidewalk grades, primarily in the residential areas. Many of the residential roadways did not have sidewalks, but new reinforced concrete walkways were installed during the later periods of construction in areas closer to, as well as within, the commercial core. A few lighting poles also remain from this particular building period.

Similar to other idealized company towns, Scotia's owners retained a small village atmosphere with modest single-family homes separated by neatly organized white picket fences made of wood. The types of fences vary in Scotia, but all retain a particular uniformity and order. Most are constructed of wood.

Signage in Scotia ranges from large wall painted company signs visible from Highway 101 to more intimate and rustic designs in the town's commercial area. Most signs are basic, simple and utilitarian.

3.5.2 Roadways, Sidewalks, Retaining Walls, Fences, and Signage Integrity. Because PALCO has systematically repaired and maintained these elements over the years, these character-defining features have maintained their integrity.

See Exhibits for the Inventory and map of Contributing and non-Contributing resources.

4.0 Architectural style and character Defining Features

4.1 Residential Buildings.

There are nine (9) architectural groupings for the single-family residences of Scotia. All surviving buildings were constructed between 1905 and around 1925. The earliest homes at Scotia consist of gabled and hipped roof forms with open eaves. Some of the roofs are pyramidal hip forms. A variety of roof shapes exist, including front gabled, side gabled, simple hipped, and pyramidal.

These particular early homes were elevated with a crawl space under the single floor. Porch entrances are generally located symmetrically on the front of the building. Typically, there are double hung wood framed windows, often placed symmetrically on either sides of the entry. Some of the buildings have paired windows facing the street.

The height of the living spaces is relative higher than typical tract single-family homes constructed in the 2000s. The layout of the residences consisted of a parlor (living room), with separate kitchen, bathroom, and bedrooms. A centralized heating unit was located in each house.

All homes are constructed of wood. Clapboard exterior covering is also primarily of wood. Roofing shingles vary but are generally composite type materials. Alterations, repairs and modifications have occurred on most of the buildings.

As housing expanded in other parts of Scotia, the residential forms generally remained uniformed and ordered. Residences with L shaped layouts form a distinctive grouping in the B Street area. These buildings were constructed in 1915 – 1916. In this same time period, larger two storied homes for the PALCO owners and managers were also constructed. Homes continued to be constructed into the 1950s. These

later homes, however, were designed in the styles and models previously constructed in Scotia. Examples of later homes are found on Main, 5th and 6th Streets.

In the earlier construction periods of Scotia, homes were generally designed in the National Folk style, a particular design that was commonly used on the East Coast of the USA as well. However, PALCO was also experimenting with the popular Craftsman style that was already used in California. All buildings were constructed of wood products from the general region and with lumber milled at the Scotia industrial facilities.

4.2 Commercial, Institutional, and Recreational Buildings

During the 1920s construction boom in Scotia, several major buildings were completed including the Scotia Inn, Winema Theater, Scotia Museum, Medical Building, St. Patricks Church, Scotia Union Church, PALCO Headquarters, and Fireman's Park. The Scotia Inn, Medical Center, churches, and PALCO Headquarters were designed in traditional revival styles popular at the times. However, the Winema Theater, Scotia Museum and later other buildings applied a creative and expressive style that exemplified Scotia's lumber heritage and revival styles. These buildings retained the rustic appearance of the redwood logs and finishes were stained and not painted with white or other colors. The Scotia Museum, for example, is shaped as a Greek Revival Building, but instead of classical or other types of columns, natural redwood trunks are incorporated.

Buildings of merit include:



4.2.1 The Scotia Inn. The Scotia Inn is amongst the early commercial buildings of the town. The size and positioning of the building exemplifies its significance as part of the entry experience into Scotia; the complex provides a commanding view of the mills and other town commercial buildings. The Scotia Inn is approachable on all four sides, with its front facing facade designed with more decorative ornament than all other sides. There is parking area and a front lawn with mature landscaping in the front of the building that covers a portion of the first floor facade. The three stories high building, which appears to be in very good condition, is a massive U-shaped form with an uninterrupted hipped roof, simple

trimming, and bracketed cornices. Both ends of the building project to the front about a yard forming two volumes that span three rows of windows; each volume flanked by square column moldings. All room windows are identical square in shape, with shutters at both sides (except the bath windows which are smaller, rectangular and plain). Underneath each room window there is a paneling also in wood with a rhomboid geometrical relief in the center, which reaches the upper end of the next lower window.

The entry has a one story high central porch with simple square trimming and three symmetrical pillars with pointed upper ends. The porch, spanning twice the width of the main door below a bay window, has a simple entablature single door, with side windows on both ends. The roofed entry porch has a central dominant French arch, with symmetrical smaller half-point arches on each side and with square vernacular Doric column simplifications (based loosely on Roman precedents). These columns are slightly wider at the base than at the top. On the middle of the main central porch entablature there are the words in capitals: Scotia Inn. The porch area, elevated several feet above the ground, extends uncovered to both sides with access to the building through two sets of French windows and transom lights on each side. The building rests on a masonry foundation with the basement and windows on the rear side. This is the only element of the building that appears to be not of wood construction.

On the ground floor, adjacent to the right corner of the building, there is a gazebo- with simple entablature and a solid natural wood door.



4.2.2. The Scotia Museum. The Scotia Museum is a Greek revival style building. It is approachable by all four sides. The building is made of natural finish wood logs, which give it its unmistakable character and association with the lumber industry and Scotia. The region in which it is built is one of the very few in the US West Coast to have Greek revival architecture examples of its kind. The building is surrounded by a lawn and mature greenery on all four sides.

The square shaped building is two stories high, with low-pitched shingles roof, and a full portico with a full height gable marking the entry (wide trimmed). The pediment and roof are supported by four main square columns, as well as on 6 round columns (3 sets of pairs). These and all the columns on both sides of the building are tree trunks in its natural rugged finish. All columns have very simple square capitals and bases.

The entry door is a set of double doors with plain lintel and full transom light. The building is raised six steps above the street level. Both lateral facades have a row of 7 front columns, spanning the full height of the building, with the wall and windows recessed, creating the illusion of a porch, much in the style of the famous Acropolis in Athens. The front- and side cornices- have simple mutules underneath. Both sides have 5 sets of broken transom windows made in wood, all equal in size and shape, and equidistant.

On the right hand side of the building, the museum displays an antique steam locomotive.



4.2.3 The Winema Theater. This building was also made mainly with natural finish wood. The building resembles a traditional Swiss chalet; two stories high, plus the attic. This building is close to the sidewalk and has no front lawn, as well as no side lawns. This building has the high, unobstructed pitched gabled roof characteristic of Swiss chalets (except it has no masonry on the walls), with an elaborate gable trimming. The entry has a one-story full-façade apparent porch, with the central part projected to the front making a real porch area which rests on natural finish tree trunk round columns with simple square capitals and no bases. The porch has a flat balustrade. On the upper part of the façade in big wooden capital letters we can read the name of the building: Winema.

Four dormer windows on each side, with trimmings and solid wood instead of glass in the openings, are on both lateral roof sides. The gabled roof has bracketed cornices all trough-out. The side facades have no windows, and only a couple of service doors pedimented.

4.3 Industrial Buildings

Scotia's industrial buildings represent the heart and basis for the town. The industrial typology is function and utilitarian with minimal ornament and revival details. Windows are practically designed to allow light into the large interior spaces; columns, beams, trusses, and brackets are exposed and designed to allow vast expansive spaces for the milling operations below.

When a building became outdated for the current milling practices, they were often demolished or expanded with additions. Industrial buildings vary in materials including wood, steel, reinforced concrete and some masonry. Buildings are clad with wood and metal. Roof forms also vary, including open gable, hipped, double hipped, shed and flat roofs. Double hung windows and single windows are placed symmetrically through the complexes. Large openings were designed to accommodate transport and equipment into and out of the buildings.

The key identity of Scotia is enabled by the sustainability of its industrial lumber milling operations and production. Lumber industries historically were in a constant state of transition, based on demand and supply. The physical buildings at Scotia reflect periods of economic growth, from its earliest stages as a small mill to the current facilities. During the 20th century the single owner of the town, PALCO, recognized that forest owners had an obligation for sensible, continuous forest production and thereby incorporated numerous forest conservation methods into the business. The types of new technology, machinery and equipment, new standards for handling, marketing and distributing lumber, and labor and addressing governmental and public policies influenced the built environment and the associated mill culture of Scotia.

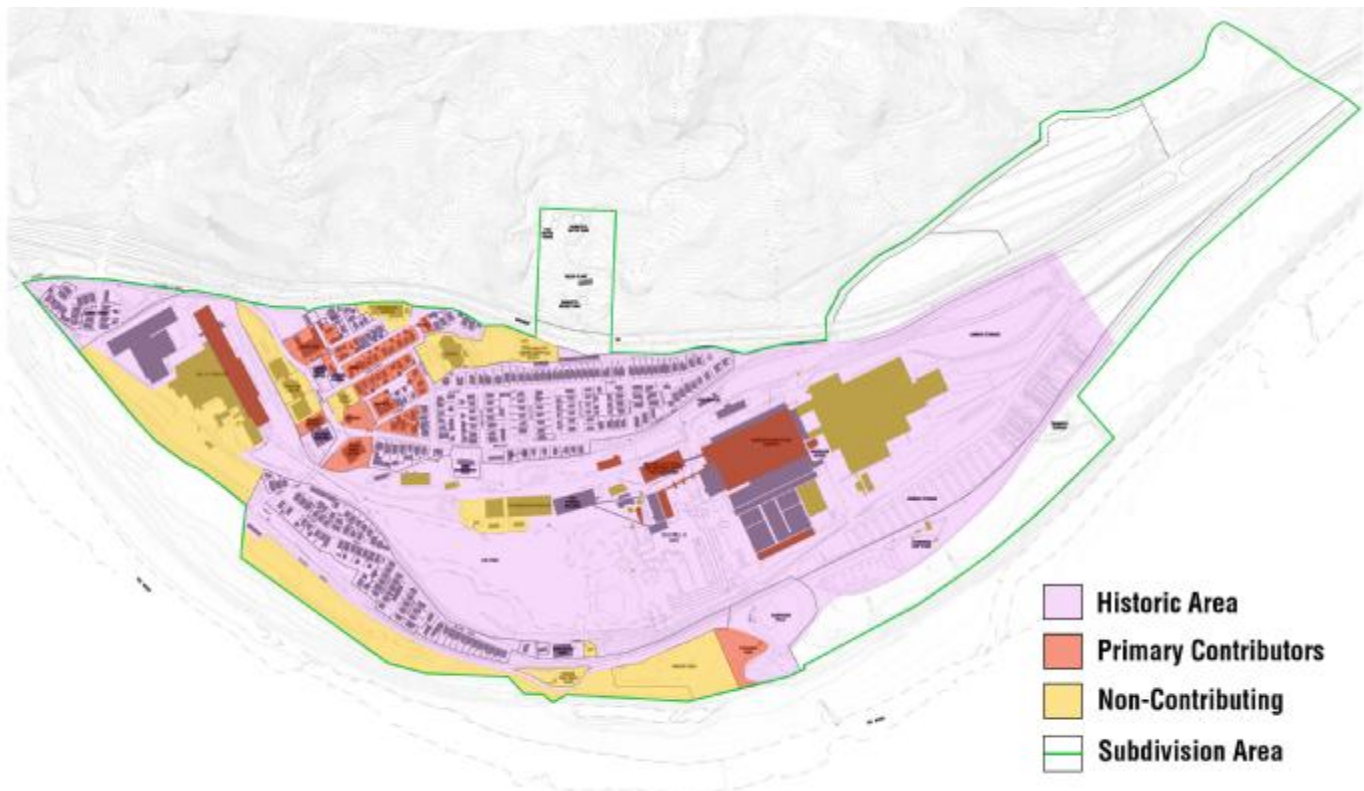


*Scotia c 1890s,
PALCO Scotia
archives.*

5.0 Period of Significance

Based on the concentration of resources that have survived intact, the period of significance for physical and architectural components is from 1896 to 1959.

Most resources date from Scotia's production boom period; this is mainly because the quake of 1906 and World War I (1914-18) created a great demand for lumber. The primary expansion in Scotia was between 1912 (Mill B opens) and 1925 (final residences are built). Much of present-day Scotia reflects construction from this time period. Construction of Mill B began in 1908 and was operational by 1912 along with 10 new dry kilns and drying sheds. The great majority of Scotia's residential expansion occurred between 1911 and 1918, with final expansion phases reaching into the Williams St area and North Court by 1924-25. Winema Theater and the original Bank Building (museum) were built in 1920 and the hospital was ready for patients in 1925. Both of the churches were built between 1924-25.



Contributing and non-contributing resources of Scotia. See Exhibits for additional information.

An important development subsequent to 1925 is the development of alternative products from bark and other parts of the tree. Although power plant use of wood waste occurred much earlier (essentially from 1890), the Pres-To-Log Plant (1934), Fiber Plant (1942), and Fiber Lab (c.1942) were instituted during later this period. In addition, a log peeling plant and bark recovery plant, built in 1929, recycled redwood bark for a variety of insulation products.

6.0 Addressing Historic and Cultural Resources

6.1 Humboldt County Regulations

The long-term preservation of Scotia's historically and culturally significant resources require Humboldt County to implement various measures to maintain Scotia's resources. Design considerations include, but are not limited to:

- Provisions for compatible use that require additions or minimal alteration to the building structure, site, or environment;
- Alterations and repairs that complement the building's historic character while being distinguishably different from the original construction;
- Recognition of significant changes that occurred over the course of time;
- Sensitive treatment of distinctive stylistic features or examples of skilled craftsmanship;
- Preservation of buildings in accordance with the Secretary of Interior's Standards and other appropriate codes or regulations.

Refer to Humboldt County "D" Combining zone designation to protect Scotia's historic resources (See Appendix). Humboldt County's Zoning D Combining Zone Designation (314-19) sets forth architectural standards criteria (19.1.3). These include 1) height, bulk, area of buildings, 2) setbacks, 3) color, textures and materials of exterior walls, 4) type, size and location of signs, 5) relationship to other buildings and/or uses, 6) architectural treatment of buildings and structures, 7) and location/treatment of the site as related to the setting.

6.2 Incentives, Funding Sources and Investment

Financial incentives to supplement preservation in Scotia are recommended. Because funding sources often dictate conformance with federal and/or state standards, the implication of funding sources and subsequent constraints should be weighed carefully against projected goals.

The use of investment tax credits requires a certification process for resources. This process requires Humboldt County to understand tax requirements, including procedures of the State Historic Preservation Office (SHPO) and the National Park Service. Currently, the Internal Revenue Service Code provides for a 20% investment credit for the rehabilitation of historic buildings for commercial, industrial or rental residential purposes. No investment tax credits are available for owner-occupied residences.

A Mills Act Property Contract agreement with the County of Humboldt, as a potential tax reduction, is another type of fiscal incentive. This contract is also effective when property is sold. Property will not be reassessed based on new market value, but new owners benefit from pre-existing lower tax rates. County designation of applicable sites is required.

Other types of incentives, such as charitable contributions, state tax incentives (Mills Act), investment for low-income housing, easements, revolving funds, and numerous types of grants and loans will require that Humboldt County and Scotia residents understand associated implications and requirements. It is important to note that the donation of a property to preserve a certified historic structure will qualify as a charitable contribution.

Programmatic incentives with the County of Humboldt and private sector leaders with expertise in historic preservation often include:

- Commercial Loans for Homeowners and Home Renovations. Consult private commercial lenders and public sector sources regarding the availability of loans, including reverse mortgages for seniors and home renovation loans.
- Historic Property Real Estate Program. Real estate agents are often unaware of real estate benefits from the stewardship and marketing the site as value-added cultural and historic properties. Use Realtors with knowledge of historic resource sales.

- Programs for Low and Moderate Income Homebuyers and Home Owners. Consult the County of Humboldt and others on the availability of affordable mortgage products, municipal programs, potential fee waivers, State Rehabilitation and other Tax Credits, and California's Earthquake Grant program.
- Revolving Funds for Scotia. The County of Humboldt or private sector organizations can set up a pool of capital created for the specific preservation purpose with the condition that funds will be expended and returned to be reused for future projects. This fund can be administered by the County or a local historic preservation organization.

6.3 Database and Archives

In addition to establishing a depository for archives collection of historic materials and photographs within Scotia or elsewhere in the region, it is highly recommended that Humboldt County create an ongoing electronic system with information on acceptable replacement materials, maintenance and costing. Information types can include physical and financial project analysis, record of building improvements, budgeted and actual costs, replacement worksheets, and maintenance information.

6.4 Archival Collection, Museum and Public Information

Both the Scotia Museum and the Humboldt State University have an extensive collection and research information on the town and its development. These efforts are highly important in maintaining the history and culture of Scotia. Operations and management of the collections and archives require stewardship and professional attention.

- § Encourage community members of Scotia and Humboldt County to secure funds, promote the museum and collection and ongoing website access on the town's history and culture.
- § Initiate oral histories for PALCO workers, employees and other associated with the lumber industry.
- § Check County of Humboldt and local preservation organizations for other accessible databases and clearinghouse information, as available both online or in hardcopy, to preserve the physical, cultural and social assets of Scotia.

6.5 Training and Educational Opportunities

Community involvement in town stewardship is extremely important. Involvement in preservation tends to be by those who have interests in the

architecture alone. Every effort should be made to engage those who also are invested in the preservation of Scotia's culture and associations with the mill town activities.

6.6 Community Participation and Leadership

In preparation for future and indirect changes in Scotia, and in tandem with historic preservation efforts, an economic development organization consisting of residents to assist in the revitalization of the community should be considered by Humboldt County. Innovative ideas for new economic endeavors can be coupled with the challenge to maintain the historic and cultural character of Scotia. A review of other communities and models will be helpful.

Recommendations include:

- conducting training for local officials (e.g. building inspectors, planning officials);
- training docents/guides for Scotia;
- providing and conducting workshops/seminars on Scotia's renovations;
- instituting training for heritage related businesses or historic preservation techniques and methods;
- encouraging apprenticeships and student participation and internships;
- stockpiling hardware and other items;
- cataloguing collections and provide public awareness information;
- developing a public records program to maintain records and plans of historic buildings.

Community involvement in the stewardship of their town is also extremely important. Involvement in preservation tends to be by those who have interests in the architecture alone. Every effort should be made to engage those who also are invested in the preservation of Scotia's culture and associations with the mill town activities. A Scotia Heritage program and approach are recommended to help residents of all ages understand the reasons for preserving Scotia's resources. The history and culture of Scotia can be incorporated into school curriculums and learning experiences, while events and activities to highlight the historical significance of Scotia can be instituted.

6.7 Educational Information for Home Purchase

A program, initiated by the County of Humboldt, to assist and prepare potential owners for the purchase of properties and the associated, required responsibilities to maintain the historical significance and integrity of their resources, including the inclusion of design and compliance procedures.

6.8 Promoting Heritage Tourism

Scotia is marketable in many different ways to enhance its economic sustainability. Visitors can be attracted to Scotia as the sole surviving lumber town in the United States. On a smaller scale, Scotia's small-town atmosphere and lumber related attractions are prime assets. It is crucial, however, that tourism activities and new development not trivialize the town's historical character.

Recommendations include, but are not limited to:

- developing a Scotia heritage business plan, including a database of heritage related businesses and resources, a market assessment of potential opportunities for heritage related business development, ways to attract private investors and funding;
- identifying local resources for developing heritage products;
- establishing heritage business incubators;
- considering outlets for heritage related products for Scotia specific items and take advantage of Internet for processing and distribution of product orders;
- maximizing use of buildings for other purposes, such as on-site classes for trades/crafts/skills/arts, etc;
- establishing interpretive/informational signage throughout Scotia.

6.9 Additional Considerations

§ Establish mechanisms to retain smaller sized residential parcels with existing homes and to avoid consolidation for larger new residences and buildings.

§ Investigate the transfer of development rights (TOD), open space easements and land trusts to maintain a buffer greenbelt around the town to maintain the lumber town landscape and setting.

- § Consider using a historic house to interpret the lives of working families, each room representing a different era and actual family, so that the cultural and social history of Scotia can be highlighted.
- § Maintain the existing Museum and contact other groups or organizations that may be interested in managing the collections and building. Consider a more regional or statewide lumber industry museum.
- § Assess the implementation of façade easements to ensure that historic resources complement design efforts and maintain original appearances.
- § Keep improvements to roadways consistent with Scotia's existing network by and avoiding a sterile, suburbanized and formulated approach. Roadways, paths and alleys are part of the character of the town.
- § Confirm the applicability of the Design Guidelines for possible Covenants, Conditions and Restrictions that may govern Scotia resources.
- § Establish a clear process for the use of Historic Architectural Building Surveys (HABS) and other forms of documentation and recordation when required for major alterations, modifications and demolition of Scotia's resources.
- § Promote oral histories of families and individuals associated with the history and culture of Scotia.
- § Identify procedures to relocate, salvage and recycle building elements, as appropriate.
- § Investigate the use of historic preservation easements [a voluntary legal agreement between a property owner (donor) and a qualified easement holding organization (donee)] to protect a significant historic property, landscape or archeological site, as appropriate, but restricting future changes to and/or development on the site) or new incentives. Easements are a charitable donation for income tax purposes.
- § Consider Scotia and location for filming and other types of innovative revenue producing incentives related to historic and cultural resources.
- § Working with the County of Humboldt, preservation organizations, and academic institutions, create a resource for residences to secure information on methods, techniques and other inquires regarding the care and maintenance of the buildings.

7.0 Design Guidelines

7.1 Scotia's Historic/Cultural Resources

Inventories of Scotia's historic and cultural resources are included in the Appendices. Contributing and non-contributing resources are shown on the map in the Exhibits section.

7.2 Intent of Design Guidelines

The Scotia Design Guidelines have been prepared to assist County of Humboldt, Scotia's residences, owners and design consultants with the treatment of historic and culturally significant resources in Scotia. The Guidelines shall be utilized and referenced as a decision making tool for determining acceptable repairs, alterations, and additions within Scotia's historic area primarily, but not limited to, contributing resources. An applicant is strongly advised to consult the County of Humboldt for further information. Both the *Secretary of Interior's Standards for Rehabilitating Historic Buildings (most current edition)* and the *State of California's Historic Building Code* are essential documents and references for individuals or groups considering renovation and rehabilitation of Scotia's historic and cultural resources.

7.3 Boundaries of Historic/Cultural Scotia

The Scotia Design Guidelines is intended for significant properties within the designated residential and commercial areas as shown in the Exhibit section 9.0. Contributing (primary, secondary, and tertiary) resources and non-contributing resources are identified on the map.

7.4 Design Review and Compliance

The Humboldt County is responsible for the review and approval process for proposed alterations, additions, demolition and new construction that may impact an historic resource. The County will determine the procedures and requirements for the issuance of permits, including the need for a Certificate of Appropriateness.

7.5 Secretary of Interior Standards for Rehabilitation

The *Secretary of Interior's Standards for Rehabilitating Historic Buildings and the Illustrated Guidelines for Rehabilitating Historic Buildings* shall set the overall standards for the process of returning a property to a state of utility, through repair or alteration, while making possible an efficient

contemporary use. In turn, preservation of character defining features determined significant to its historic, architectural, and cultural values is addressed.

Refer to the Standards for an understanding of the long termed preservation of the property's significance. The Standards provide general treatment for all materials, construction types, sizes and occupancy for both the exterior and interior of buildings. Landscape features, Scotia's site and environment, as well as additions and new construction, are also discussed.

The Standards assume that some repair or alteration of a historic building will be needed in order to provide for an efficient contemporary use. Nevertheless, repairs and alterations must not damage or destroy materials, features or finishes that are classified as important character defining features. The preservation of Scotia's resources will be done in a reasonable manner and take into account economic and technical feasibility.

7.6 State of California Historic Building Code (SHBC)

Utilize the flexibility of the SHBC. Scotia resources qualify for the SHBC even without official designation. The SHBC recognizes and endorses the need—on a case by case basis—to find and adopt reasonable alternative or reasonable levels of equivalency for situations where strict compliance with established statues or regulations would negatively affect an historic resource's historic appearance or jeopardize it's economic viability. The SHBC is essentially a performance code rather than a prescriptive code.

7.7 Guidelines for Existing and New Buildings

The Scotia Design Guidelines document is a general reference for all improvements and construction of existing and new infill buildings, structures and sites. Existing buildings are identified in the Scotia Inventory (see Appendix).

Infill construction is defined as buildings and land developments that utilize land within the historic area of Scotia.

In order to ensure that the historic and cultural significance of Scotia is respected, these guidelines provide basic and practical considerations for property owners. The Humboldt County's Scotia Design Review process and zoning requirements are established to maintain and strengthen Scotia's character defining elements while encouraging creativity, flexibility and variety for new improvements within the town. Designs shall contribute positively to Scotia's context and neighborhood quality.

Existing Resources. There are four basic steps to consider in the rehabilitation of existing historic resources in sequential order:

- Identify Character Defining Features. Determine whether the site is listed as a contributing resource (see Appendix). Review the materials and features that make the site significant.
- Retain what is significant. In most cases, protection involves the least degree of intervention. Protection of the resource includes maintenance and, when needed, the reapplication of protective coatings. Cyclical cleaning of gutter systems and other protective measures will reduce long-term damage to a historic building or structure.
- Repair the physical condition of character-defining materials and features as appropriate.
- Replace an entire character-defining feature only when the level of deterioration or damage of materials precludes repair. Study the form and detailing of existing elements and reestablish the feature as an integral part of the rehabilitation. First option is to replace the feature in kind. Provisions, however, should be made to consider the use of compatible substitute materials due to technical problems or economic feasibility.

New Improvements. New infill construction, additions, and modifications to existing buildings and structures shall complement the existing architecture and surroundings of Scotia. A design concept that respects the existing scale, palette of materials, textures and colors, and achieves “continuity” is recommended.

Design and construction of additions shall not radically change, obscure, damage or destroy the character defining features of Scotia’s historic resources. New designs shall be subtly differentiated from the original building, while respecting the overall form, proportions, massing, and other characteristics of the historic resource. An addition should be compatible with the existing structure and the contrasts between old and new shall not jump out visually, but shall nonetheless be evident on close inspection.

Additions shall be located in the rear of buildings away from the primary façade visible from the roadway. Design shall have the minimum impact feasible on the historic fabric of the original building and ideally, shall be reversible. Additions shall not exceed the height of the original building . They shall respect all setback and lot coverage limitations as specified in county regulations and as applicable in Design Overlay D zoning regulations for Scotia.

In designing an addition, the following shall be determined:

- Contributing or Non-Contributing Building (Listed as a significant historic/cultural resource for Scotia)
- Building Type (Residential, Commercial, Industrial, Institutional, Recreational, etc.)
- Building's Primary Building Materials (Wood or other)
- Massing and Form (roof type, wall surfaces, volumetric form, height)
- Building Style (see List of Scotia's buildings)
- Adjacent sites and buildings (context)
- Allowable Location for Addition to reduce visual impact
- Method to attach addition to the existing building

It is important that new additions are harmonious, and yet subtly distinct, from the existing historic fabric. Setbacks and reveals in the wall or roof plane can differentiate the new from the existing. Relate new additions with the existing character defining lines and elements of the original building, such as window sizes, cornice lines and belt courses, to retain continuity between old and new.

7.7.1 Site Planning and Relationship to Surroundings. Scotia is a model company town with a village atmosphere. As a culturally and architecturally significant historic town, existing lot sizes and setbacks may vary from standard property dimensions. Conformance and requirements for new infill construction, as well as additions and modifications to existing buildings and structure, shall comply with Humboldt County and other appropriate regulations.

New residential parking shall not be permitted within the front yard of existing buildings that face the street. New parking within each property shall be in the rear of the buildings and accessed from existing rear alleys. Garage doors shall be designed to fit in with the existing building in terms of materials, style, scale and type.

For new residential and commercial infill construction, additions, and modifications to existing buildings, structures and site, owners shall:

- Review existing and historic site conditions. Check historic spatial relationships, related features and materials prior to undertaking any physical change.

- Retain visual connections between spaces by maintaining significant vegetation, roads, paths, and topography. Review the sequential experience of the site, including the approach, arrival and entry.
- Maintain and preserve historic circulation paths and roads by providing adequate drainage and maintaining systems in good working order. Provide barrier free access to historic areas and sites.
- Assess any potential subsurface archaeological features, as appropriate.
- Check topographical instability in a way that retains the historic character of the site. Preserve natural and designed grades. Strengthen eroded or unstable banks.
- Incorporate new paths and ramps where they will not damage the historic character of the topography.
- Protect views, vistas and associated landscape features that define or frame views. Review historic and character defining landscapes, including form arrangement and species of vegetation through regular maintenance.
- Screen non-historic elements or new construction with vegetation features. Replace plants and trees where historic materials have been removed. Keep location close to the original and preserve a relationship with planting and buildings.

New parking for non-residential sites shall be reviewed on a case-by-case basis.

7.7.2 Scale, Height, and Massing. New buildings shall respect the scale, height and massing of the existing built environment. Within the historic area, new residential buildings and additions to existing residential buildings shall not exceed the height and scale of neighboring and adjacent residences. Additions shall be located in the rear of the property only except in extraordinary situations as determined by Humboldt County.

Buildings and additions to existing non-residential buildings shall be limited in height and scale at the discretion of Humboldt County. In all cases, new construction shall comply with County and other applicable regulations.

7.7.3 Materials, Textures, and Color

Wood (Siding, Roofs, Windows, Porches, Doors, and other Features). For new infill construction, additions, and modifications to existing buildings and structures, the recommend exterior building material, including exterior siding, porches, window systems, doors and entries, is wood and its byproducts. Refer to existing architectural styles and details for new designs in the Inventory (see Appendix).

Existing Buildings and Structures. Scotia's existing buildings utilize milled wood as the main structural and finish material. There are several types of cladding, including board and batten, horizontal siding, wood shingles, and others. On residential buildings, horizontal siding is by far the dominant form encountered in Scotia. Trim is both functional and decorative. In Scotia, unfinished logs are also used to create a rustic appearance on commercial or public buildings.

The primary type of wood used in Scotia is redwood and Douglas fir. Basic maintenance is essential to ensure the durability and life of the material. Moisture, combined with other factors, is the main cause of deterioration. Conditions that allow for moisture to penetrate wood foundations and spread to the main structure must be addressed. Paint or clear types of protective coatings have been an effective means of waterproofing wood surfaces at Scotia.

Preventative measures also include clearing gutters and drains of debris. Providing adequate ventilation and installing metal flashing to separate wood from sources of moisture should be considered.

Protection against fire is also an important concern. Fire preventive measures instituted at Scotia, including the replacement of wood shingle roofs with fire-resistant materials, is also evident.

To address the treatment of existing wood systems to existing buildings, structures and site, follow these basic preservation steps in sequential order:

- Identify Character Defining Features. Determine whether the site is listed as a contributing resource (see Appendix). Review the materials and features that make the site significant including siding, cornices, brackets, windows, doorways and their finishes.
- Retain what is significant. Review the species of wood, grain patterns, dimensions, millwork, shaping, joining, and finishing techniques.

- Repair the physical condition of character-defining materials and features as appropriate. Apply environmentally safe chemical preservatives to wood features that may be exposed to decay. Check with Scotia's overall maintenance program for repainting and new applications of appropriate protective coatings.
- Repair wood features by appropriate means. Limited replacement in kind is acceptable with a compatible substitute material. Strengthen weakened wood members as necessary. Replace missing wood features (primarily on the exterior) so that the missing element does not compromise the entire system.
- Replace an entire character-defining feature by using evidence of the overall form and detailing. Replace in kind an entire wood feature that is too deteriorated to repair, such as a cornice, entablature, or balustrade. A compatible substitute material may be considered if using the same kind of material is not technically or economically feasible.
 - In replacing an entire character-defining feature, match original wood as closely as possible. Check wood species, grain, dimensions, finish texture, and coating. Replace wood features using similar joining techniques as the original. Utilize existing historical photographs and other physical documentation, as available.
 - Use of substitute materials, such as vinyl, is allowable in locations that are not in view from public right of ways. Use of substitute materials on front facing exterior elevations shall be allowed only if the alternative choice closely matches the original window system's details visually, that the costs for replacement with wood is prohibitive (cost comparisons, availability, long termed life cycle, and installation) and that the SRC approves the selection. In no cases will aluminum window systems be used on the buildings.

Concrete & Masonry. Although the primary construction material is wood, there are a few examples of masonry and concrete (especially foundations) uses in Scotia. For new infill construction additions, and modifications to existing buildings and structures, use a particular treatment for masonry and concrete as is based on precedents identified in historic Scotia. In repairing and adding retaining walls and sidewalks, attempts should be made to match existing retaining walls and sidewalks with regard to color and texture in addition to matching the same type of materials.

Existing Buildings and Structures. The treatment of existing concrete or masonry systems for existing buildings, structures and site, follow these basic preservation steps in sequential order:

- Identify Character Defining Features. Determine whether the site is listed as a contributing resource (see Appendix) and review what materials and features make the site significant.
- Retain what is significant. Review the type of concrete and masonry, including its character defining features such as walls, brackets, railings and other details. Note tooling, bonding patterns, coatings and color.
- Repair the physical condition of character-defining materials and features. Protect and maintain the masonry or concrete as appropriate.
- Repair features by appropriate means. Check with historic preservation recommendations for masonry and concrete.
- Replace an entire character-defining feature with similar materials for masonry or appropriate mix of aggregate and cement binder for concrete.

Color Palette. For new infill construction additions, and modifications, consider the following:

- § Select colors that are already used on the exterior of Scotia's buildings.
- Colors shall be consistent with colors used on existing buildings in Scotia. See inventory for examples. The selection of colors shall complement existing building designs and Scotia's neighborhood context. Contrasting colors can be used to accent architectural details and building entries.
- Avoid repeating the same color on adjacent buildings.
- On single-family residential buildings, the color hierarchy common to older, residential buildings and structures shall be utilized. The most recommended form is an appropriate color for the body and white for trim elements, including window frames, door frames, and sashes.

7.7.4 Lighting. For existing and infill construction additions, and modifications to existing buildings and structures, maintain a consistent lighting scheme, including color, and directional lighting schemes to

reduce glare. On new construction, use contemporary light standards that are compatible with the historic character of the site, but distinguishable from existing historic fixtures.

To address the treatment of exterior lighting systems on existing buildings or town features, consider these basic preservation steps in sequential order:

- Identify Character Defining Features. Determine if any lighting features help define the character of the building.
- Retain what is significant. Always consider safety, energy conservation and cost effectiveness of any features as main considerations. Protect and maintain existing systems through cyclical cleaning and other measures as are necessary.
- Repair features by appropriate means. Augment or upgrade lighting system.
- Replace an entire character-defining feature, as appropriate. Replace visually significant features in kind, or with compatible substitute lighting. Use energy efficient fixtures compatible with the historic character.

7.7.5 Signage. For existing and new infill construction additions, and modifications to existing buildings, provide addresses that are clearly readable from the street. Residential signs shall be similar to signs used currently in Scotia. New commercial signs shall be compatible with the historic character of Scotia and conform to standards set forth by Humboldt County.

7.7.6 Equipment, Service Areas, and Energy Efficiency. Improvements to Scotia's systems have been made over the years based on new functional needs as technological advances occurred. New equipment accompanied these changes, requiring wiring, pipes, controls and other elements.

Of importance is Scotia's need to provide up-to-date systems to accommodate the town's residential and commercial sectors, and lumber mill operations, based on applicable codes. Sustainable designs can reduce energy consumption by maximizing the use of natural light and ventilation, utilizing storm windows and insulation, implementing performance and maintenance assessments, including cyclical cleaning, and replacing elements with new equipment that is both more efficient and requires less maintenance.

Existing Systems. Owners shall consider these basic preservation steps in sequential order:

- Identify Character Defining Features. Determine if any features, such as grilles, vents, or interface hardware help define the character of the building.
- Retain what is significant. Always consider safety, energy conservation and cost effectiveness of any features as main considerations. Protect and maintain existing systems through cyclical cleaning and other measures are necessary.
- Repair features by appropriate means. Augment or upgrade system parts such as new pipes and ducts. Provide ample ventilation for heating and plumbing systems. Eliminate potential fire hazards.
- Replace an entire character-defining feature, as appropriate. Replace in kind, or with compatible substitute materials, elements such as grilles and visually significant features. Use energy efficient fixtures compatible with the historic character.

New Systems. Environmentally and economically sustainable systems that are compatible with the town's character and setting shall be considered for new construction in Scotia.

7.7.7 Landscape Elements. Appropriate landscaping is encouraged in Scotia to enhance the character of the town.

- Utilities shall be located so that there is adequate room for planting so that there is no conflict between utilities and location of trees and other types of plant material.
- Landscape materials shall be compatible with its neighbors and materials used in the surrounding areas. The use of a dominant species of tree species used on the block is encouraged.
- Existing fences shall be repaired and maintained. New fences shall conform to the styles, sizes and uses existing in Scotia. Wood fences are appropriate in all locations. Metal chain and other types of fence materials are not recommended in locations within public view.

7.7.8 Public Improvements and Utilities. Unless carefully executed, the upgrade, maintenance, replacement and removal of infrastructure features from the period of significance may impact the overall character of Scotia's streetscape.

- § Underground construction in character defining areas, that require the disruption of street and possibly sidewalk surfaces with trenches, shall be repaired properly after the work is done. A similar appearance to the original area, that closely matches the surface of the existing feature, shall be incorporated.
- § *Improvements*, in terms of design and cost effective measures, shall match a disturbed area with the original surrounding fabric's color and texture. Every effort shall be made to retain existing historic fabric. If the replacement of the existing historic fabric is infeasible, *reasonable* efforts shall be employed to replace a larger contiguous street, sidewalk or other element, with material that matches the original rather than create patches of isolated areas.
- § New infrastructure shall be compatible with the historic town character, especially when these elements are visible from the public right of way. A new element of a character defining series, such as power poles or streetlights, shall match the original designs. Visual appearance, size, glare from lights, vibration, noise and other factors shall be appropriate with the town atmosphere.
- § Scotia has some notably historic utility related elements that include, but are not limited to, hydrants and sewer covers. When the underground infrastructure related to these elements is replaced or upgraded, all reasonable efforts shall be taken to retain these visible interface elements in their useful state. As possible, historic fire hydrants and sewer covers shall be reused or retained unless a new system cannot incorporate these features.
- § When infrastructure is added where none existed before, new visible elements shall be compatible with Scotia's historic fabric. Reasonable efforts shall be made to use original visible elements in the relocation of historic fire hydrants, sewer covers, manhole covers, public signage (such as street signs) and historically notable lighting poles. Reuse of elements does not apply to power poles, retaining walls, railings and elements constructed outside of the Period of Significance (1850-1950).
- § New facilities, such as for wastewater treatment systems, shall be located and designed in consideration of visual appearance, size, glare from lights, noise, smell, ground vibration and blockage of view sheds.
- § The removal of obsolete systems, such as power poles and above ground electrical lines constructed within the Period of Significance (1850-1950), shall be permitted with the approval of the Scotia Advisory Committee and County of Humboldt.

7.7.9 General

- § Upgrade the infrastructure and utilities to specified standards, including the relocation of selected water distributions and wastewater collection systems, in a manner that minimizes disruption to Scotia's historic and cultural resources. Refer to the California Historic Building Code for guidelines and application of ADA requirements.
- § Establish, delineate and procure public rights-of way without damaging known historic and cultural resources.
- § Respect the integrity of the town roadway system by retaining existing areas without curbs, sidewalks, gutters and other elements. Refer to the California Historic Building Code for guidelines and application of ADA requirements.
- § Relocate and construct new utilities and infrastructure, including new trenching and paving, in a manner that does not alter the integrity of Scotia's existing streetscape and landscape. Refer to the Scotia Design Guidelines and California Historic Building Code.
- § Retain existing street lighting, poles and overhead utility lines, as appropriate. Design new elements to complement historic poles that are evident in Scotia. Refer to the Scotia Design Guidelines and California Historic Building Code.

7.8 Accessibility, Health, and Safety

The following guidelines shall be considered for new residential and commercial infill construction additions, and modifications of existing buildings and structures:

7.8.1 Accessibility

- All modifications to historic properties shall comply with current accessibility code requirements of the County of Humboldt. Provide the highest level of access with the lowest level of impacts by carefully planning solutions that do not result in a loss of character defining features. Consider the distinctions for accessibility of public buildings and of private residences. Design any additional means of access in a manner that is compatible with the historic property and its setting.
- Allow for differentiation between the design of access and the existing buildings. Keep additions compatible in terms of massing, scale and detailing.

- Owners have some options to consider when access improvements are necessary at an historic site. Examples of options include rear- or secondary-entry access locations, addition of elevators, or a lift in place of a ramp.

7.8.2 Health and Safety

- The rehabilitation of Scotia's buildings require meeting current health and safety codes such as public health, occupational health, life safety, fire safety, electrical, structural and building codes. Consult the County of Humboldt regulations, as appropriate, to coordinate these requirements.
- The presence of toxic substances is a potentially hazardous situation to building occupants. Work with the County of Humboldt to determine the appropriate type of abatement required, such as encapsulation, or partial or total removal. Preventative and routine maintenance programs shall be developed to include the proper warnings and precautions.
- The use of the Uniform Code for Building Conservation (UCBC), California State Historic Building Code (SHBC) and the California Building Standards Code (CCR-Title 24) shall also be considered and discussed with the County of Humboldt. Since most building codes were written with a focus on new construction, full compliance may result in extensive destruction of significant features. The UCBC and SHBC provide alternative building regulations and standards for buildings designated as historic structures.

Because fire safety is a critical concern at Scotia, compliance with current codes based on occupancy, construction type, and proximity of a building to adjacent structures is mandatory to ensure sufficient time for protected exiting during a fire or other type of emergency.

7.9 Demolition

Applications for demolition are filed with the County of Humboldt and reviewed as part of the Scotia design review process. Demolition is generally permitted for extreme circumstances, where there is an imminent safety hazard and when there is no reasonable economic use for the building or site in question.

Applications for Scotia shall include clear photographs of the building's front façade. Humboldt County may, upon design review recommendations, require a HABS (Historic Building Survey) documentation to document and record the exterior of the building. Other types of mitigation may be required by the County of Humboldt.

7.10 Database of Materials and Record of Rehabilitation

Once a construction project is approved, it is recommended and advised that an electronic record be maintained by the County of Humboldt (or individuals and/or organizations determined by the County) for rehabilitation of historic resources. This information, including available cost information for repairs and maintenance, and any other aspects, will aid as references for future rehabilitation and preservation work.

Existing archival information for Scotia shall also be retained and made accessible to the public and owners of properties.

Types of useful information include:

- Building Study components: Physical and Financial Analysis.
- Condition Analysis report & recommendations.
- Project budget for repair/rehabilitation & funding availability.
- Replacement item worksheets (components, approximate useful life, other information).
- Cost effective methods, materials availability.
- Plans, elevations, sections and photographs.
- Maintenance recommendations and plan for future use.

7.11 Certificate of Appropriateness Checklist

See the Appendix for example of a Certificate of Appropriateness form.

Appendix A
Application Request for Certificate of Appropriateness:
New Construction & Repair/Alterations/Modification to
Existing Scotia Buildings and Structures

APPENDIX A

Application Request for Certificate of Appropriateness

New Construction & Repair/Alterations/Modification to Existing Scotia Buildings and Structures

In compliance with Ordinance ____ adopted by the County of Humboldt, a Certificate of Appropriateness shall be obtained for any exterior changes to any building or site located with the designated sections of Scotia. These changes must be approved by Humboldt County's Planning Department in accordance with subject Ordinance.

Information regarding the building, property or site to be reviewed:

Applicant name: _____

Building/Property Owner: _____

Address: _____

Contact person phone # and email:

General Description of the work to be performed:

Pre Design Preliminary Checklist:

	Proposed Project	y e s	n o	Remarks
1	Have you reviewed the Scotia Design Guidelines document of historic and cultural resources?			
2	Is the property, building or site listed in the Scotia Inventory?			
Proposed New Construction of Buildings and Structures				
3	Is your proposed project new construction located on a vacant lot?			
4.0	Is your proposed project new construction currently on a site with an existing building or structure on the property?			
4.1	Does the project involve demolition or relocation of a resource listed on the Inventory? If so, what specifically is proposed?			

Existing Buildings: Repairs, Alterations, Renovations, Additions

5.0	Does your proposed project involve repairs, alterations or renovations of an existing building or structure?			
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please identify the location:

5.1	Exterior of the existing building			
5.2	Interior of the existing building			
5.3	Both exterior and interior of the existing building			
5.4	Addition to existing building			
5.5	Other types of new construction in yard or landscaped area of property			

Which of the following components will be replaced or altered in the project?

5.6	Windows			
5.7	Doors			
5.8	Porches			
5.9	Siding and other wood features			
5.10	Roofs			
5.11	Site and/or Landscape features			

Budget and Costs

6	Are estimated costs for project determined? Please identify if known.			
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Include with this application the following only, as applicable:

1. Preliminary plans, sketches or drawings that illustrate that provide a conceptual understanding of the proposed project.
2. Description or samples of any materials to be used.
3. Color selection samples.
4. Photographs or other information necessary for the review.

Signature of applicant:

Submittal Date: _____

For Humboldt County Review use only:

Submittal Date of Application:

Meeting Date:

Notice Date:

NOTICE TO OWNER:

- _____ Approves your Application & recommends compliance to Humboldt County
- _____ Approves your Application with the following conditions
- _____ Disapproves of your Application for the following reasons and requires a revised submittal.

Remarks:

Signed: _____

Additional Application Considerations

Governing Regulations. Any and all proposed new construction, repairs, alterations, modifications and additions to existing buildings within the designated Scotia residential and commercial areas shall conform with the Design Guidelines, Secretary of Interior's Standards for the Rehabilitation of Historic Resources, all applicable Humboldt County Ordinances, Regulations, Overlay Zones and Codes. applicable local, state and federal Codes and Regulations.

Pre-Design Meeting. Depending on the scope and magnitude of the project, the applicant and his/her architect, designer or builder are encouraged to meet with Humboldt County to discuss your property and identify any important concerns prior to designing or preparing plans for any proposed improvements to your lot.

Although this meeting is not required, it will provide guidance prior to the initiation of design work and will acquaint the applicant with the expectations of Humboldt County and with rules and regulations governing your historic resource.

Construction and other Documents. Humboldt County will determine the number of copies to be submitted for review, including requirements for design documents, construction schedule, sample materials & color board, and other requirements set forth by the Committee. Review period and appeals process should be discussed with Humboldt County.

Building Permit. Humboldt County will recommend approval or denial of your planned improvements. Subsequently, a Building Permit must be obtained directly from the County. Applicants are advised that the County may have certain additional submittal requirements, which must be met before issuance of a Building Permit. Any changes to the site and exterior building appearance (including exterior building materials) brought about by the Building Department shall be reviewed by Humboldt County's Scotia design review authority for approval.

Changes in Plans and/or Materials. No significant changes in plans and/or materials previously approved by Humboldt County may be undertaken without advanced written County approval.

Other Items. Please contact Humboldt County for additional concerns and inquiries.

Appendix B
Evaluation of Significance and Integrity

Appendix B

Evaluation of Significance and Integrity

Basis of Significance. In accordance with National Park Service definitions, significance is evaluated within its historic context and properties using specific criteria. The following findings summarize Scotia's significance:

Criterion A - Events

Scotia is the oldest, surviving mill of its type still in lumber production. In addition, Scotia is the last company-owned town (Pacific Lumber Company) in California. The town's associations with the development of the lumber industry in the United States and California are important in defining its historical and cultural context. Furthermore, Scotia's adaptation to the economic, environmental, and social factors in terms of its settlement and the industrial production are evident during various periods of time.

Additional considerations include: 1) the functional and evolving primary uses of particular buildings as related to the process of lumbering; 2) the relationship between the lumber operations and the Northern Pacific Railroad and other transport systems.

Criterion B - Persons

A specific person recognized as significant in Scotia's development as a company town is Albert Stanwood Murphy (A. S. Murphy) who became President of Pacific Lumber Company (PALCO) in 1931. Mr. Murphy implemented new policies that helped establish PALCO's identity for the next 50 years.

Criterion C - Design or Construction

The components of Scotia's cultural historic landscape vernacular collectively contribute to its significance. Its historic location, design, setting, materials, workmanship, feeling, and associations define the town's physical integrity. Furthermore, Scotia embodies distinctive architectural types, methods of construction, and technical innovations, which serve as a roadmap through the town's evolution.

The building types at Scotia are mostly traditional structures that reflect lumber mill operations and production, as well as associated residential, commercial, recreational and other uses.

Scotia has particular buildings that merit individual attention. These include, but may not be limited to, the Scotia Inn, the Winema Theater, and the Scotia Museum.

Criterion D - Potential information

Scotia's landscape evolved because of its inhabitants, both owners and workers, whose occupancy and activities contribute to a collective cohesion that shaped the town. Today, in 2007, this type of vernacular landscape still reflects the ongoing physical, environmental and cultural character of everyday life in Scotia. Functionality, affordability, and sustainability are important components in Scotia; these factors contributed to the ordered growth and success of the American lumber mill town.

The continuity of Scotia's social and cultural fabric exists because of its paternal company. Changes to this organizational framework require stewardship of archives currently owned by PALCO. The availability and access to information on cultural affiliations, links to property types, archaeology, ethnography, and other categories of research topics must be safeguarded in the transition and the subsequent subdivision and potential reuse of Scotia's properties.

Assessment of Integrity

Location—what is the effect on the existing location of resources?

The proposed action will not affect the location of existing resources. Separated by the Eel River and clearly delineated as a lumber mill town, Scotia is a distinctly intact neighborhood that can be revitalized. Changes in uses and activities in certain buildings and sites are likely to occur as town properties evolve from single to multiple ownership.

Industrial

- § Scotia was originally located near its product source, though strategically situated on the banks of the Eel River. Access by railroad to the ocean port was also available. In time, the construction of Highway 101 and the dependency on trucks for hauling logs and lumber were critical in Scotia's ongoing operations. Today, the town is situated close to larger vicinities such as Fortuna, Eureka and Arcata.

Residential

- Scotia's residential setting, situated within the last company owned town of its kind, has regional and statewide importance. Scotia's residences are a vital part of a community directly associated with a single parent company, PALCO.
- All 274 residences are located within the company town of Scotia itself, and are within walking distance of the mills and the town's social and cultural core.
- The residences have undergone minimal change. The original manager's and worker's residences are in their original locations. Although several buildings have physically been relocated, there is little evidence of disruption to the fabric of the town. The home at 749 Williams, for example, was relocated from Eddy Street—likely moved in the 1920s.

Commercial and Institutional

- Early commercial architecture and use evolved because of Scotia's relative isolation from other shopping and services markets. The company determined use types. As the advent of the automobile impacted Scotia, new types of uses adapted to the changing market. Scotia's shopping center parking lot reflects this new direction.
- § As the advent of the automobile impacted Scotia, new types of uses adapted to the changing market. Scotia's shopping center parking lot reflects this new direction.

Recreation, Landscape and Other Features

- § Recreational, landscape, roadways, signs, fences, and other features are an integral part of the town and located for easy access to the commercial, institutional and industrial uses. All facilities within Scotia are accessible within walking distances. The town's location along the Eel River is also an important aspect of the recreational component.

Design—will the proposed action impact the combination of elements that create the form, plan, space, structure, craftsmanship and style of residential, industrial, commercial and other significant buildings?

PALCO currently provides the stewardship, upkeep and maintenance of the buildings in Scotia. A paternal relationship between company provider and worker residents has been in order for several decades and for several generations of families. A key aspect of the proposed action is the subdivision and sale of selected parcels for private ownership. This type of sale will transfer property responsibilities to new individual owners and will require Humboldt County, not PALCO, to ensure that historic and cultural resources are protected.

Because of the proposed use of the County's "D" zoning requirements, controls will be provided to safeguard areas of historic, scenic, civil or cultural value. Compliance shall be achieved through the implementation of specific Historic Preservation parameters and directives are defined in the Design Guidelines, which were developed based on standards established by the U.S. Secretary of Interior.

Significant features and characteristics of Scotia's residential, industrial, commercial and other components have been identified. A review process and clear understanding of the interface with Humboldt County and other appropriate regulatory jurisdiction are recommended for owners of historic and cultural significant properties. The review shall be an official Humboldt County procedure to engage and enforce design standards for renovations, additions, and new construction in order to maintain the qualitative value and integrity of these assets.

Refer to the Design Guidelines for recommended procedures.

Industrial

§ Scotia's industrial resources are functional and basic forms that reflect the utilitarian nature of the industry. Early designs were typical of period architectural styles and few buildings departed from this palette until the 1960s and the modernist influences. However, even later buildings suggest a return to the contextual designs of the past.

Residential

- Scotia's residential vernacular architecture is significant, both as individual resources, and as homogenous, collective contributors to a larger, historically, architecturally, and culturally significant district. Shared and continuous elements connect the residences in a way

that indicates Scotia's historical status as a company town. These shared elements are significant features of the residential landscape.

- Scotia's residences, in their similar scale, massing, and rhythm, present a degree of homogeneity historically associated with the company town. Furthermore, many of these homes are united by continuous walkways, continuous rows of picket fences, and shared side-yards. All of these design features create a feeling of visual unity that is traditionally associated with the company town. The layout of the residential areas themselves, located in close proximity to the town and the workplace, is designed in the tradition of a pre-automobile era company town.
- Scotia's residences feature a subtle variation on folk styles with Colonial Revival and Craftsman design features. Aside from paint color and the replacement of virtually all of the window systems with modern sash units, these residences are virtually unaltered. All residences retain their design integrity and are contributing components of Scotia's cultural landscape.

Commercial and Institutional

- Commercial buildings were constructed to meet the demand for basic goods and services for the employees while being located within close walking proximity of Scotia's residential neighborhoods. Unlike the industrial buildings, commercial architecture was idealized and embellished with a variety of unique motifs and decorative features.
- Stylized versions of commercial architecture varied from contextual to modern designs depending on the period of construction and influential trends of the time.
- Both the Winema Theater and Scotia Museum buildings represent a highly unique and rustic reflection of Scotia's rural setting through the use of large logs as columns and by accentuating a natural look and feel in the exterior and interior. The Scotia Inn, PALCO's Administration office, and the Medical Building, in contrast, represent more traditional and classical forms and architecture. These buildings illustrate the range of commercial architectural styles in the town.
- Two historic churches are located in town, both with distinct styles of architecture. St. Patrick's Church illustrates a standard Gothic

Revival design popular in England in the 19th century. Scotia Union Church features workmanship of patterned shingle details typical of Victorian residences of the late 19th century. The scale of the Union church is a miniaturized 4/5 scale, relational to the scale of the homes themselves. The elaborate detail and workmanship of the Scotia Union church and the unaltered St. Patrick's Church Gothic Revival features are of historic design significance.

- The recreational center and elementary school are contemporary and modern in design, signaling a departure from the architectural styles of other historical buildings.

Recreation, Landscape and Other Features

- § Recreational facilities, landscape elements, roadways, fences, signs and other features are utilitarian and functional in design.

Setting—does the proposed action impose changes to the physical environment, context of the historic residential resources, or character of the “place”?

Regulatory mechanisms imposed by Humboldt County or any other jurisdiction to review, assess and control changes to the significant resources of Scotia must be effective, clearly articulated and manageable. A single building out of character or disruptive with its surroundings can have a negative effect on the character and integrity of Scotia's physical setting as a whole. Likewise, new infrastructure elements may have a negative singular or cumulative effect if not planned sensitively.

Industrial

- § The industrial section of Scotia is contained and separated from other uses. The buildings range from massive in scale to pockets of smaller units. Buildings are situated to maximize productivity and efficiency with minimal waste. However, as the industry changed and various modes of operations become defunct or redundant, buildings were often under utilized or transformed into storage or other less active types of uses.

Residential

- Scotia, as a working community, was situated away from more urbanized areas like Eureka. Essentially, this isolation strengthened the need for self-sufficiency and community bonds. In Scotia's early pioneer years, the town was in a more secluded environment. While Scotia today remains surrounded by redwoods, its context as a once isolated company town can still be perceived along Highway 101. Some of the earlier redwood groves still directly abut residential units (at 7th St. and North Court).
- The setting of Scotia's residences remains predominantly unaltered since its period of significance. Individual residences were constructed and positioned in consideration of the topography of the landscape. Developed before the widespread use of earthmoving equipment, homes were adapted to the hilly, natural terrain of the redwood forest. The intact cultural landscape of Scotia and the evidence of settlement and development patterns within the rugged terrain, are significant features.

Commercial and Institutional

- Although shopping center designs were incorporated into Scotia as a response to the increased use of the automobile, the town has not experienced unchecked growth and sprawl typically of other nearby communities. Essentially, Scotia has survived with its pedestrian-oriented layout intact.

Recreation, Landscape and Other Features

- § Recreational facilities, landscape and other features are skillfully integrated into the town planning of Scotia. These aspects define the model company town that provides work, pleasure, and leisure amenities within the town's setting.

Materials—does the proposed action alter the physical elements used to create structures and buildings?

Humboldt County must ensure that existing character defining features—such as construction materials—are maintained through a process defined in the Design Guidelines. Appropriate replacement materials are often expensive, so affordability and sustainable alternatives and options are essential in Scotia.

Industrial

§ The dominant and clearly most visible material is wood. Construction, including beams, columns and truss systems, reflect the known wood technology and methods of construction at the time. Later use of steel for reinforcement and structural support was incorporated. Masonry and other different types of materials were also used at Scotia, often to address fire protection and availability.

Residential

- It does appear that all residences are built of redwood, PALCO's primary lumber product. At the time of their construction, redwood was an abundant natural resource. Sidewalks are of a rough, dark, large-grained aggregate that is increasingly less available. Small retaining walls are made of tumbled river rock most likely gathered from the Eel River.

The use of redwood for the entire town is important as the "product" of the company that owns Scotia and the proximity of the immediate redwood surroundings. The use of river rock to make retaining walls is a local, vernacular practice that is in direct context to the location of Scotia adjacent to the Eel River, and is present along Main Street and lining the Fire Department building driveway. The use of sections of railroad track as retaining wall braces for the landscaping around St. Patrick's Church is another innovative use of local materials, which is highly visible. All of the above-listed materials features contribute to the historical character of Scotia.

Commercial and Institutional

- Wood was utilized in all commercial buildings. The expressive and creative use of materials in buildings like the Winema Theatre and the Scotia Museum are highly important as icons of the town and its past. Other buildings, representing more traditional stylized expressions, incorporated lumber construction more reflective of architectural trends elsewhere.
- Post 1950s buildings began to depart from traditional wood construction styles. These buildings include the Recreational Center, Elementary School and the new Post Office commercial complex.
- More contemporary buildings, such as the Scotia Shopping Center, returned to wood construction and reflect a contextual design based on the Winema Theater and the Scotia Museum architectural prototypes rather than on historicism or modernist applications.

Workmanship and State of Condition—will the physical evidence of an artisan’s labor to build, as well as the technology used to create the structure or building, be retained? What is the existing condition of the buildings?

With its history as a lumber mill town, Scotia has excellent examples of craftsmanship and the reuse of materials. These aspects are apparent in existing buildings and documented in construction records and archival information. Humboldt County, or another entity, must commit to providing a place for archiving such information as well securing additional clearinghouse documentation related to Scotia’s workmanship if it should ever be dismantled. There are currently no plans to remove these items that may impact the historic resource archives.

Industrial

- § In general, the workmanship of industrial buildings is good. Additions, alterations, and repairs -- contextually designed to compliment the existing buildings -- have been consistently performed over the years as operations changed or increased.
- § The current operations at Scotia are contained in the southern section of the industrial area. This includes portions of new Mill B, nearby sheds and other facilities. Several buildings, such as the Manufacturing Plant, are located in areas that are underutilized for current operations.
- § Infrastructure systems, such as the sewage treatment, water and electrical plants, provide support for the town. These utilities primarily accommodate all industrial, residential, commercial and all other uses within Scotia.
- § Numerous industrial buildings are vacant or underutilized because of changes in the operations. A structural analysis of the building condition and stability was not conducted but should be done as part of the long-term maintenance and rehabilitation of the resources.

Residential

- According to PALCO records, many homes were built by Mercer-Frazier Contractors of Eureka, while Beacom Construction of Fortuna built the early 1950s residences. There is no available evidence that any of the residences were designed by PALCO. The residences are of simple and efficient construction methods, yet were built extremely solid. Throughout Scotia, residences often feature modest decorative flourishes such as turned spindle porch posts, diamond shaped attic vents, knee braces under eaves, chamfered false beams, and many-paned square window layouts associated with the entry. -The house interiors often featured a

variety of redwood built-ins and carpentry work. It is not known whether PALCO employees or the contracted companies constructed these interior components.

Recreation, Landscape and Other Features

- All designs, improvements and repairs were the responsibility of the owner, PALCO. Recreational, landscape and other features reflect a uniform and consistent workmanship to maintain the small town atmosphere.

Feeling and Association —does the proposed action impact the property's expression of a particular significant period or time? Are significant and direct links between an important historical event or person and the historical resource impacted by the proposed project?

- § The proposed action will require that the significance of feeling and association be maintained through compliance with a review process and initiatives designed to strengthen the integrity of Scotia as a working and living community, not as a museum frozen in time. The Design Guidelines address the period of significance and its associated character defining features for preservation.

Industrial

- § The industrial component is the prime and most important indicator of Scotia's history and purpose. It's relationship with the residential, commercial, institutional and recreational uses are dependent on the association with the lumber milling operations.

Residential

- § All residences present unaltered design features, location, setting, and aside from the addition of new windows and some new concrete foundations, materials. Taken together, the residences at Scotia accurately present the feeling of small town neighborhoods of the early 20th century. As seen through various views of the town, identical rooflines, scale, and massing illustrate Scotia as a homogeneous company town. The presence of shared elements reaffirms this identity. Though Highway 101 is now adjacent to the town, the town's presence within a redwood forest is still retained. Scotia and its residences retain their integrity of feeling, as a secluded early twentieth century company town.
- Scotia residences provide the most evident portrayal of the company town residential model remaining in the Western United States, and possibly the country. The residences convey the association with its parent company through their homogeneity in size, scale, massing, and design components as correspondent to a given neighborhood. The shared features mentioned earlier in this assessment strengthen Scotia as a prime, historic company-town model. The repetitive vernacular of

houses represents the worker family as a utilitarian and contributing component of company's operations. In moderate contrast, the manager's residences, usually larger and more varied, and positioned on street corners, are associated with their position within the company hierarchy and as monitors of the neighborhood.

- § Scotia's social and cultural character, reflective of the hierarchy, structure, welfare, values, and attitudes of a company town, are related to the company's ability to provide services and amenities for employees and staff. The historic and present patterns of employment, industrial base, and available religious and other activities reflect PALCO's institutional structure.

Commercial and Institutional

- Commercial buildings clearly are support facilities in the hierarchy of Scotia's built environment and social order. Uses within these buildings are consistent with the company's vision of an idealized town that supports the industry and maintains company loyalty and dedication to the lumber mill work ethic.
- The range of architectural types at Scotia represents the thematic periods of town growth and development within its isolated and remote context. Many of the buildings were adaptively reused as demand for services evolved, especially with the advent of the automobile.
- § Educational institutions are located within the town and provide additional cohesion for residents of Scotia. Although students attend high school outside of town, classes K-8 are within walking distance of all residential units. Constructed after Scotia's period of significance, the value of the school is recognized and embraced by the residents.
- § Scotia's two churches are contributing resources to the neighborhood areas and Scotia as a whole. The setting for these churches reflects the intimate character and scale of historic company towns. Their location, within walking distance of all residences, contributes to the pedestrian scale associated with the traditional company town layout. Furthermore, the churches support and promote the company's belief in the domestic functions of town life.

Recreation, Landscape and Other Features

- § Recreational, landscape and other features all contribute to the overall feeling and association of the lumber mill company town. These elements are an integral part of the identity and cohesiveness of Scotia.

Archaeology – will the proposed action affect potential archaeological sites?

- § Humboldt County will be responsible for monitoring construction in potentially sensitive archaeological areas. Procedures for the discovery of human remains or cultural resources during construction projects will be developed by the County.

Resources in addition to the Built Environment – Will the proposed action affect intangible assets or ways in which people currently live, work, play, relate to one another, organize and generally cope as members of Scotia?

- § The preservation and maintenance of Scotia's traditional lifestyle as part of the company town and the lumber industry are of prime importance. Affordability and sustainability are crucial elements in the success of the proposed action. If homes on subdivided plots are sold on the open market to new buyers from outside of this tight knit community, there may be an impact on the way in which people relate to each other, organize, and generally cope as members of a company town.

Period of Significance (1896 – 1959)

Based on the concentration of resources that have survived intact, the period of significance for physical and architectural components is from 1896 to 1959.

Most resources date from Scotia's production boom period, especially because the quake of 1906 and World War I (1914-18) created great demand for lumber. The primary expansion in Scotia was between 1912 (Mill B opens) and 1925 (final residences are built). Much of present-day Scotia reflects construction from this time period. Construction of Mill B began in 1908 and was operational by 1912 along with 10 new dry kilns and drying sheds. The great majority of Scotia's residential expansion occurred between 1911 and 1918, with final expansion phases reaching into the Williams St area and North Court by 1924-25. Winema Theater and the original Bank Building (museum) were built in 1920 and the hospital was ready for patients in 1925. Both of the churches were built between 1924-25.

An important development subsequent to 1925 is the development of alternative products from bark and other parts of the tree. Although power plant use of wood waste occurred much earlier (essentially from 1890), the Pres-To-Log Plant (1934), Fiber Plant (1942), and Fiber Lab (c.1942) were instituted during later this period. In addition, a log peeling plant and bark recovery plant, built in 1929, recycled redwood bark for a variety of insulation products.



Total Resources: 341
 Contributing: 309
 Non-contributing: 32

Resources within the historic area (purple), but not listed as primary (red), are secondary and tertiary contributors. Improvements, modifications, renovations and other changes are allowed for all contributing resources but are subject to substantial review and scrutiny by the Scotia Design Review Committee (SDRC) and County of Humboldt as appropriate.

Residential. There are 271 residential resources within the Scotia historic area. Approximately 92 freestanding garages are excluded from the totals, but these types of structures are contributing, especially if constructed within the period of significance.

Total Count: 271
 Contributing: 271
 Non-contributing: 0

Group 1 (Earliest Residences, 1905): 27
Group 1b (1919-25 Infill): 3
Group 2 (Manager Homes): 4
Group 3 (1910 Boom): 55
Group 3b (1950s Infill): 6
Group 4 (B Street Heights): 36
Group 5 (Main Street Group): 31
Group 6 (Church Street Expansion): 5
Group 7 (Mill Street Expansion): 12
Group 8 (Williams Street Group): 73
Group 8b (1950s Infill): 2
Group 9 (North Court): 17

Industrial. Contributing industrial resources exclude open space for lumber storage and log ponds, Mill B Debarker building foundation ruins, and "historic railroad tracks". Mill A plywood plant and additions are all identified as a single complex although attached additions to Mill A built after the period of significance are non-contributing resources. The Dry Sorting/Kiln Drying Annex to the Manufacturing Plant, however, is separated as six resources. The Old Power Plant buildings are identified as three resources because although attached, there are three distinct buildings. Resources also include the bridge to Bridge Street, the Clarifier Tank, Sewage Treatment Plant and Carpenter Shop/Old Company. the Garage on Williams Street and the Transfer Station.

Total Count: 48
Contributing: 24
Non-contributing: 24

Commercial and other Non-Residential. Contributing resources include the fire department, day care center at 400 Church, Fisheries Museum and Shopping Center (as three resources). The school complex is identified as two resources: main school and upper complex.

Special note: Although the shopping center was constructed after the period of significance, the complex is highly 'contributing' to visual town fabric because of its sensitive contextual design.

Total Count: 19
Contributing: 12
Non-contributing: 7

Parks. Recreational and landscape resources are primarily site and specific. Additional landscape areas and objects as contributing it relationship and association with contributing buildings such as Scotia Inn, Museum, churches and School.

Total Count: 3

Contributing: 2

Non-contributing: 1

Appendix C

Bibliography

Appendix C

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