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Scotia Historic Assessment Study

Scotia, California
County of Humboldt

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1.0 Introduction

In compliance with the California Environmental Quality Act (CEQA) determination of impacts from the proposed project on historical and cultural resources, an assessment was conducted to confirm whether resources are potentially eligible for listing in the California Register of Historic Resources and/or the County of Humboldt's local register.

Resources at Scotia were determined "highly significant" if it:

- Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- Is associated with the lives of persons important in our past;
- Embodies distinctive characteristics of a type, period, region, or method of construction; or
- Has yielded or may be likely to yield information important in prehistory or history.

The period of significance is the date or span of time within which significant events transpired, or significant individuals made their important contributions. Based on the findings for Scotia, the period of significance is between 1896 and 1959.

In addition to having significance, a resource must have integrity. Integrity is defined as the authenticity of a historical resource's physical identity as evidenced by the survival of characteristics or historic fabric that existed during the resource's period of significance. Alterations to a resource or changes in its use over time may have historical, cultural, or architectural significance. However, a historic resource must retain enough of their historic character or appearance to be recognizable as historical resources, and to convey the resources for significance. In most cases, the resource must be at least 50 years old.

Historic Districts are a concentration of historic buildings, structures, objects, or sites within precise boundaries that share a common historical, cultural or architectural background. Individual resources within an historic district may lack individual significance but be considered a contributor to the significance of the historic district. In terms of this assessment, significance resources that are components of the district are referred to as "contributing." "Non contributing" sites, although located in a district, do not possess integrity within the period of significance.

The rights and responsibilities of the current owners of the properties, Pacific Lumber Company LLC (PALCO), are the same as those of owners of non-historic properties. Listing does not prevent the use, sale, or transfer of the property. Listing does not give either the state or federal government any additional authority over the property.

Although it is the intention of PALCO not to seek historic district designation status, the assessment of effects of the proposed project is based on a potential historic district as defined by the County of Humboldt. Historic districts include a definable, geographic entity that possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. Historical resources include, but are not limited to, any object, building, structure, site, area, place, record, or manuscript which are historically or archaeologically significant, or are significant in the architectural, engineering, scientific, economic agricultural, educational, social, political, military, or cultural annals of California.

2.0 Historical Background

2.1 Location Map

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.

See Appendices and Exhibits.

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 primarily under the paternal stewardship.

- 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.

View of Scotia, south – central – north sectors, c. 1919, PALCO Scotia Archives

2.3 Historical Chronology

2.3.1 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 Alton[1].

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 earlier, in 1988, 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.

2.3.2 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.

2.3.3 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 in1950, 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 trimsaw 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.

2.3.4 1988 – 2000

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

In 1998, the State of California approved a $495 million deal called the Headwaters Forest Transaction to purchase a large tract of ancient redwoods and end more than a decade of legal and political rancor in Humboldt County. In addition, PALCO agreed to conserve approximately

7,000 acres of redwoods for 50 years to be managed in such a way as to not be detrimental to the threatened marbled murrelet. Its remaining industrial timberlands were likewise to be managed under a habitat conservation plan.

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 and 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 asphalt plant located south of the town of Scotia was constructed in 1997.

Aerial view of Scotia, 2006, PALCO Scotia Archives

2.3.5 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 conservation and sale or old growth forest for preservation as part of the Headwaters Transaction severely limited access to 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 Description of Historical 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.

Residential sites

Industrial sites

Commercial and Institutional Sites

Landscape and other features

3.0 Description of the Historical Resource

3.1 Physical appearance and condition of buildings on the subject site

3.1.1 Residential Typology: Domesticity in Scotia

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.

- Scotia' 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.

See Appendices and Exhibits.

- 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.

3.1.2 Industrial Typology

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 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 finally 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 the following at Scotia:

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

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 and Hoppers (43)

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)

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. and 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)

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)

See Appendices and Exhibits.

- 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.

3.1.3 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

- Commercial Sites: Scotia's 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.

- Educational and Churches 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.

- 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 Appendices and Exhibits.

3.1.4 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.

- 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 abundant 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.

- 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 Appendices and Exhibits.

3.1.5 Roadways, Sidewalks, Retaining Walls

- Description of Scotia's Roadways, Sidewalks, and Retaining Walls

Scotia's street system was established and developed as the town expanded its lumber milling and production. The1920s 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.

- 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 Appendices and Exhibits.

3.2 Architectural Style and Defining Features of Both Exterior and Interior of Historic Resources

3.2.1 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.

3.2.2 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.

Three buildings of merit include:

Scotia Inn

- 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.

Scotia Museum

- 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 small lawn on all four sides, with mature greenery.

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- as well as the side cornices- have simple mutules (flat sloping blocks) 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.

Winema Theater

- 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.

3.2.3 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.

4.0 Evaluation of Significance

4.1 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' significance:

4.1.1 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.

4.1.2 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.

4.1.3 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.

4.1.4 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.

4.2 Assessment of Integrity

4.2.1 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.

4.2.2 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.

4.2.3 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.

4.2.4 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.

4.2.5 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.

4.2.6 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.

4.2.7 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.

4.2.8 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.

4.3 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.

5.0 Impact of Proposed Action

The proposed action will have only indirect impacts on the physical properties of Scotia's historic and cultural resources. *Intangible* assets, such as ways in which people live, work, play, relate to one another, organize to meet their needs and generally cope as members of the social order of Scotia, will be affected indirectly as well.

Scotia's land uses define and express the town's identity and developmental patterns. Scotia's residences and its sense of community are in a symbiotic and indirect relationship with other town uses, such as industrial mills, churches, school, recreational facilities and local shopping, that are within the borders of the company town. As a traditional setting for the timber harvest and lumber manufacture, Scotia was isolated from other neighborhoods. Its presence and existence are co-dependent with the large production factories. The identity of the residents and their homes is entirely associated with the company. The availability of leisure amenities, such as parks, schools, cultural events, and other family activities, was also integral with the company's economic viability.

Scotia's historic and cultural setting relies in large part upon the associated lumber operations, as does the town's atmosphere and unique character. In addition, economic forces and development pressures from outside of the community may impact the historic and cultural resources.

Once residential lots are sold, Scotia will no longer be a company-owned town. Stewardship and commitment to preserve Scotia's cultural resources will in large part depend on the individual property owners, not the company. Furthermore, changes in the types of commercial and industrial uses can affect the town ambiance and setting. New proposed uses that are substantially different from the residential and other components that exist today should be monitored, controlled, and regulated by the County of Humboldt or another entity, such as a local planning body empowered to regulate such uses.

Major findings of Scotia's Cultural and Historical Resources include:

- § Scotia's setting, as the last company owned town of its kind in California, has regional and statewide importance. Scotia's uses are a vital part of a community directly associated with a parent company.

- § Scotia's vernacular architecture is significant, both as single, 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 continuous elements include, but are not limited to, walls, uniform picket fences, landscape elements and signs.

- § Scotia's social and cultural character, reflective of the welfare, values, and attitudes of a company town, are associated with the company's ability to provide services and amenities for its employees and staff. The historical and current availability of employment, housing, and accessible social activities is largely dependent on the company. The physical layout of the town reflects the ideal vision of a model company town.

- § Industrial, residential, commercial, institutional, recreational, and landscape components of Scotia are located within walking distance of each other. The pedestrian friendly atmosphere is an important character-defining feature of Scotia.

- § The environmental setting of Scotia's working community—adjacent to the Eel River—is distanced from more urbanized areas such as Eureka.

- § Visible aspects of the streetscape are character-defining features of Scotia. These elements were constructed during the period of significance and include such features as sidewalks, lighting and utility elements, fire hydrants, sewer covers, stone retaining walls, retaining walls, public railings, continuous picket fences, and trees.

Based on these and other findings, Scotia is potentially eligible as a historic district. However, this designation is <u>not</u> sought by PALCO, because the proposed action does <u>not</u> directly alter any characteristics of the historic properties. Secondary impacts, if any, are indirect and can be mitigated with appropriate long-range preservation, protection and maintenance. Implementation of the following mitigation measures would decrease the potential adverse impact to a less-than-significant level.

6.0 Mitigation

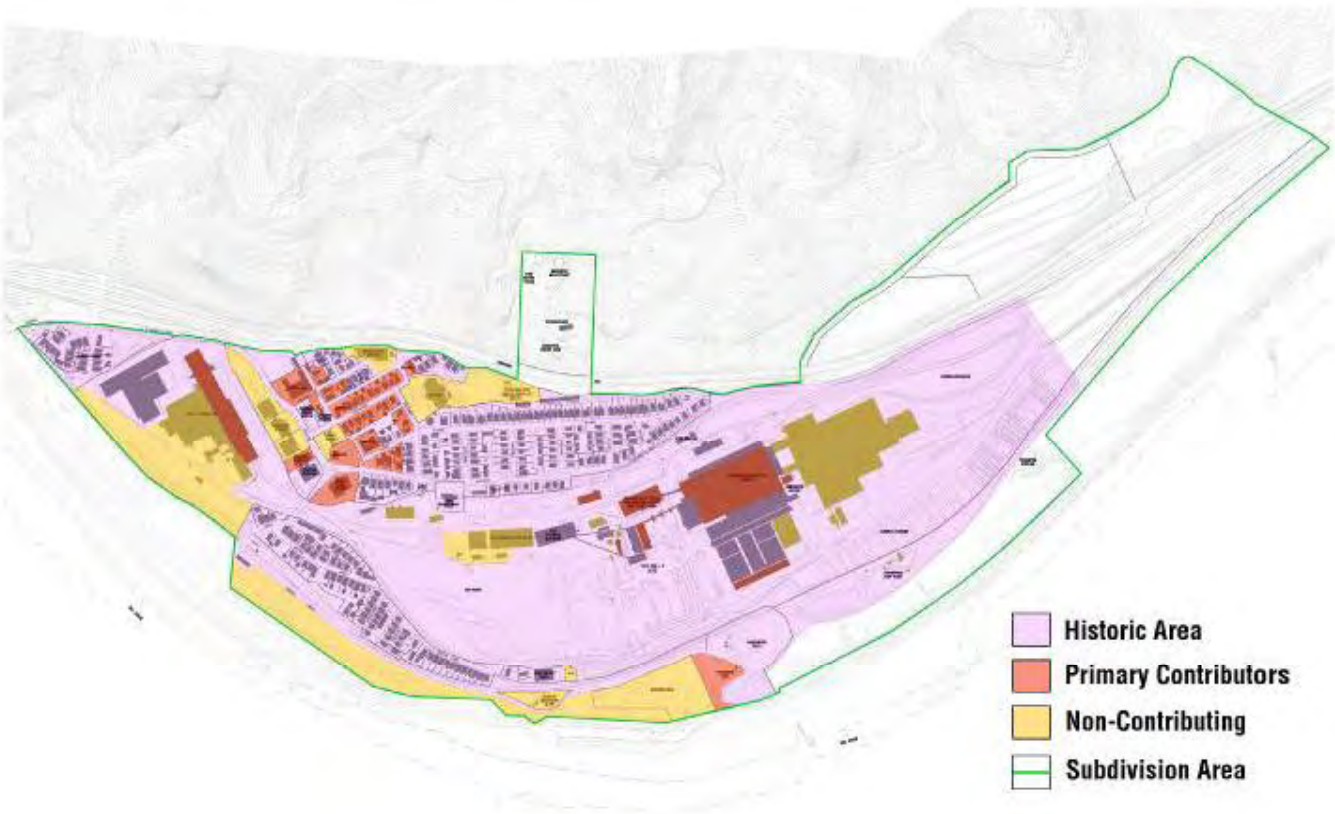
Mitigation measures serve to moderate, lessen, or eliminate the impacts deriving from the proposed action to subdivide portions of Scotia into separate parcels and lots. Measures considered include avoidance, minimization, rectification, reduction and compensation. When evaluating the subdivision plan and the owner's proposed process for divesting its Scotia properties, significant aspects of the community – historical, architectural, and social/cultural – were considered.

It should not be the intent of any measures to prohibit a community's growth or development, but rather to guide maintenance, alterations, renovations and re-constructions, in order to maintain the integrity of Scotia's cultural and historic resources, and to develop a compliance and review process to minimize future impacts.

Zoning parameters and Design Guidelines. Previously, the County established MH/Q and C-2/Q zones to "serve and to protect historic resources" within Scotia". The Q combining zone stipulates that any structure that is determined to be a historic resource, as defined in the California Code of Regulations, Chapter 3, Title 14, Section 15064.5, Paragraph (a), shall not be subjected to substantial adverse change, including demolition, destruction, relocation, or alteration of the structure or immediate surrounding such that the significance of a historical resource would be materially impaired.

- Provide safeguard areas of historic, scenic, civil or cultural values through D zoning requirements and County controls. Achieve compliance through the implementation of specific Historic Preservation parameters defined in mandatory Design Guidelines, based on Secretary of Interior Standards.

- The State of California Historic Building Code (SHBC) can also be used for projects within the historic area of Scotia. Consult the County of Humboldt for information pertaining to the Code and additional requirements.



See Appendices and Exhibits section for larger Map of Contributing and non-contributing sites.

Exhibit 1
Historic Area Map of Scotia

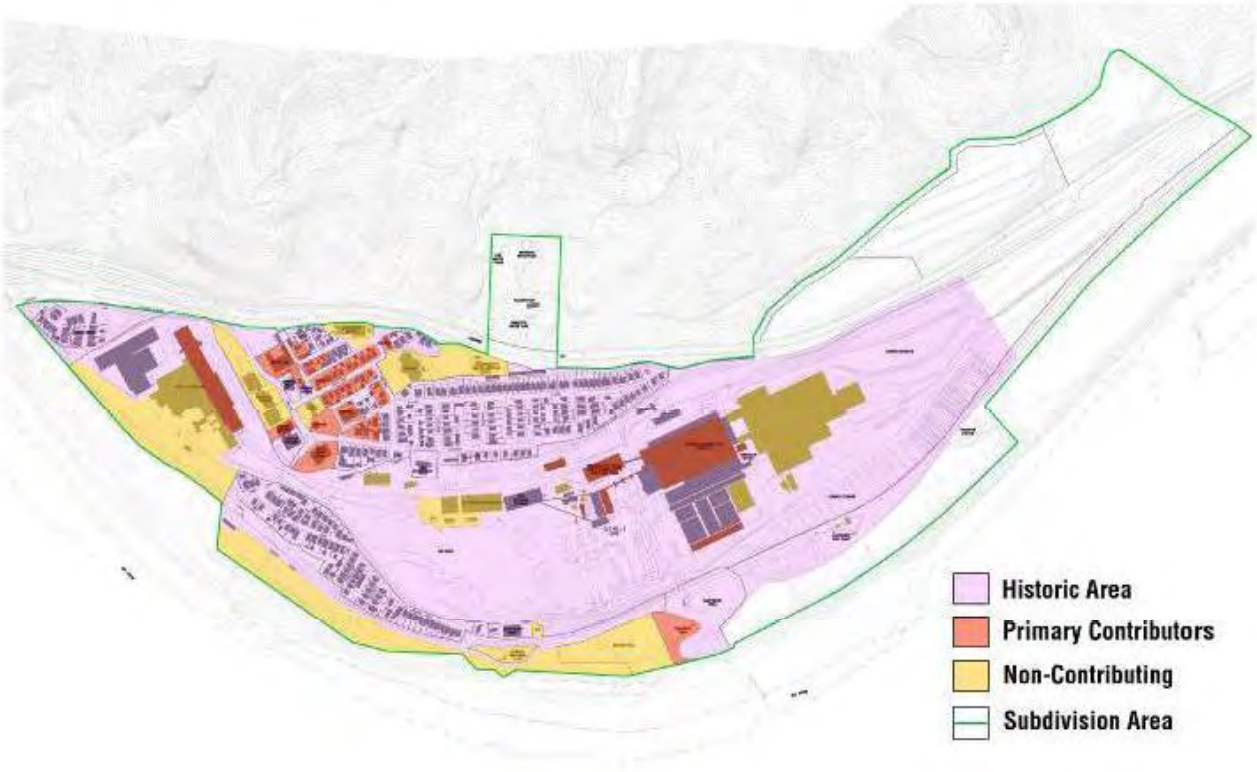
Exhibit 2
Inventory of industrial Sites and Contributing Features

Exhibit 3
Inventory of Residential Sites and Contributing Features

Exhibit 4
Inventory of Commercial/Institutional Sites and Contributing Features

Exhibit 5
Inventory of Other Sites and Contributing Features

Exhibit 1
Contributing and non-contributing Resources, Scotia, California



Summary of Scotia Resources:

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

Exhibit 1
Contributing and non-contributing Resources, Scotia, California

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

Exhibit 1
Contributing and non-contributing Resources, Scotia, California

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

Total Count: 3
Contributing: 2
Non-contributing: 1

Exhibit 2 - A

INVENTORY of Scotia's Industrial Sites & Contributing Features

October 2, 2007

Name: Mill A Sheds	Name: Mill A	Name: Mill A Plywood Plant & Additions	Name: Manufacturing Plant
Map Code: 1	Map Code: 2	Map Code: 3	Map Code: 4
Date of Construction: 1921	Date of Construction: 1896	Date of Construction: 1966	Date of Construction: 1911-1912
Historic Use: Lumber Storage	Historic Use: Lumber Milling	Historic Use: Plywood Storage	Historic Use: Lumber Finishing
Current Use: RV Storage	Current Use: Vacant	Current Use: Storage	Current Use: Vacant
Alterations/Additions: No	Alterations/Additions: Yes	Alterations/Additions: Yes	Alterations/Additions:
Name: Old Conveyor Supports	Name: Kiln Crane Shed	Name: South Wing Dry Kilns	Name: Dry Sorter Shed
Map Code: 5	Map Code: 6	Map Code: 7	Map Code: 8
Date of Construction:	Date of Construction: 1920s-30s	Date of Construction: 1985-1995	Date of Construction: 1913-1914
Historic Use: Support Mill B Conveyor System	Historic Use: Transport Lumber laterally between Kilns and Sheds	Historic Use: Drying Lumber	Historic Use: Dry Lumber Storage
Current Use: Disuse	Current Use: Same as above	Current Use: Same as above	Current Use: Same as above
Alterations/Additions: No	Alterations/Additions: No	Alterations/Additions: No	Alterations/Additions: No

Exhibit 2 - A

Name: West Kiln/Sorter Crane Shed	Name: Cool Down Shed	Name: North Wing Dry Kilns	Name: Garden Shop
Map Code: 9	Map Code: 10	Map Code: 11	Map Code: 12
Date of Construction: 1913-1914	Date of Construction: 1913-1914	Date of Construction: 1913-1914	Date of Construction:
Historic Use:	Historic Use: Cool Lumber after drying in Kilns	Historic Use: Drying Lumber	Historic Use:
Current Use:	Current Use: Same as above	Current Use: Same as above	Current Use: Graphics Studio & Landscape Shed
Alterations/Additions:	Alterations/Additions:	Alterations/Additions:	Alterations/Additions:
Name: Old Company Garage	Name: Refueling Station	Name: Fire Department	Name: Equipment Shed & Diesel Storage
Map Code: 13	Map Code: 14	Map Code: 15	Map Code: 16
Date of Construction: 1940s	Date of Construction: 1991 -1994	Date of Construction: 1950	Date of Construction: 1991-1994
Historic Use: Garage	Historic Use: Vehicle Refueling	Historic Use: Fire Department	Historic Use: Equipment & Diesel Storage
Current Use: Carpentry & Paint Shop	Current Use: Same as above	Current Use: Same as above	Current Use: Same as above
Alterations/Additions:	Alterations/Additions:	Alterations/Additions: Yes	Alterations/Additions:
Name: Electrostatic Precipitator	Name: Boilers	Name: Turbine Building	Name: (North) Fuel Storage Building
Map Code: 17	Map Code: 18	Map Code: 19	Map Code: 20
Date of Construction: 1985-1987	Date of Construction: 1985-1987	Date of Construction: 1985-1987	Date of Construction: 1985-1987
Historic Use: Air cleaner	Historic Use: Convert Water to Steam	Historic Use: Create Electricity	Historic Use: Fuel storage
Current Use: Same as above	Current Use: Same as above	Current Use: Same as above	Current Use: Same as above
Alterations/Additions: No	Alterations/Additions: No	Alterations/Additions: No	Alterations/Additions: No

Exhibit 2 - A

Name: (South) Fuel Storage Building	Name: Old Fiber Plant	Name: Steel Storage Shed	Name: Machine, Electrical & Monorail Shops, & Plant Storage Building
Map Code: 21	Map Code: 22	Map Code: 23	Map Code: 24
Date of Construction: 1930s	Date of Construction:	Date of Construction: 1980s	Date of Construction: 1923
Historic Use: Fuel Storage	Historic Use: Create Byproducts from Saw Dust	Historic Use: Steel Storage	Historic Use: Maintenance & Storage
Current Use: Same as above	Current Use: Disuse	Current Use: Same as above	Current Use: Same as above
Alterations/Additions: Yes	Alterations/Additions: Yes	Alterations/Additions: No	Alterations/Additions:
Name: Old Power Plant Bldgs.	Name: Water Softening Plant	Name: Berger Crane Ruins	Name: Steamfitter Shop
Map Code: 25-27	Map Code: 28	Map Code: 29	Map Code: 30
Date of Construction: 1911-1912	Date of Construction:	Date of Construction:	Date of Construction: 1930s
Historic Use: Supply Power to the Mill & Town	Historic Use: Demineralize Water	Historic Use:	Historic Use: Maintenance Shop
Current Use: One Turbine remains in operation	Current Use: Disuse	Current Use: In Ruins	Current Use: Same as above
Alterations/Additions: Yes	Alterations/Additions: Yes	Alterations/Additions: Yes	Alterations/Additions:
Name: Old Fiber Laboratory	Name: Diesel Storage Tank	Name: Debarker Ruins	Name: Log Pond Clarifier
Map Code: 31	Map Code: 32	Map Code: 33	Map Code: 34
Date of Construction: 1940s	Date of Construction:	Date of Construction:	Date of Construction: 1978
Historic Use: Test potential Lumber Byproducts	Historic Use: Fuel Storage	Historic Use: Remove Bark from Logs prior to Milling	Historic Use: Treat Water Overflows from the Log Pond
Current Use: Vacant	Current Use: Same as above	Current Use: In Ruins	Current Use: Same as above
Alterations/Additions:	Alterations/Additions: No	Alterations/Additions: Yes	Alterations/Additions:

Exhibit 2 - A

Name: Domestic Water Pump Boosters	Name: Sewage Treatment Plant	Name: Pres-to-log Plant	Name: Paintline Building
Map Code: 35	Map Code: 36	Map Code: 37	Map Code: 38
Date of Construction: 1965	Date of Construction: 1955	Date of Construction: 1931	Date of Construction: 1990s
Historic Use: Pump Water to Scotia's Residences	Historic Use: Sewage Treatment	Historic Use: Create Firewood-like Logs from Sawdust	Historic Use: Prime & Paint Lumber
Current Use: Same as above	Current Use: Same as above	Current Use: Storage	Current Use: Vacant
Alterations/Additions: No	Alterations/Additions:	Alterations/Additions: Yes	Alterations/Additions:
Name: Factory Crane Shed	Name: Shipping Shed	Name: J-Shed	Name: New B-Shed
Map Code: 39	Map Code: 40	Map Code: 41	Map Code: 42
Date of Construction: 1966-1967	Date of Construction: 1966	Date of Construction: 1962	Date of Construction: 1994-1996
Historic Use: Dry Lumber Storage	Historic Use: Organizing Lumber for Railway Loading & Shipment	Historic Use: Lumber Storage	Historic Use: Lumber Milling
Current Use: Planer Mill	Current Use: Planer Mill	Current Use: Lumber Milling	Current Use: Same as above
Alterations/Additions: Yes	Alterations/Additions: Yes	Alterations/Additions: Yes	Alterations/Additions: No
Name: Conveyor & Hoppers	Name: Manager's Bungalow	Name: Hardwood Chip Plant	Name: Log Storage
Map Code: 43	Map Code: 44	Map Code: 45	Map Code: 46
Date of Construction: 2000	Date of Construction: 1920s	Date of Construction:	Date of Construction: N/A
Historic Use: Transport Sawmill Waste	Historic Use: Local Sales Office	Historic Use: Convert Wood into Shavings	Historic Use: Store Logs prior to Milling
Current Use: Same as above	Current Use: Sawmill Administration	Current Use: Disuse	Current Use: Same as above
Alterations/Additions: No	Alterations/Additions:	Alterations/Additions: Yes	Alterations/Additions: No

Exhibit 2 - A

Name: Lumber Storage	Name: Transfer Station	Name: Checkpoint Station	Name: Visitor's Entrance
Map Code: 47	Map Code: 48	Map Code: 49	Map Code: 50
Date of Construction: N/A	Date of Construction: 1980s	Date of Construction: 1990s	Date of Construction:
Historic Use: Lumber Storage	Historic Use: Trash removal	Historic Use: Security	Historic Use: Visitor's Entrance
Current Use: Lumber Storage	Current Use: Same as above	Current Use: Same as above	Current Use: Disuse
Alterations/Additions: N/A	Alterations/Additions: N/A	Alterations/Additions: No	Alterations/Additions: No

No Photo Available
Name: Historic Railroad Tracks
Map Code: 51
Date of Construction:
Historic Use: Transport Lumber from Scotia to Field's Landing and, later, to San Francisco
Current Use: Disuse
Alterations/Additions:

INVENTORY of Scotia's Industrial Sites & Contributing Features

Photo	Name	bldg #	Description of Primary Attributes	Contributing
	Mill A north	2	This is the highest rated industrial building in Scotia. One section of the original 1896 building have survived. The Mill played a central role in early lumbering in Scotia and for much of Scotia's history since those early years. The building is highly visible as one enters the town and plays a strong role in the initial association one makes between the industrial architecture and the town.	YES
	Manufacturing Plant	4	The evolution of Scotia's industrial expansion over time is represented today by three general complexes of buildings, here referred to as A, B and C. The Manufacturing Plant is the building most central to lumbering operations still in existence from area B, formerly associated with Mill B. Area B represents an expansion whch began in 1914 and encompasses the boom period in the 1920s. Although functionally no longer suitable for operations, this building features the most intact interior of a large mill building from this period including, wood columns and trusses, floor tracks, monorails and catwalks. Exterior windows along outside elevations are largely original but roof windows have been replaced with corrugated translucent plastic. The exterior features a 'sawtooth' elevation design allowing for maximum vertical skylight surface, a design which existed in multiple locations on the general industrial site in the 1920s. The later addition of a monorail shed obscures much of this physical pattern hence reducing the exterior integrity in this high profile location. Still, in terms of mill operations, this is the m up until 1960.	YES
	Old Conveyors & Supports	5	These enormous support structures carried the conveyor which brought sawdust to the old power plant. There is an older section and a newer section. The old section is an example of early wood construction on a large scale. It carries strong visual association with Scotia's original lumbering operations in a high profile location that is visible from much of the town. It is also a strong historical example of the re-use process.	YES
	Dry Sorter West Crane Shed	9	Although the setting of this structure is less auspicious than Mill A or the Manufacturing Plant, this is an example of early construction on a large scale. The building, integrated with the central Dry Sorter Shed, played a central role in the lumbering operations and represents the early wood construction at Scotia. The building houses a sem i-exposed monorail system which is fully intact and interfaces integrally with a floor track system leading into the dry sorter shed.	YES

Photo	Name	bldg #	Decription of Primary Attributes	Contributing
	Machine Shop & Plant Storage	24	This building is the oldest existing building of its type still operating in its original use. Built in 1920, the original and current use directly supports Scotia's lumbering operations. The building's design features early construction conventions, especially window systems and use of windows for natural light. Earlier, trains ran directly through this building on spur tracks and tracks may still exist inside. The shop is connected to the surrounding complexes with a monorail system. It is significance for its long term role in operations, both historically and today. It is in a high profile setting and carries a significant degree of historical visual association.	YES
	Old Fuel Storage Building	25	The Old Fuel Storage Building represents the historical evolution of Scotia's re-use processes and illustrates the use of early materials. The building departs from the use of wood and is is an example of early concrete construction, primarily for fire protection. It is highly visible from many locations and has a high historical association factor.	YES
	Mill A North shed	1	Mill A North shed is an example of large scaled industrial facilities designed in context with the original Mill A building in the early 1920s. It has low significance with regard to materials and design. The significance of this building is based upon its primary role lumbering process between 1920 and 1960 and its extremely high profile location at the entry to the town and its consequent associative value.	YES
	Dry Sorter Shed	8	This building is an important part of operations which began around 1916. It is hidden and sandwiched between other buildings and was highly involved in the transportation and sorting of lumber. The exterior is difficult to see and features early masonry materials with wood braces. It is integrally connected functionally with the West End Crane Shed (#9) and the two should be considered together as a unit. The interior of this building may be especially significant and have many intact features..	YES
	Cool Down Shed	10	This building prominently displays early wood construction from the period 1914-1920. It shows clear signs of weathering and delapidation but appears intact and has its original window systems. It served a role of intermediate importance in the lumbering process. It is tucked away in a non-conspicuous location behind the Kiln Crane Shed (#6).	YES
	Carpentery & Paint Shop	13	Displays wood construction from near the end of the Period of Significance (1940s). Has served various support functions over time ranging from garage to carpenter and paint shop to even a brothel at one point. Some historical association.	YES

Photo	Name	bldg #	Decription of Primary Attributes	Contributing
	Old Fiber Plant/Millwirght Shop	22	Like other buildings in Scotia, the Milwright Shop exemplifies wood construction. The building has several forms combined into a single structure. The activities that occurred within the building are examples of PALCO's efforts for recyling materials and sustainability. It has high profile location and a significant degree of historical association visually. It is in good apparent condition from the exterior.	YES
	Water Softening Plant	28	This building features early wood construction with painted drop siding. The design has innovative features such as a non-rectangular footprint and unusual roof elements, possibly to maximize ventilation. This building was to demineralize the water before entry into the steamworks. It is in a non-conspicuous location but has a high degree of historical association from its appearance.	YES
	Pres-to-Log Plant	37	This building features mid-period wood construction and represents Scotia's innovation with regard to alternative uses for waste wood. In this case, wood was pressed into logs with chemical elements added to create Pres-To fireplace logs. The building has some historical association, a conspicuous location and is in good condition.	YES
	Manager's Bungalow	44	This building represents central operational management on the industrial site since the 1920s. It is the site counterpart to PALCO main offices in the Commercial area. It is an early building with some interesting design features. It is in excellent condition and still serves its original use.	YES

**note: The above industrial sites are significant contributing resources. Other secondary and tertiary industrial sites are determine less significant or non-contributing.*

Exhibit 3 - A

Inventory of Residential Sites & Contributing Features

Residences:

#	Street	**Group 1:** Earliest Residence (1905)	**Group 2:** Hierarchy by Company Position	**Group 3:** Shared w Hotel and Recr Bldgs	**Group 4:** Craftsman style consolidated	**Group 5:** Boom of 1910	**Group 6:** Contineu Row 1915-1916	**Group 7:** 1918-1919 Main Street	**Group 8:** 1950s Construction	**Group 9:** Williams St in 1925	**Group 10:** Williams St in 1950s	**Group 11:** Craftsman Row 1918-1925	**Group 12:** Earliest Williams St homes	**Group 13:** Unpaved Pond Walk	**Group 14:** 7th & 8th 1919 development	**Group 15:** Williams St 1924 development	**Group 15:** Secluded North Court Area	**CONTRIBUTING RESOURCE**	**NON-CONTRIBUTING RESOURCE**
129-143	Main Street (odd #s)							n										YES	
130	Main Street		n															YES	
132	Main Street		n															YES	
134	Main Street		n															YES	
136	Main Street		n															YES	
149-161	Main Street (odd #s)							n										YES	
162	Main Street							n										YES	
163	Main Street							n										YES	
166	Main Street							n										YES	
168	Main Street							n										YES	
170	Main Street							n										YES	
172	Main Street							n										YES	
173-175	Main Street								n									YES	
204	Mill Street			n														YES	
206	Mill Street			n														YES	
211	Mill Street	n																YES	
212-215	Mill Street			n														YES	
217	Mill Street			n														YES	
219	Mill Street			n														YES	
220	Mill Street			n														YES	
221	Mill Street			n														YES	
223/225	Mill Street			n														YES	
504	B Street		n															YES	
505	B Street		n															YES	
506	B Street	n																YES	
508	B Street	n																YES	
510-578	B Street (evens)						n											YES	
549	B Street						n											YES	
354-356	Eddy Street	n																YES	
358	Eddy Street	n																YES	
360	Eddy Street	n																YES	
400	Eddy Street	n																YES	
401	Church Street	n																YES	
403-416	Church Street	n																YES	
418	Church Street	n																YES	
422	Church Street				n													YES	
424	Church Street				n													YES	
426	Church Street				n													YES	
428	Church Street				n													YES	
430	Church Street				n														
601	First Street					n												YES	
603	First Street					n												YES	
604	First Street		n															YES	
605	First Street					n												YES	
606	First Street		n															YES	
607	First Street					n												YES	
608	First Street		n															YES	
609	First Street					n												YES	
610	First Street	n																YES	
611	First Street					n												YES	
612	First Street	n																YES	
614	First Street	n																YES	
620	Second Street							n										YES	
621	Second Street							n										YES	
633-633	Second Street					n												YES	
641	Third Street							n										YES	
642	Third Street							n										YES	
643-653	Third Street					n												YES	
662-673	Fourth Street					n												YES	
681	Fifth Street								n									YES	
682	Fifth Street					n												YES	
683	Fifth Street							n										YES	
684	Fifth Street					n												YES	
685	Fifth Street								n									YES	
686	Fifth Street					n												YES	
																		YES	
692	Sixth Street								n									YES	
694	Sixth Street							n										YES	
696	Sixth Street							n										YES	
697	Sixth Street							n										YES	

#	Street	**Group 1:** Earliest Residence (1905)	**Group 2:** Hierarchy by Company Position	**Group 3:** Shared w Hotel and Recr Bldgs	**Group 4:** Craftsman style consolidated	**Group 5:** Boom of 1910	**Group 6:** Continued Row 1915-1916	**Group 7:** 1918-1919 Main Street	**Group 8:** 1950s Construction	**Group 9:** Williams St in 1925	**Group 10:** Williams St in 1950s	**Group 11:** Craftsman Row 1918-1925	**Group 12:** Earliest Williams St homes	**Group 13:** Unpaved Pond Walk	**Group 14:** 7th & 8th 1919 development	**Group 15:** Williams St 1924 development	**Group 15:** Secluded North Court Area		**CONTRIBUTING RESOURCE**	**NON-CONTRIBUTING RESOURCE**
800	Seventh Street														n				YES	
802-814	Seventh Street														n				YES	
820-828	Eighth Street														n				YES	
700	Bridge Street									n									YES	
701	Bridge Street									n									YES	
702	Bridge Street									n									YES	
741	Williams Street										n								YES	
742	Williams Street											n							YES	
743	Williams Street										n								YES	
744	Williams Street											n							YES	
746-759	Williams Street											n							YES	
761-765	Williams Street											n							YES	
767	Williams Street											n							YES	
831	Williams Street (moved)														n				YES	
833	Williams Street (moved)														n				YES	
834-844	Williams Street															n			YES	
847	Williams Street															n			YES	
703	Pond Walk													n					YES	
707	Pond Walk													n					YES	
709	Pond Walk													n					YES	
711	Pond Walk													n					YES	
713	Pond Walk													n					YES	
715	Pond Walk													n					YES	
725	Pond Walk												n						YES	
727	Pond Walk												n						YES	
731	Pond Walk											n							YES	
733	Pond Walk											n							YES	
735	Pond Walk											n							YES	
60-78	North Court																n		YES	

PERIOD OF SIGNIFICANCE: Based on the large concentration of these resources has survived intact, the Scotia period of significance for the residential components is recommended to be from **1905 - 1950s**

Definition:
Conforming/Non-Conforming

A resource is *conforming* if it is a significant component within Scotia's historic context, as defined by theme, period of significance, and geographical scope.

Exhibit 3 - A page 2 of 2

Exhibit 3 – B
Inventory of Residential Sites & Contributing Features

Description of Social Residential Groupings

Group 1: Earliest Residences

Group 1 is comprised of the earliest houses at Scotia. These buildings, completed in 1905, are largely of pyramidal gable with a square plan, or of rectangular I-house plan. Both designs are associated with the "Folk National" style that originated in New England in the 1850s and moved west with the advent of the railroad. These homes feature Colonial Revival design elements such as gable returns, colonnade porches, and pediment eaves. The Scotia Union Church of 1905 is included in Group 1. 400 Church Street, converted to a day care center with an adjacent playground, is not included in this residential grouping.

These residences have maintained their historic integrity and are associated with intact housing working housing of a company town. The buildings are important contributing resources to the historical fabric of Scotia. The Group 1 residences also have a unique importance because they are the earliest homes in Scotia with an increasingly diminishing design system (Folk National Colonial Revival), particularly for the West Coast.

Group 1b:

Group 1b is a subgroup comprised of three residences, geographically in a row within the1905 group, but built later (1919-25). The positioning of 504, 506 and 508 B Street suggests that older houses once stood on these lots but were replaced later, perhaps in association with hospital construction. 504 B Street, next to the hospital building, is larger than the normal residences.

Group 1 consists of 27 residential buildings and 2 churches

Exhibit 3 – B

Inventory of Residential Sites & Contributing Features

Mill St: 211
Eddy St: 353, 354, 356, 358, 360
Church St: 401, Union Church, 403-416 (14 buildings), 418, St. Patrick's Catholic Church (420)
B St: 506, 508
First St: 610, 612, 614

Group 1b consists of 3 residential buildings
B St: 504, 506, 508

Group 2: Manager Homes *(Examples of Housing Hierarchy by Company Positions)*

Group 2 features a concentration of homes that were likely built for management and upper management.

These structures are larger than average Scotia homes and are concentrated into a contiguous triangular 'district' of four residences. 130 and 132 Main were built 1919-24. 134 Main and 505 B St. were built earlier (1911-18). The homes in this section are Craftsman in style. 130 Main, the largest home in Scotia, is a residence used by past and present CEOs of Pacific Lumber Company. The structure features three shed dormers, triangle eve bracing, exposed rafter tails, a large side-gabled roof, and "X" type balustrade.

The presence of larger scale management homes is a consistent sociological trait of the company town planning system. Because Scotia is arguably more intact than any remaining company town in the United States, these residences play a key role in significance, both architecturally and socially.

Group 2 consists of 4 residential buildings:
Main St: 130, 132, 134
B St: 505

Group 3: 1910 Boom

Group 3 homes are part of a large development that followed the construction of the residential street system and grid, laid out in 1910. 47 of these buildings on 1st St. through 6th St. were built together in 1911-12. The four buildings closest to Main St. on 2nd and 3rd were built later when the Main St. homes were developed (1918-19) and four homes on 5th and 6th were built in the range of 1918-25. These are 683 - 5th and 682, 684, and 686 - 6th. The buildings are considered as a contiguous group of the 1st through 6th street homes. Virtually all of these homes utilize the simple triangular roof and gable, although their footprints vary in size. It is notable that the detailing varies enough to make each house distinct from its neighbor, hence adding variety to the style. The homes can all be characterized as small-scale Craftsman bungalows. None of the buildings are over one story.

Group 3 consists of 55 residential buildings:
1st St: 601, 603-609, 611 (9)
2nd St: 620*, 621*, 622-633 (14)
3rd St: 641*, 642*, 643-653 (13)
4th St: 662-673 (12)
5th St: 682, 683**, 684, 686 (4)
6th St: 694**, 696**, 697** (3)

Exhibit 3 – B
Inventory of Residential Sites & Contributing Features
no asterisk is 1911-12
* 1918-19
** 1918-25

Group 3b:
This is a subgroup of homes that were built much later than their neighbors, in the early 1950s. They were built as an infill group when the Mill B Cookhouse and Bunkhouse was demolished. Three Main St. addresses are included in this subgroup due to their common date of origin, hence setting them apart from the Main St. group (Group 5).

Group 3b consists of 6 residential buildings:
Main St: 173, 174, 175
5th St: 681, 685
6th St: 692

Group 4: B Street Heights

Group 4 is a long, continuous row of houses along the east side of B St. (with one notable exception on the west side: 549). These homes were all built together during 1915-16, about 4 years after the huge expansion onto 1st through 6th streets. This indicates that PALCO continued to grow rapidly. Since this row of houses is more elevated than neighboring groups to the west, it is an important visual part of the town landscape. These homes have appeared in pictures over time in articles pertaining to Scotia.

B Street traditionally had been seen as a main corridor throughout the residential area. These elevated homes may have been desirable because of the views. All but one of the houses on B St. faces the view. B St. is an area of retaining walls; large concrete retaining walls for B St. separate the sidewalk areas and residence lawns. The houses, themselves, vary in their detailing but are in all but six cases, they have identical footprints and massing with a hipped roof and slight protruding gabled entry. Some feature frontal porches while others have a side facing entry. When necessary to build into the terrain, some of the houses have higher crawl spaces, delineated by vertical boards running as high as five feet. Parking garages are massed together along a rear drive. With a few exceptions, these structures are a consistent feature of Scotia and are in the rear of the houses.

Group 4 consists of 36 residential buildings:
B St: 510-578 (even numbers only), 549

Group 5: Main Street Group

Main Street residences were built at the same time, primarily between 1918 and 1919. The original site of the Mill B Cookhouse and Bunkhouse between 5th and 6th today has three residential Main St. addresses (173, 174 and 175) built in the early 1950s. The designs of these buildings are compatible with their neighbors. All of these residences are Craftsman bungalow designs and vary widely in their detailing. The roof system is hipped or in a triangular form. The odd numbered homes 129 through 141 on the west side of Main have small concrete connectors through the easement to the entry, a feature found nowhere else in Scotia.

Group 5 consists of 31 residential buildings:
Main St: 129, 131, 133, 135, 136, 137, 139, 141, 143, 149, 151, 153, 155, 157, 159, 161, 162, 163, 166,

Exhibit 3 – B
Inventory of Residential Sites & Contributing Features
168, 170, 172, 176, 178, 180, 182, 184, 186, 188, 190, 192
(See Group 3b for 173-175 Main St.)

Group 6: Church Street Expansion

These homes were constructed above St. Patrick's Catholic Church between 1919-25. The buildings are perched above the elementary school grounds and overlook the town, which may be a separate appendage of housing rather than a natural extension of an existing group. Most of the buildings have Craftsman stylization. Houses 424, 426, 428 and 430 also feature a bay window. Houses 422 and 424 feature multi-unit window systems at their front and side elevations. Within this group is also a flat and staggered set of garages. Unique in terms of garage treatment, the buildings may have been built earlier than the other garage structures in the town that date from 1967.

Group 6 consists of 5 residential buildings:
Church St: 422, 424, 426, 428, 430

Group 6: Church Street Expansion
These homes were added above St. Patrick's Catholic Church between 1919-25. They are perched above the elementary school grounds and overlook the town, which adds to the sense of this being a separate appendage of housing rather than a natural extension of an existing group. They lean heavily towards Craftsman stylization. Houses 424, 426, 428 and 430 feature a bay window. Houses 422 and 424 feature remarkable multi-unit window systems at their front and side elevations. Within this group is also a set of garages that in being flat and staggered are unique in terms of garage treatment. They may have built earlier than the other garage structures in the town, which date from 1967.

Group 6 consists of 5 residential buildings:
Church St: 422, 424, 426, 428, 430

Group 7: Mill Street Expansion

Most of the buildings in this expanded phase of the Mill St. area were built between 1915 and 1916. Two were built between 1918-25. The design shows a consistency with the older context. 204, 213, 215, and 217 Mill St. have pyramidal roofs similar to the 1905 homes elongated as a hip roof. This feature is combined with a front facing dormer used often throughout the neighborhood. 223/225 are one of only two duplexes in the town.

Group 7 consists of 12 residential buildings (duplex 223 and 225 are counted as two)
Mill St: 204, 206, 212, 213, 214, 215, 217, 219, 220, 221, 223, 225

Group 8: Williams Street Group

The Williams St. group of residences was developed over a nine-year period between 1916 and 1925. There are currently two buildings built in 1916 (725 and 727 Pond Walk). Pond St may perhaps be the first residential development on the west side of the log pond. The development of 7th and 8th streets occurred at the same time that Main St. was being developed (1919). Main St was probably the last sizeable group to be developed in the town nucleus before large scaled expansion concurrently moved over to the Williams St. side of the log pond. This

development was completed with the construction of 831 and 833 Williams Street. Buildings were slightly larger than average Scotia homes and were likely manager homes. The next area developed was to the north Williams St (primarily in 1922) and then to south Williams St (primarily in 1924). The last buildings to be built were the three Bridge St houses in 1925. Two houses from the early 1950s (741 and 743 Williams) are closer to the river and probably replaced original homes destroyed by the infamous 1960s flood of the Eel River. There was a row of 18 homes along Railroad Avenue, a dirt road closest to the river. These homes were destroyed by the flood and/or moved, and never replaced in this location.

Architecturally, Pond Walk has the most modest homes in Scotia. The buildings feature simple porches with long angled roofs (some double-gabled), low windows and little to no setback. Other homes in the Williams St. area are characterized by larger porches, often spindled porch colonnades, and larger setbacks with front yards. 748-753 Williams, early buildings were constructed in 1905. A Kings Truss entry seems peculiar to house 749. Before house 749 was moved to this location, it served as the town butcher shop. The Kings Truss entry was added probably at the time of construction of the surrounding residences.

Group 8 consists of 73 residential buildings:
Pond Avenue (Walk): 703, 707, 709, 711, 713, 715, 725, 727, 731, 733, 735 (11)
Bridge St: 700, 701, 702 (3)
7th St: 600, 602-614 (14)
8th St: 820-828 (9)
Williams St: 742, 744, 746-759, 761-765, 767, 831, 833-844, 847 (36)

Group 8b:
This small subgroup addresses two houses built in the 1950s. These were probably to replacement houses for homes destroyed/damaged in the great Eel River flood in the 60s. They are together and closest to a group known to have been destroyed by the flood.

Group 8b consists of 2 residential buildings:
Williams St: 741, 743

Group 9: North Court

Group 9 is comprised of all the homes located in the North Court neighborhood, physically separated from any other in the town. All of the North Court structures were built between 1924 and 1925, the last full scale neighborhood development in Scotia. North Court marks the end of the expansion boom from 1912 to 1925, at least inside of Scotia.

A notable theme in North Court is a white picket fence system that ties front yards together at the public right of way boundary. Front and/or side yards are also the standard in North Court. Front setback varies but is often generous. Side yards are usually separated by a fence but not always. The set of design features used is consistent with the rest of the town but varies widely between buildings in North Court so that each building appears different than its neighbor.

Group 9 consists of 17 residential buildings:
North Court: 62-78 (17)

SCOTIA: Contributing Commercial and Institutional Resources

Commercial and Institutional Sites

Photo	Name	bldg #	Primary Attributes	Contributing	Non-Contributing
	Scotia Inn	1	Scotia Inn is amongst the early group of commercial buildings which date from about 1920. It represents early design in grand fashion for Scotia and is a signatorial building which plays an important part in the entry experience of the town. The original features of the building have been well maintained. Renovations have recently occurred both inside and out which have been sensitive to the original design.	YES	
	Winema Theater	3	Winema Theater is amongst the early group of commercial buildings which date from about 1920. It features a highly innovative design which showcases unpainted and rough wood usage. It is a signatorial building which has a high profile location in the downtown area. It has been sensitively kept and restored both inside and out. It maintains its original design features both inside and out.	YES	
	Scotia Museum	2	Winema Theater is amongst the early group of commercial buildings which date from about 1920. It features a highly innovative design which showcases unpainted and rough wood usage. It is a signatorial building which has a high profile location in the downtown area. It maintains its original design features both inside and out.	YES	
	Medical Building	7	The old hospital is amongst the early group of commercial/institutional buildings which date from the early 1920s. It features an innovative design and is another signatorial building for the Scotia downtown area. The exterior design and building features have been well preserved. Although not currently in use as a hospital, it has strong contextual associations to the community here. Some long time residents were born in this building.	YES	
	St. Patrick's Church	17	St. Patrick's Church is a Gothic Revival style church from 1925. The building replaced an earlier church building which was on this same site. It has strong significance in nearly every criteria of consideration, including early materials, apparent integrity of original state, social significance to the town and a conspicuous high-ground setting.	YES	
	Scotia Union Church	13	Scotia Union Church is a creatively designed and detailed church from 1924 It has strong significance in nearly every criteria of consideration, including early materials, apparent integrity of original state, social significance to the town and a conspicuous setting near town center.	YES	
	PALCO Headquarters	8	Although substantially remodeled in 1948, a building on this site has served as the nerve center of PALCO operations since 1909.It is the most socially significant building in Scotia and has a high profile location in central downtown.	YES	
	Fireman's Park	15	Fireman's Park is an early park landscape feature which has played a strong social role throughout Scotia's history. Some of the redwoods were likely planted for this park approximately 100 years old.	YES	

SCOTIA: Contributing Commercial and Institutional Resources

Commercial and Institutional Sites

Photo	Name	bldg #	Primary Attributes	Contributing	Non-Contributing
Other Resources*					page 2 of 2
	Old Company Garage Building	6	This building features materials and design from the middle portion of the Period of Significance. It has historically played a somewhat significant role in central PALCO operations. It contributes in a substantial way to the look and feel of the downtown area.		*
	Environmental Center	17	The Environmental Center features the Fisheries Museum. Although not built within the Period of Significance, it demonstrates highly contextual and innovative design showcasing rough wood materials on the exterior and unfinished log columns. It is designed in a style which relates strongly to precedent set down by the Scotia Museum and the Winema Theater and can be considered as a best case model for new development. It ranks slightly lower than the maximum for a post Period of Significance building (that maximum is 60) because its location is much less conspicuous than similar downtown buildings like the Scotia Bank and Shopping Center.		*
	Shopping Center	5	Although not built within the Period of Significance, the entire shopping center demonstrates highly contextual and innovative design showcasing rough wood materials on the exterior. It both relates well and contributes significantly to the look and feel of the downtown area. It is therefore considered significant to the context of Scotia and should be considered a best-case model for new development. It receives the maximum allowable rank for a post Period of Significance building (60).		*
	Scotia Bank	16	Although not built within the Period of Significance, this building demonstrates a highly contextual design showcasing rough wood materials on the exterior and unfinished log columns. It both relates well and contributes significantly to the look and feel of the downtown area. It is therefore considered significant to the context of Scotia and should be considered a best-case model for new development. It receives the maximum allowable rank for a post Period of Significance building (60).		*

**Other Resources:* *These buildings are less significant. However, all display characteristics that are compatible and consistent with the overall design context of Scotia. Many of these newer buildings may not be within the Period of Significance but indicate a respect for the "look" of historic Scotia. The design of new buildings should avoid the type of design used in the Hair Saloon/U.S. Post Office and instead harmoniously blend into the setting appropriately illustrated in these examples.*

Inventory of Other Sites & Contributing Features

Landscape and Other Sites

Photo	Name	bldg #	Primary Attributes	Contributing
	Outbuildings, Garages, and Storage		Buildings associated with the residential, commercial, institutional, and industrial resources built within the Period of Significance exhibit integrity. Most are constructed of wood materials, some are shared facilities, and others are utilitarian and standardized buildings typically as part of a company town.	YES
	Roadway systems		Vehicular networks in Scotia, after the primary use of the railroad lines. played a significant role in the transportation of lumber to other locations. The town's proximity to Highway 101 was critical in its operations. As the need and availability of land occurred, a roadway system and grid were developed to accommodate additional residences and other uses. The narrow streets, some with and without curbs and sidewalks, define the small company town ambiance.	YES
	Signage & Exterior Color		Original signs displayed and designed within the Period or Significance contribute to the integrity of the town's cultural landscape. Many of the larger company signs are visible from Highway 101. Others, especially near the commercial and institutional buildings, are more intimate. Residential buildings also retain some signs from the Period. .	YES
			Most of the larger industrial buildings are uniformly painted a tan exterior color. Other types of buildings are distinguished with a variety of colors, often subdued, white and pastel tones with secondary trim colors.	
	Fences		Scotia's cottages often have picket and other types of wooden fences in the front, sides and back. Fencing was also used to separate the industrial areas from the rest of the village.	YES
Photo	**Name**	bldg #	**Primary Attributes**	**Contributing**

Inventory of Other Sites & Contributing Features

Landscape and Other Sites

Photo	Name	bldg #	Primary Attributes	Contributing
	Retaining Walls		Masonry and reinforced concrete walls and embankments from the Period of Significance were commonly used throughout Scotia. As with many aspects of the town, these elements were installed for utilitarian and functional purposes.	YES
	Lighting Poles		All surviving lighting poles and similar features from the Period of Significance contribute to the integrity and context of the Scotia.	YES
	Landscape materials		Trees and other natural plantings that were present and/or associated with the Period of Significance are of importance. Landscaped areas, such as the park adjacent to the Scotia Inn and the Firemen's Park, are valuable resources and open space features.	YES
	Miscellaneous		Objects, such as the railroad car in front of the Scotia Museum and outdated machinery, no longer operate in the lumber operations of Scotia. Many items date to the Period of Significance.	

View of Scotia in its rural setting and context.

Left: USGS Map of Scotia
Bottom: 1919 aerial view of Scotia

October 10, 2006

INVENTORY
Scotia Residential Sites—Group 1

Completed in 1905, Group 1 residences are the earliest in Scotia. Houses are largely of pyramidal gable with a square plan, or of rectangular I-house plan. Both designs are associated with the "National Folk" style that began in New England in the 1850s, and moved west with the advent of the railroad. These homes feature Colonial Revival design elements such as gable return, colonnade porches, and pediment eaves.

Photo	Address	Date of Construction	Architectural Style
	211 Mill St.	1905	National Folk – single story, front facing open gable
	354 Eddy St.	1905	National Folk – single story, hip roof
	356 Eddy St.	1905	National Folk – single story, hip roof
	358 Eddy St.	1905	National Folk -- single story, hip roof
	360 Eddy St.	1905	National Folk, single story, hip roof
	401 Church St.	1905	National Folk —single story, front facing open gable
	403 Church St.	1905	National Folk -- single story, front facing open gable
	404 Church St.	1905	National Folk —single story, hip roof

Photo	Address	Date of Construction	Architectural Style
	405 Church St.	1905	National Folk —single story, hip roof
	406 Church St.	1905	National Folk —single story, hip roof
	407 Church St.	1905	National Folk —single story, hip roof
	408 Church St.	1905	National Folk —single story, hip roof
	409 Church St.	1905	National Folk —single story, hip roof
	410 Church St.	1905	National Folk —single story, hip roof
	411 Church St.	1905	National Folk —single story, hip roof
	412 Church St.	1905	National Folk —single story, hip roof
	413 Church St.	1905	National Folk —single story, hip roof
	414 Church St.	1905	National Folk —single story, hip roof

Photo	Address	Date of Construction	Architectural Style
	415 Church St.	1905	National Folk —single story, hip roof
	416 Church St.	1905	National Folk —single story, hip roof
	418 Church St.	1905	National Folk —single story, hip roof
	610 1st St.	1905	National Folk —single story, hip roof
	612 1st St.	1905	National Folk —single story, hip roof
	614 1st St.	1905	National Folk —single story, hip roof

October 5, 2006

INVENTORY

Scotia Residential Sites—Group 2

Group 2: Manager Homes (or Examples of Housing Hierarchy by Company Positions)
Group 2 features a concentration of homes that were likely built for management and upper management. These structures are larger than average Scotia homes and are concentrated into a contiguous triangular 'district' for these four lavish residences. 130 and 132 Main were built 1919-24. 134 Main and 505 B St. were built earlier (1911-18). The homes in this section are described as Craftsman. 130 Main, the largest home in Scotia, is a residence used by CEOs past and present of Pacific Lumber Company. The structure features three shed dormers, triangle eve bracing, exposed rafter tails, a large side-gabled roof, and "X" type balustrade.

The presence of larger scale management homes is a consistent sociological trait of the company town planning system. Because Scotia is arguably more intact than any remaining company town in the United States, these residences play a key role in significance, standing out both architecturally and socially.

Group 2 consists of 4 residential buildings:
Main St: 130, 132, 134
B St: 505

Photo	Address:	Date of Construction:	Alterations/ Additions:	Significance:
	130 Main St.	1911-1924		*
	132 Main St.	1911-1924		*
	134 Main St.	1911-1924		*
	505 B St.	1911-1924		*

October 10, 2006

INVENTORY
Scotia Residential Group 3 A

1910 Boom
Group 3 homes are part of a large development that began in 1910. Forty-seven of the homes on 1st Street through 6th Street were built together in 1911-12. Four buildings closest to Main Street on 2nd and 3rd Streets were built later when Main Street homes were developed between 1918-1919. While four homes on 5th and 6th Streets were built between 1918-1925 (683 5th Street and 682, 684 and 686 6th Streets), they are nonetheless included here as a contiguous group of 1st through 6th Street homes. Residences are oriented toward the street. Virtually all of these homes utilize a simple triangular roof and gable, although their footprints vary in size. It is notable that detailing is varied to differentiate each house from its neighbors. The homes can all be characterized as small-scale Folk/Craftsman bungalows.

Photo	Address	Date of Construction	Architectural Style
	601 1st St.	1911-1925	Folk/Craftsman—single story, front facing gable
	603 1st St.	1911-1925	Folk/Craftsman—single story, front facing gable
	604 1st St.	1911-1925	Folk/Craftsman—single story, front facing gable
	605 1st St.	1911-1925	Folk/Craftsman—single story, front facing gable
	606 1st St.	1911-1925	Folk/Craftsman—single story, front facing gable
	607 1st St.	1911-1925	Folk/Craftsman—single story, front facing gable

Photo	Address	Date of Construction	Architectural Style
	608 1st St.	1911-1925	Folk/Craftsman—single story, front facing gable
	609 1st St.	1911-1925	Folk/Craftsman—single story, front facing gable
	611 1st St.	1911-1925	Folk/Craftsman—single story, double hip roof
	620 2nd St.	1911-1925	Folk/Craftsman—single story, front facing gable
	621 2nd St.	1911-1925	Folk/Craftsman—single story, front facing gable
	622 2nd St.	1911-1925	Folk/Craftsman—single story, double hip roof
	623 2nd St.	1911-1925	Folk/Craftsman—single story, double hip roof
	624 2nd St.	1911-1925	Folk/Craftsman—single story, front facing gable
	625 2nd St.	1911-1925	Folk/Craftsman—single story, front facing gable
	626 2nd St.	1911-1925	Folk/Craftsman—single story, front facing gable

Photo	Address	Date of Construction	Architectural Style
	627 2nd St.	1911-1925	Folk/Craftsman—single story, front facing gable
	628 2nd St.	1911-1925	Folk/Craftsman—single story, front facing gable
	629 2nd St.	1911-1925	Folk/Craftsman—single story, front facing gable
	630 2nd St.	1911-1925	Folk/Craftsman—single story, front facing gable
	631 2nd St.	1911-1925	Folk/Craftsman—single story, front facing gable
	632 2nd St.	1911-1925	Folk/Craftsman—single story, double hip roof
	633 2nd St.	1911-1925	Folk/Craftsman—single story, front facing gable
	641 3rd St.	1911-1925	Folk/Craftsman—single story, front facing gable
	642 3rd St.	1911-1925	Folk/Craftsman—single story, front facing gable
	643 3rd St.	1911-1925	Folk/Craftsman—single story, front facing gable

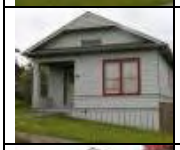
Photo	Address	Date of Construction	Architectural Style
	644 3rd St.	1911-1925	Folk/Craftsman—single story, front facing gable
	645 3rd St.	1911-1925	Folk/Craftsman—single story, front facing gable
	646 3rd St.	1911-1925	Folk/Craftsman—single story, front facing gable
	647 3rd St.	1911-1925	Folk/Craftsman—single story, front facing gable
	648 3rd St.	1911-1925	Folk/Craftsman—single story, front facing gable
	649 3rd St.	1911-1925	Folk/Craftsman—single story, front facing gable
	650 3rd St.	1911-1925	Folk/Craftsman—single story, front facing gable
	651 3rd St.	1911-1925	Folk/Craftsman—single story, front facing gable
	652 3rd St.	1911-1925	Folk/Craftsman—single story, front facing gable
	653 3rd St.	1911-1925	Folk/Craftsman—single story, double hip roof

Photo	Address	Date of Construction	Architectural Style
	662 4th St.	1911-1925	Folk/Craftsman—single story, double hip roof
	663 4th St.	1911-1925	Folk/Craftsman—single story, front facing gable
	664 4th St.	1911-1925	Folk/Craftsman—single story, front facing gable
	665 4th St.	1911-1925	Folk/Craftsman—single story, front facing gable
	666 4th St.	1911-1925	Folk/Craftsman—single story, front facing gable
	667 4th St.	1911-1925	Folk/Craftsman—single story, front facing gable
	668 4th St.	1911-1925	Folk/Craftsman—single story, front facing gable
	669 4th St.	1911-1925	Folk/Craftsman—single story, front facing gable
	670 4th St.	1911-1925	Folk/Craftsman—single story, front facing gable
	671 4th St.	1911-1925	Folk/Craftsman—single story, front facing gable

Photo	Address	Date of Construction	Architectural Style
	672 4th St.	1911-1925	Folk/Craftsman—single story, double hip roof
	673 4th St.	1911-1925	Folk/Craftsman—single story, front facing gable
	682 5th St.	1911-1925	Folk/Craftsman—single story, front facing gable
	683 5th St.	1911-1925	Folk/Craftsman—single story, front facing gable
	684 5th St.	1911-1925	Folk/Craftsman—single story, front facing gable
	686 5th St.	1911-1925	Folk/Craftsman—single story, front facing gable
	694 6th St.	1911-1925	Folk/Craftsman—single story, front facing gable
	696 6th St.	1911-1925	Folk/Craftsman—single story, front facing gable
	697 6th St.	1911-1925	Folk/Craftsman—single story, front facing gable

October 8, 2006

INVENTORY
Scotia Residential Group 3b

This subgroup of homes was constructed in the early 1950s much later than their neighbors. The buildings were placed as an in-fill group when the Mill B Cookhouse and Bunkhouse were demolished. Three Main St. addresses are included in this subgroup due to their common date of origin, hence setting them apart from the Main Street group (Group 5).

Photo	Address:	Date of Construction:	Architectural Style
	173 Main St.	Early 1950s	National Folk, single story front facing gable
	174 Main St.	Early 1950s	National Folk, single story front facing gable
	175 Main St.	Early 1950s	National Folk, single story front facing gable
	681 5th St.	Early 1950s	National Folk, single story front facing gable
	685 5th St.	Early 1950s	National Folk, single story front facing gable
	692 6th St.	Early 1950s	National Folk, single story front facing gable

October 10, 2006

INVENTORY
Scotia Residential Group 4

B Street Heights
Group 4 is a long, continuous row of houses along the east side of B Street (with one notable exception on the west side: 549 B Street). These homes were built together during 1915 to 1916, about 4 years after the expansion onto 1st through 6th Streets. The development suggests that PALCO was continuing to grow rapidly during this period. Since this row of houses is more elevated than neighboring residences to the west, it is an important part of the town's image, and has appeared in articles pertaining to Scotia. B Street traditionally had been seen as a main corridor throughout the residential area and these homes were desirable. With one exception, all houses on B Street are oriented towards the view. Because of the slope, retaining walls are evident for B Street itself and for site landscaping. Houses vary in detailing. Several buildings are identical in their footprint and massing, featuring a hipped roof and slight protruding gabled entry. Some homes have front porches while others have a side-facing entry. Where necessary to accommodate the terrain, houses feature terraced crawl spaces delineated by vertical boards. Consolidated parking garages, a consistent feature in Scotia, are massed along a rear drive, out of view from the streetscape.

Photo	Address	Date of Construction	Architectural Style
	510 B St.	1915-1916	National Folk, single story side gable & front facing gable entry
	512 B St.	1915-1916	National Folk, single story side gable
	514 B St.	1915-1916	National Folk, single hip roof/gabled L
	516 B St.	1915-1916	National Folk, single hip roof/gabled L
	518 B St.	1915-1916	National Folk, single story side gable & front facing gable entry

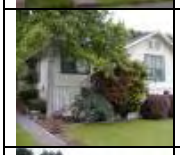
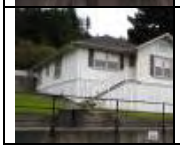
Photo	Address	Date of Construction	Architectural Style
	520 B St.	1915-1916	National Folk, single story side gable & front facing gable entry
	522 B St.	1915-1916	National Folk, single hip roof/gabled L
	524 B St.	1915-1916	National Folk, single hip roof/gabled L
	526 B St.	1915-1916	National Folk, single hip roof/gabled L
	528 B St.	1915-1916	National Folk, single hip roof/gabled L
	530 B St.	1915-1916	National Folk, single hip roof/gabled L
	532 B St.	1915-1916	National Folk, single hip roof/gabled L
	534 B St.	1915-1916	National Folk, single hip roof/gabled L
	536 B St.	1915-1916	National Folk, single hip roof/gabled L
	538 B St.	1915-1916	National Folk, single hip roof/gabled L
	540 B St.	1915-1916	National Folk, single hip roof/gabled L

Photo	Address	Date of Construction	Architectural Style
	542 B St.	1915-1916	National A Folk, single hip roof/gabled L
	544 B St.	1915-1916	National Folk, single hip roof/gabled L
	546 B St.	1915-1916	National Folk, single hip roof/gabled L
	548 B St.	1915-1916	National Folk, single hip roof/gabled L
	549 B St.	1915-1916	National Folk, single story front facing gable
	550 B St.	1915-1916	National Folk, single hip roof/gabled L
	552 B St.	1915-1916	National Folk, single story side gable & front facing gable entry
	554 B St.	1915-1916	National Folk, single hip roof/gabled L
	556 B St.	1915-1916	National Folk, single hip roof/gabled L
	558 B St.	1915-1916	National Folk, single hip roof/gabled L
	560 B St.	1915-1916	National Folk, single hip roof/gabled L

Photo	Address	Date of Construction	Architectural Style
	562 B St.	1915-1916	National Folk, single hip roof/gabled L
	564 B St.	1915-1916	National Folk, single hip roof/gabled L
	566 B St.	1915-1916	National Folk, single hip roof/gabled L
	568 B St.	1915-1916	National Folk, single hip roof/gabled L
	570 B St.	1915-1916	National A Folk, single hip roof/gabled L
	572 B St.	1915-1916	National Folk, single hip roof/gabled L
	574 B St.	1915-1916	National Folk, single story side gable & front facing gable entry
	576 B St.	1915-1916	National Folk, single hip roof/gabled L
	578 B St.	1915-1916	National Folk, single hip roof/gabled L

October 8, 2006

INVENTORY
Scotia Residential Group 5

Main Street residences were built during the same time, primarily between 1918 and 1919. The original site of the Mill B Cookhouse and Bunkhouse between 5th and 6th Streets now includes three later Main Street addresses (173, 174 and 175) built in the early 1950s. These buildings blend well with their neighbors. All of these residences Folk and Craftsman bungalow designs varying in their detailing and hipped or triangular roof form. The odd numbered homes 129 through 141 on the west side of Main Street have small concrete connectors through the easement to the entry, a feature found nowhere else in Scotia.

Photo	Address:	Date of Construction:	Architectural Style
	129 Main St.	1918-1919	Folk/Craftsman—single story, hip roof
	131 Main St.	1918-1919	Folk/Craftsman—single story, hip roof
	133 Main St.	1918-1919	Folk/Craftsman—single story, hip roof
	135 Main St.	1918-1919	Folk/Craftsman—single story, hip roof
	136 Main St.	1918-1919	Folk/Craftsman—single story, hip roof, gable entry
	137 Main St.	1918-1919	Folk/Craftsman—single story, front facing gable
	139 Main St.	1918-1919	Folk/Craftsman—single story, front facing gable

Photo	Address:	Date of Construction:	Architectural Style
	141 Main St.	1918-1919	Folk/Craftsman—single story, front facing gable
	143 Main St.	1918-1919	Folk/Craftsman—single story, front facing gable
	149 Main St.	1918-1919	Folk/Craftsman—single story, front facing gable
	151 Main St.(duplex unit)	1918-1919	Folk/Craftsman—single story, front facing gable
	153 Main St.(duplex unit)	1918-1919	Folk/Craftsman—single story, front facing gable
	155 Main St.	1918-1919	Folk/Craftsman—single story, front facing gable
	157 Main St.	1918-1919	Folk/Craftsman—single story, front facing gable
	159 Main St.	1918-1919	Folk/Craftsman—single story, front facing gable
	161 Main St.	1918-1919	Folk/Craftsman—single story, front facing gable
	162 Main St.	1918-1919	Folk/Craftsman—single story, front facing gable
	163 Main St.	1918-1919	Folk/Craftsman—single story, front facing gable

Photo	Address:	Date of Construction:	Architectural Style
	166 Main St.	1918-1919	Folk/Craftsman—single story, front facing gable
	168 Main St.	1918-1919	Folk/Craftsman—single story, hip roof, gable front L
	170 Main St.	1918-1919	Folk/Craftsman—single story, hip roof, gable L
	172 Main St.	1918-1919	Folk/Craftsman—single story, hip roof, gable L
	176 Main St.	1918-1919	Folk/Craftsman—single story, front facing gable
	178 Main St.	1918-1919	Folk/Craftsman—single story, hip roof
	180 Main St.	1918-1919	Folk/Craftsman—single story, front facing gable
	182 Main St.	1918-1919	Folk/Craftsman—single story, front facing gable
NO PHOTO	184 Main St.		
	186 Main St.	1918-1919	Folk/Craftsman—single story, front facing gable
	188 Main St.	1918-1919	Folk/Craftsman—single story, front facing gable

Photo	Address:	Date of Construction:	Architectural Style
	190 Main St.	1918-1919	Folk/Craftsman—single story, front facing gable
	192 Main St.	1918-1919	Folk/Craftsman—single story, front facing gable

October 8, 2006

INVENTORY
Scotia Residential Group 6

Church Street Expansion
These homes were added above St. Patrick's Catholic Church between 1919-25. The buildings are perched above the elementary school grounds and overlook the town, which implies that the area was a separate appendage of housing rather than an extension of an existing group. Buildings incorporate Craftsman and Folk styles. Houses 424, 426, 428 and 430 Church Street feature a bay window. Houses 422 and 424 Church Street feature remarkable multi-unit window systems at their front and side elevations. Within this group is a set of staggered garages perhaps built earlier than the other garage structures in the town.

Photo	Address:	Date of Construction:	Architectural Style
	422 Church St.	1919-1925	Craftsman/Folk—single story, front facing gable
	424 Church St.	1919-1925	Craftsman/Folk—single story, front facing gable
	426 Church St.	1919-1925	Craftsman/Folk—single story, front facing gable
	428 Church St.	1919-1925	Craftsman/Folk—single story, front facing gable
	430 Church St.	1919-1925	Craftsman/Folk—single story, front facing gable

October 10, 2006

INVENTORY
Scotia Residential Group 7

Mill Street Expansion
Most of the buildings in this expanded phase of the Mill Street area were built between 1915 and 1916. Two were built between 1918-1925. Designs reflect a consistency with the context of Scotia's previously built houses. Homes at 204, 213, 215, and 217 Mill Street have pyramidal-like roofs similar to the earlier 1905 hip roof styles. This form, combined with a front facing dormer, is used often throughout the neighborhood. One of only two duplexes in town is located at 223 and 225 Mill Street.

Photo	Address	Date of Construction	Architectural Style
	204 Mill St.	1915-1925	National Folk, single story front facing gable L
	206 Mill St.	1915-1925	National Folk, single story hip roof with gable L
	212 Mill St.	1915-1925	National Folk, single story front facing gable L
	213 Mill St.	1915-1925	National Folk, single story hip roof with gable L
	214 Mill St.	1915-1925	National Folk, single story front facing gable L
	215 Mill St.	1915-1925	National Folk, single story hip roof with gable L
	217 Mill St.	1915-1925	National Folk, single story hip roof with gable L

Photo	Address	Date of Construction	Architectural Style
	219 Mill St.	1915-1925	National Folk, single story hip roof with gable L
	220 Mill St.	1915-1925	National Folk, single story front facing gable L
	221 Mill St.	1915-1925	National Folk, single story front facing gable L
	223 Mill St.(duplex unit)	1915-1925	National Folk, single story front facing gable L
	225 Mill St.(duplex unit)	1915-1925	National Folk, single story front facing gable L

October 10, 2006

INVENTORY
Scotia Residential Group 8

Group 8: Williams Street Group
The Williams St. group of residences was developed over a nine year period between 1916 and 1925. Currently, there are two buildings built in 1916 (725 and 727 Pond Walk), and together with the unpaved nature of this street suggest that Pond St was perhaps the first residential development on the west side of the log pond. The development of 7th and 8th streets happens at the same time that Main St. was being developed (1919). The homes were likely the last sizeable group to be developed before expansion occurred elsewhere. The next area to be developed was north Williams St (primarily in 1922) and then south Williams St (primarily in 1924). The last to be built were the three Bridge St houses in 1925. Two houses from the early 1950s (741 and 743 Williams) are close to the river and probably replaced original homes destroyed by the flood of the Eel River. There was a row of 18 homes along Railroad Avenue that is a dirt road closest to the river and lowest down. These homes were destroyed by the flood and/or moved because of it, and never replaced in this location.

Architecturally, Pond Walk features the most modest homes in Scotia with simple porches, long angled roofs (some double-gabled), low windows and little to no setback. Other homes in the Williams St. area are characterized by larger porches, often spindled porch colonnades, and larger setbacks with front yards. 748-753 Williams feature a Kings Truss dormer entry. This Kings Truss entry seems peculiar on house 749. This house turns out to be from 1905. Before house 749 was moved to this location, it served as the town butcher shop. The Kings Truss entry was added to it at the time of construction of the surrounding residences.

Group 8 consists of 73 residential buildings:
Pond Avenue (Walk): 703, 707, 709, 711, 713, 715, 725, 727, 731, 733, 735 (11)
Bridge St: 700, 701, 702 (3)
7th St: 600, 602-614 (14)
8th St: 820-828 (9)
Williams St: 742, 744, 746-759, 761-765, 767, 831, 833-844, 847 (36)

Photo	Address:	Date of Construction:	Alterations/ Additions:	Significance:
	703 Pond Ave.	1905-1925		*
	707 Pond Ave.	1905-1925		*
	709 Pond Ave.	1905-1925		*

Photo	Address:	Date of Construction:	Alterations/ Additions:	Significance:
	711 Pond Ave.	1905-1925		*
	713 Pond Ave.	1905-1925		*
	715 Pond Ave.	1905-1925		*
	725 Pond Ave.	1905-1925		*
	727 Pond Ave.	1905-1925		*
	731 Pond Ave.	1905-1925		*
	733 Pond Ave.	1905-1925		*
	735 Pond Ave.	1905-1925		*
	700 Bridge St.	1905-1925		*
	701 Bridge St.	1905-1925		*
	702 Bridge St.	1905-1925		*

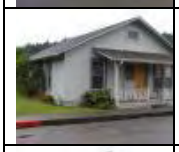
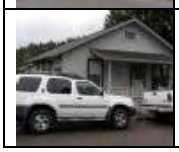
Photo	Address:	Date of Construction:	Alterations/ Additions:	Significance:
	800 7th St.	1905-1925		*
	802 7th St.	1905-1925		*
	803 7th St.	1905-1925		*
	804 7th St.	1905-1925		*
	805 7th St.	1905-1925		*
	806 7th St.	1905-1925		*
	807 7th St.	1905-1925		*
	808 7th St.	1905-1925		*
	809 7th St.	1905-1925		*
	810 7th St.	1905-1925		*
	811 7th St.	1905-1925		*

Photo	Address:	Date of Construction:	Alterations/ Additions:	Significance:
NO PHOTO	812 7th St.	1905-1925		*
	813 7th St.	1905-1925		*
NO PHOTO	814 7th St.	1905-1925		*
	820 8th St.	1905-1925		*
	821 8th St.	1905-1925		*
	822 8th St.	1905-1925		*
	823 8th St.	1905-1925		*
	824 8th St.	1905-1925		*
	825 8th St.	1905-1925		*
	826 8th St.	1905-1925		*
	827 8th St.	1905-1925		*

Photo	Address:	Date of Construction:	Alterations/ Additions:	Significance:
	828 8th St.	1905-1925		*
	742 Williams St.	1905-1925		*
	744 Williams St.	1905-1925		*
	746 Williams St.	1905-1925		*
	747 Williams St.	1905-1925		*
	748 Williams St.	1905-1925		*
	749 Williams St.	1905-1925		*
	750 Williams St.	1905-1925		*
	751 Williams St.	1905-1925		*
	752 Williams St.	1905-1925		*
	753 Williams St.	1905-1925		*

Photo	Address:	Date of Construction:	Alterations/ Additions:	Significance:
	754 Williams St.	1905-1925		*
	755 Williams St.	1905-1925		*
	756 Williams St.	1905-1925		*
	757 Williams St.	1905-1925		*
	758 Williams St.	1905-1925		*
	759 Williams St.	1905-1925		*
	761 Williams St.	1905-1925		*
	762 Williams St.	1905-1925		*
	763 Williams St.	1905-1925		*
	764 Williams St.	1905-1925		*
	765 Williams St.	1905-1925		*

Photo	Address:	Date of Construction:	Alterations/ Additions:	Significance:
	767 Williams St.	1905-1925		*
	831 Williams St.	1905-1925		*
	833 Williams St.	1905-1925		*
	834 Williams St.	1905-1925		*
	835 Williams St.	1905-1925		*
	836 Williams St.	1905-1925		*
	837 Williams St.	1905-1925		*
	838 Williams St.	1905-1925		*
	839 Williams St.	1905-1925		*
	840 Williams St.	1905-1925		*
	841 Williams St.	1905-1925		*

Photo	Address:	Date of Construction:	Alterations/ Additions:	Significance:
	842 Williams St.	1905-1925		*
	843 Williams St.	1905-1925		*
	844 Williams St.	1905-1925		*
	847 Williams St.	1905-1925		*

October 8, 2006

INVENTORY
Scotia Residential Group 8b

Group 8b:
This small subgroup addresses two houses built in the 1950s. These were probably replacement units for homes destroyed/damaged in a previous Eel River flood.

Group 8b consists of 2 residential buildings:
Williams St: 741, 743

Photo	Address:	Date of Construction:	Alterations/ Additions:	Significance:
	741 Williams St.	Early 1950s		-
	743 Williams St.	Early 1950s		-

October 5, 2006

INVENTORY
Scotia Residential Group 9

Group 9: North Court
Group 9 is comprised of all the homes located in the North Court neighborhood, physically separated from any other in the town. All of the North Court structures were built between 1924 and 1925, making them the last full scale neighborhood development in Scotia. North Court marks the end of the expansion boom, at least inside of Scotia, which went from 1912 to 1925.

A notable theme in North Court is a white picket fence that ties front yards together at the public right of way boundary. Front and/or side yards are also the standard in North Court. Front setback varies but is often generous. Side yards are usually separated by a fence but not always. The set of design features used is consistent with the rest of the town but varies widely between buildings in North Court so that each building appears different than its neighbor.

Group 9 consists of 17 residential buildings:
North Court: 62-78 (17)

Photo	Address:	Date of Construction:	Alterations/ Additions:	Significance:
	62 North Ct.	1924-1925		*
	63 North Ct.	1924-1925		*
	64 North Ct.	1924-1925		*
	65 North Ct.	1924-1925		*
	66 North Ct.	1924-1925		*
	67 North Ct.	1924-1925		*

Photo	Address:	Date of Construction:	Alterations/ Additions:	Significance:
	68 North Ct.	1924-1925		*
	69 North Ct.	1924-1925		*
	70 North Ct.	1924-1925		*
	71 North Ct.	1924-1925		*
	72 North Ct.	1924-1925		*
NO PHOTO	73 North Ct.	1924-1925		*
	74 North Ct.	1924-1925		*
	75 North Ct.	1924-1925		*
	76 North Ct.	1924-1925		*
	77 North Ct.	1924-1925		*
	78 North Ct.	1924-1925		*