



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

3015 H Street • Eureka CA 95501
Phone: (707) 445-7541 • Fax: (707) 268-3792

November 1, 2021

Via email to:
Gage Duran
g@gdarch.space

Subject: PLN-2021-17504 | Scotia Hospital Mixed Use Adaptive Reuse
APN: 205-432-005; property located at 500 B Street, Scotia, CA

Dear Mr. Duran:

This letter has been prepared in follow up to our meeting on May 28th where we discussed your interest in acquisition and adaptive reuse of the Scotia Hospital. During the meeting we discussed the possibility of converting upper story portions of the building to apartment units while and utilizing the downstairs for commercial uses.

The former hospital is located on a parcel planned and zoned for commercial uses.

zoning: C-2/D – Community Commercial / Design Review Combining Zone
land use designation: CG - Commercial General

As we discussed during our meeting, the Community Commercial zone includes provisions for permitting of multiple dwellings on multistory structures where the downstairs is occupied by commercial uses allowed in the C-2 zone.¹ Since the parcel is located within a Housing Opportunity Zone, these upstairs residential uses may be principally permitted.

In 2007, a Historic Assessment Study of Scotia was performed for the Pacific Lumber Company by TBA West, Inc. and determined that the Scotia townsite was eligible for recognition as a historic district, with a total of 309 contributing historical resources. The Assessment identifies the Scotia Hospital as one of a smaller number of Commercial and Institutional Resources that are “primary contributors”.

“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.” source: Scotia Historic Assessment Study, 2007

Given its recognition and protection as a significant historical structure, it is incumbent that ongoing and adaptive reuse of the facility be designed to avoid damage or alteration of character defining elements essential to the buildings historic significance and contribution to the larger district setting.

¹ <https://humboldt.county.codes/Code/314-2.2>

Ordinarily, private hospitals are only allowed in Community Commercial (C-2) zones where operating in accordance with an approved Use Permit. However, the Scotia Hospital predates the initial establishment of countywide zoning regulations (given its approximate date of construction [1924] and history of use). The property is therefore recognized as being host to a “qualified” lawful non-conforming structure & use.

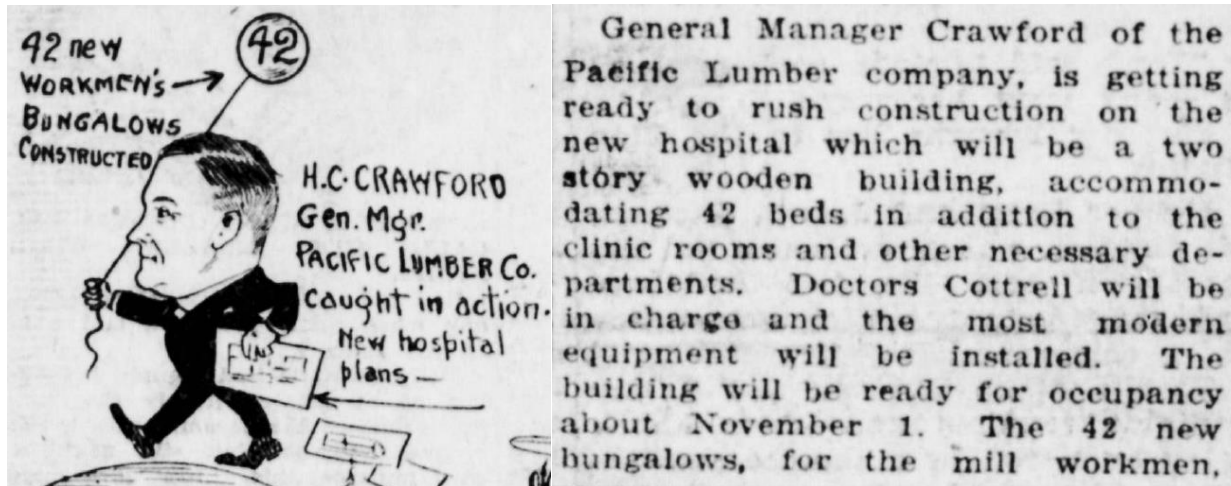
Nonconforming Structures and Uses include “...the lawful use of lands or a building lawfully existing on the effective date of these regulations or prior ordinances to the subject property although such building or use does not conform with the current regulations...except as may be qualified...” Lawful nonconforming uses and structures are recognized and protected under sections 314-131 and 314-132 of the Zoning Regulations. and are authorized to be continued indefinitely, provided use/occupancy of the structure has not ceased for a continuous period of two years or more from the date of nonconformance to the present. Section 314-131.1.2 allows expansion of a qualified nonconforming use with a Special Permit. However, no Special Permit is needed if the development footprint and nature and intensity of the use remain at or below the condition present upon the date it became nonconforming.

The aforementioned protections for lawful nonconforming uses extend to conflicts with ordinarily applicable performance standards of the code such as setbacks, parking requirements, and height limits. To that end, the ongoing operation and reuse of the Hospital need not comply with the off-street parking requirements applicable to institutional and commercial uses. However, new uses which would increase nonconformance with these requirements may only be authorized with a Special Permit.

When considering the introduction of permissible new uses, it is important to first establish a “ceiling” of nonconformance related to ongoing lawfully established historical uses which are nonconforming to current standards. The table below provides an example of how this is determined.

Off-street parking req's (Institutional Use)	CODE SECTION	STANDARD	INFO	min. # req'd
Hospitals	314-109.1.3.2.1	1 space per bed + one (1) for every 3 employees	eg. <e> Hospital had 42 beds and 21 employees	42+7 = 49

The number of off-street parking spaces developed on the property falls well below the minimum number required. The difference between this number and the total number required is the degree or “ceiling” of non-conformance with the off-street parking standards. Changes to the occupancy and operation of the facilities (such as by new/additional compatible commercial uses) is permissible, provided it will not result in an increase in nonconformity exceeding the ceiling of nonconformance established by lawful historic uses. It is also worth noting that the section 314-109.1.2.12 of the code includes a pathway for granting exceptions to the number of off-street parking spaces with weight given to historically designated structures, levels of anticipated use, and other conditions unique to a site.



source: Humboldt Times, May 18, 1924, pg. 13

It is important to note that the zoning of the property includes the Design Review Combining Zone. Where proposals involve significant or intrusive changes to the building or grounds, it may be necessary for the project proponent to hire a historical resources consultant. The historical resources consultant is required to make evaluate the proposed changes to determine whether they will destroy or significantly degrade the integrity of the Hospital and surroundings. Where necessary, the consultant must make recommendations on how the proposal can be designed to avoid this result. Interior changes are generally permissible whereas exterior changes are subject to greater scrutiny, especially when involving changes to character defining features such important architectural details, fenestration, or building materials. Any significant changes must be designed to harmonize with the setting. This is best accomplished by remaining consistent with the massing and arrangement of vegetation customary to the site.

In the meanwhile, Design Review is being performed by Planning Division staff. All decisions on matters involving zoning conformance is reviewable by the Director of the Department, who serves as the Zoning Administrator. Also please note that there are plans to form a Design Review Committee for the Town of Scotia. Once established by the Board of Supervisors, all matters involving Design Review will be presented to this committee for review and approval.

Tackling ADA compliance is always a challenge when adapting an historic structure. Preserving the appearance of the building from the street should always be prioritized. When designing alterations of this sort, it is important that the architect or similar design professional has experience retrofitting historical buildings and is familiar with techniques for marrying these changes in a way that is sensitive to historical fabric and character defining features. Leveraging the flexibility provided in the Historical Building Code is essential to unlocking compatible design options. Recent enlargement of The Benbow Inn provides an excellent local example of the kind of design sensitivity required where dealing with the augment of a historical structure.

Our department recognizes the Scotia Hospital as a lawful qualified non-conforming use/structure which may continue to be used consistent with historical levels and ancillary uses. However, it remains your responsibility to comply with public health directives and requirements of other divisions, departments, and agencies, including the Environmental Health Division, as concerns commercial food establishments, and requirements of the California Building Code administered by our Building Division.

Where new or additional uses are proposed at the site, they are subject to evaluation and review by the Planning Division for conformance with applicable provisions of the Zoning Ordinance and General Plan, including review for increases in nonconformity with applicable development standards and protections for historical resources.

If you have any questions concerning this information or would like further assistance in more precisely establishing the range of non-conforming uses and ceiling for parking non-conformance, I encourage you to contact me.

Sincerely,



Steven Lazar
Senior Planner

cc (via email): Keith Ingersoll, Chief Building Official
encl: 1924 Newspaper Article, applicable sections from 2007 Historical Assessment

THE HUMBOLDT TIMES, EUREKA, CALIFORNIA SUNDAY, MAY 18, 1924.

Can't Understand Why Women Want To Vote

Wife of Rumanian Diplomat Says Women's Place Is In Home

BY MARIAN HALE

The American woman's interest in politics is incomprehensible to Madame Rose de Covarrubias Nano, wife of the charge d'affaires and secretary of the Rumanian embassy at Washington.

"I can't see why a woman should interest herself in politics or be interested in a profession or in business, unless it is really necessary for her to support herself," she told me.

"And I can't understand a woman going to what you call the 'polls' and rubbing elbows with men and becoming entangled even in an improper way with things political. The European woman doesn't look at politics with the same eyes you American women do.

"I should never think of employing a woman doctor or a woman lawyer," she went on candidly. "Somehow I cannot bring myself to imagine a woman becoming efficient in either profession. To me a woman's place is in the home and in society in the general sense of the word. Perhaps it's just being old-fashioned."

Though she does not understand the attitude of the American woman toward public life, she really sees much about us to admire.

"The Americans are the most beautiful women in the world," she announced, without adding one qualification. And since she is the acknowledged "queen of beauty" in the capital city, we may well value her opinion.

"The costuming over here is excellent," she said. "Paris is regarded as the center of fashion, of course, but since I have lived over here I have been wondering just how long it will be before this leadership in style is handed over to America and New York given preference over Paris."

Regarding beauty in general, she believes:

"Beauty of form is better than beauty of face, but a beautiful behavior is far better than a beautiful form—from this we reap more of an esthetic thrill than from statues or pictures. I should say beauty of behavior is the most glorious of all the fine arts."

She believes that beauty is merely the love of measure or proportion.

"In my companions," she concluded, "I imperatively demand homage to and perception of beauty. I could dine more at ease with a person who was immoral or unmarital than with one who was unrepresentable. I do not believe for a moment that beauty is 'skin deep.' The depth of real beauty goes far below the surface."



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Beautiful And Busy Scotia Impresses Times Artist



Scotia has a pair of twins—their names are Industry and Progress—and they greet you at every turn should you happen to be in this growing industrial center. Have you seen our brand new modern hotel? That's our new fire seven you hear blowing. We are to have a new hospital, the ground has just been broken for it. Yes, those 42 new bungalows, for the mill men have just been completed. So it goes, every one you meet has a boost for Scotia. The new hotel is three stories high, built of redwood and contains 125 rooms. It is modern throughout. Electric kitchen and bake shop add to the atmosphere of efficiency which prevails throughout the structure. There is also an ice cream parlor in connection, where soft drinks will be served. This department is also splendidly equipped. Both Pacific Lumber company employees and transients will be taken care of at this hostelry. G. S. Shannon, the manager, is elated over the finished building.

General Manager Crawford of the Pacific Lumber company, is getting ready to rush construction on the new hospital which will be a two story wooden building, accommodating 42 beds in addition to the clinic rooms and other necessary departments. Doctors Cottrell will be in charge and the most modern equipment will be installed. The building will be ready for occupancy about November 1. The 42 new bungalows, for the mill workmen, are neat and comfortable, with modern plumbing and other features. The hum of industry and the constant and general bustle make one feel that there is something doing every minute. From the many posters around town it is evident that this prosperous community does not lack for amusement, in addition to a splendid moving picture show house—dances, house and fishing parties, Scotia folks are a contented lot.

SMALL HOME DESIGNED FOR ECONOMY



M. L. KEITH

It is quite a problem nowadays to build a home that is artistic, well designed, roomy and embodying every modern convenience and still have it keep within the income of the family of moderate means.

To the home builder who is convinced that style does not mean serviceability, attention is called to the air of simplicity and warmth about the home pictured here. The present practical arrangements of the plan for this home are such as to adapt them nicely to the small family. This attractiveness recommends it to the discriminating taste of those desiring a home where economy of cost goes hand in hand with distinctiveness and originality of design. Its simple lines and the soft shadows cast by its projecting eaves give it a most charming home-like appearance.

The floor plan carries out the old English feeling, with the entry screened by the balustrade of a most attractive stairway. The fireplace, in the corner of the living room, is very attractive, and the openings to the living room and the piazza flank in with pleasing symmetry. The piazza,

on the side of the house is just back far enough from the street to be away from the eyes of the curious. Connected with the kitchen is a pantry with space for ice-box. One goes down cellar through the combined kitchen and outside entrance under the main stairs. It is also possible to go upstairs without going through the living room, by means of the three steps and the door opening on to the main stair landing. On the second floor are three bedrooms with good sized closets.

The American Home Plan Bureau, aiding the national "Own Your Own Home" movement, places the full plans, blueprints and specifications of this home in your hands at a very nominal cost. In the great impetus given home building, the selection of practical features of many plans to conform to your needs will insure satisfaction and give you an assurance of comfort and artistic detail not to be obtained in any other way.

These plans for small homes are furnished by the American Home Plan Bureau, an organization having at its disposal tested plans of lead-

ing architects of the country which have been arranged for your requirements by M. L. Keith, architectural supervisor of the bureau and a recognized authority on home planning. It is practically a non-profit-making public service having as its purpose the furthering of the "Own Your Own Home" movement in the United States. It furnishes a very complete and dependable small-home plan service at nominal cost.

The plans, blueprints and specifications for the home pictured here can be secured at a low price by writing the American Home Plan Bureau.

M. L. Keith will answer questions and give advice free of cost on all subjects pertaining to planning, building and construction of homes for the readers of this paper. By reason of his forty years' experience as an editor, designer and builder, Mr. Keith is ranked as the highest authority on home planning and construction.

All inquiries should be addressed to American Home Plan Bureau, 220 S. State St., Chicago, Ill.

Has Fancy Touches



This dress started out to be a simple, straightline frock, but the designer couldn't help letting his imagination work when it came to the girdle which is of wooden beads with a large embroidered parrot in natural colors worked in, too. The gown is of black, and the collars and cuffs are of white organdie outlined with the green, yellow and red that appear in the embroidery.

FOR FISHERMEN



FREE FOR ALL

Both Democrats and Republicans will be free to let loose at station WAAM, Newark, N. J., and their remarks will not be censored. But the station owners make it known that whatever is said will not necessarily represent their own attitude.

EXTREME CARE PERIOD SILENT

BY L. C. F. HARR

When the broadcast engineer lays out his station, he must see that no sounds exist in the studio except those which he wishes to broadcast.

He makes his studio walls very thick and of very dense material. He lines the inside of his studio with some sound absorbing material.

Even then he may have rotating machinery, the vibration of which gets into his studio through the vibration of the building. He supports the machinery on elastic material, such as heavy sheets of cork or rubber, and finally gets his studio free

SONNET: THE LESSONS OF NATURE

Of this fair volume which we World do name
If we the sheets and leaves could turn with care,
Of him who it corrects, and did it frame,
We clear might read the art and wisdom rare:
Find out his power which widest powers doth tame,
His providence extending everywhere,
His justice which proud rebels doth not spare,
In every page, no period of the same.

But silly we, like foolish children, rest
Well pleased with colour'd vellum, leaves of gold,
Fair dangling ribbonds, leaving what is best,
On the great writer's sense ne'er taking hold;
Or if by chance we stay our minds on aught,
It is some picture on the margin wrought.

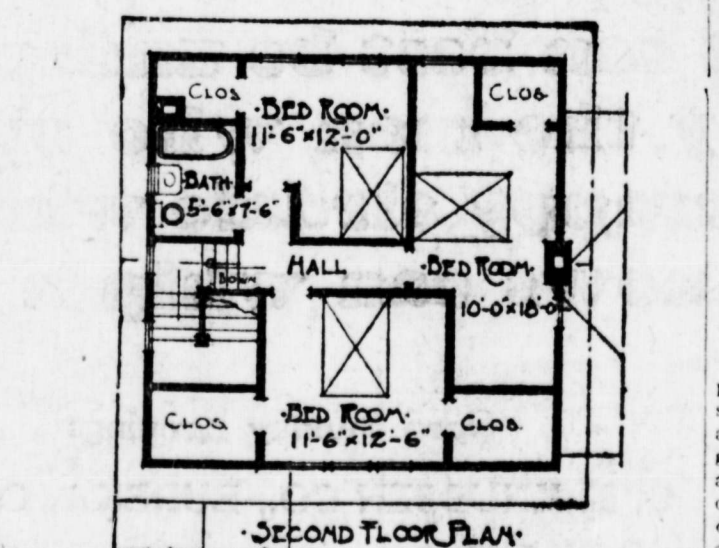
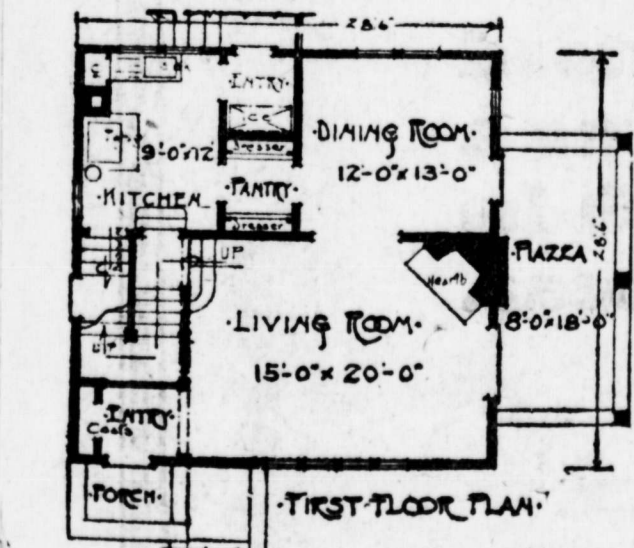
—William Drummond.

A Beauty



It is the open season for bathing beauties. Milwaukee has named the girl who will wear its colors at the national beauty contest in Atlantic City this summer. And here she is. Her name is Anne Straty.

conductors are enclosed in flexible metal tubing.



RADIOGRAMS

All government hospitals will be equipped with radio receiving sets. There are more than 18,000 amateur stations in this country.

Average manufactured receiving set costs \$100.

There are about 290 radio stations in Russia.

Moscow has three powerful broadcasting stations.

European amateurs are more successful in catching American stations than we are in hearing Europe.

Paris has decided to open a credit of 20,000 francs for the teaching of

radio in its schools.

Connect your A battery first, keeping the B battery clear, to save your tubes.

Reception of amateur radio signals sent across the continent by day is reported by Ernest Hobbs of Schenectady, N. Y.

Sounds of thunderstorms, rain, wind and other natural phenomena are to be imitated and broadcast from a Parisian studio.

GERMANS BOOTLEGGING

Germany has her hands full with another kind of bootlegging—in radio. Since there is a tax on the use of

receiving sets, the government has had trouble seeking out amateurs who build their own sets and keep it secret.

STUDY WORLD RADIO

A special committee to study the question of world radio has been appointed by the League of Nations commission on communications.

AGAINST ADVERTISING

"Free the air of advertising," is the cry of the American Radio Association. Its members are opposed to advertising by radio broadcasting.

WARM B BATTERIES









Warning up the B batteries, when they are beginning to run down, will put new life into them. But this is recommended only for an emergency, because it isn't a pleasant job.

DIRECTION FINDERS

Great Britain is installing a series of direction finding stations around the islands to help mariners along the coasts. This system is expected to reduce to a minimum collisions in

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	

**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





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 Alton¹.

The lumber utilized to construct PALCO's first sawmill was shipped to Scotia from Bluff Prairie. Completed in 1887, the sawmill dimensions were approximately 200-feet long by 80-feet wide, and contained a triple

circular saw, a double circular saw, two edgers, hand trimmers, and a few planers. In addition to the sawmill, a power plant was built in 1892. A few years earlier, in 1888, PALCO completed a new mill and employed 150 men.

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

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

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

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 in 1950, the original

Scotia Shopping center was constructed. After the new bank building was completed in 1951, the former bank building was converted to the museum. In 1959, the hydraulic debarker in the Mill B complex was installed in 1959 and PALCO relocated its plywood mill operations from Redcrest to Scotia's Mill A in 1965.

Flooding became a serious threat to PALCO's operations. One million board feet of lumber was lost in the Eel River flood of 1955, and approximately 20,000,000 board feet was lost during the Eel River flood of 1964. Shortly after, two new lumber drying yards were built above the flood plain. In 1971, a new school was completed. The next year, a fish-rearing pond opened where salmon and steelhead are raised annually.

During the 1970s, the government enacts policies that affect the timber industry. In 1970, the California Environmental Quality Act (CEQA) becomes law, requiring an Environmental Impact Report (EIR) for any project that may significantly impact the environment. By 1973, The Forest Practices Act requires state approval of Timber Harvest Plans (THPs) before logging. PALCO stock is listed on the New York Stock Exchange in 1975. In 1976, PALCO was the last redwood lumber company to give up its company-owned logging railroad, shifting to trucks for shipping its forest products.

Mill B was renovated in 1981 and a new headrig, log slip, edgers and 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 of old growth forest for preservation as part of the Headwaters Transaction severely limited access to 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.

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:



- 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.