

Clark County, Washington
Historic Preservation Commission



Clark County Heritage Register Nomination Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A) <http://www.nps.gov/history/nr/publications/bulletins/nrb16a/>. Complete each item by marking "x" in the appropriate box or by entering the information requested. **This form is similar but not exact to the National Register of Historic Places nomination form. Some sections of the National Register form were not applicable to the local register therefore were not included. When using the National Register Bulletin 16A to fill out the form, look for the section names for information on completing the specific section.** If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets. Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name Zener, Charles and Frances, House

Other names/site number La Center Community Library

2. Location

street & number 1411 NE Lockwood Creek Rd n/a not for publication

city or La Center vicinity

town _____

State Washington code WA county Clark code 11 zip code 98629

3. Classification

Ownership of Property

(Check as many boxes as apply)

- private
 public-local
 public-State
 public-Federal

Category of Property

(Check only one box)

- building(s)
 district
 site
 structure
 object

Number of Resources within Property

(Do not incl. previously listed resources in the count.)

Contributing	Non-Contributing	
1	0	buildings
		sites
		structures
		objects
1	0	Total

Name of related multiple property listing:

(Enter "N/A" if property is not part of a multiple property listing.)

n/a

Number of contributing resources previously listed in the Clark County Heritage Register

n/a

4. Owner Consent for Nomination, Designation and Listing

I (we) consent do not consent to the nomination, and designation of the above property on the Clark County Heritage Register. I (we) also certify that I am/we are the legal owner(s) of the above property.

[Signature]
Owner signature

12/4/17
Date

Owner signature

Date

5. Functions or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

HEALTH CARE/hospital

Current Functions

(Enter categories from instructions)

EDUCATION/library

6. Description

Architectural Classification

(Enter categories from instructions)

Late 19th and Early 20th Century American
Movements - American Foursquare

Materials

(Enter categories from instructions)

foundation Concrete

walls Wood

roof Composite shingles

other Synthetics

Narrative Description

(Describe the historic and current condition of the property.)

The Charles and Frances Zener House is located in La Center, Washington, a small community sited on the East Fork of the Lewis River, which runs from the Cascade Mountains into the Columbia River in the southwestern part of the state. La Center is situated in the northwest quadrant of Clark County, about 20 miles north of county seat Vancouver, which is set at the southern border of the county and state, and bounded to the south and west by the Columbia River.

The building currently sits adjacent to Holly Park on the south side of NE Lockwood Creek Road to the east of downtown La Center. The building is oriented with its primary elevation facing west toward a brick plaza and an expansive lawn, a smaller portion of which continues on the north between the building and Lockwood Creek Road. The plaza incorporates memorial bricks sold as fundraising tools for the renovation. There is a parking lot to the south which is accessed from NE John Storm Road, and a service/loading area to the east. The building originally stood at East 4th and Cedar in downtown La Center and was moved approximately one half-mile east in 2001. The original site is now occupied by a gas station.

The wood-frame building is set on a concrete foundation and clad in narrow horizontal wood boards finished with narrow cornerboards. All windows and doors are wood-framed. Most windows are one-over-one lights with medium wooden surrounds.

The rectangular two and one-half stories main portion of the building has a medium-pitched hipped roof with wide eaves. The current roof, which dates to the time of the move of the building, is

sheathed with composition shingles, and pierced on the east elevation with a low-pitched shed-roofed dormer with two small windows. The original standing-seam metal roof was replaced at an unknown date. An almost full-width one-story, shed-roofed addition to the rear extends across most of the rear (east) elevation.

The primary (west) elevation has a central front doorway on the first floor level flanked by large original Craftsman style windows with the short rectangular upper lights divided into a version of lozenge glass and the lower pane a single large sheet of glass. The door and window surrounds are narrower on the sides than on the eared top. The wooden entry door has similar lozenge lights in a short upper portion, and a single large panel of glass below a wooden divider. A full-width front porch has a flat roof supported by Doric columns attached by new synthetic balusters and railing which have the appearance of the original wooden ones. The porch is set above grade on the west elevation and is accessed by stairs. The north end is flush with the ground and provides a subtle handicapped accessible ramp that melds seamlessly with the brick plaza.

The porch roof forms the floor of a full-width second story balcony which is surrounded by balusters and railing similar to the first floor. The balcony, which is not original, connects for emergency preparedness reasons to a fire escape at the southwest corner. The second floor has a central, new emergency door flanked by one-over-one windows with plain surrounds.

The north and south elevations of the main portion of the building each have four one/one light windows on the first and second floors. They are placed almost symmetrically but the easternmost ones are slightly closer together.

The rear (east) addition accommodates a loading dock and service entrance on the east façade. A four-light window is set to the north of the door. Each of the north and south elevations of the addition have a one/one window. A row of small windows are set above the addition on the east elevation of the main portion of the building.

In the course of moving the building to be adaptively re-used as a library, the interior was remodeled to create larger spaces on the first and second floors. The first floor has a large reception counter and staff work space in the northwest corner. Library user spaces, stacks, and computers flank a central stair to the west of which is a hall running north - south. A central east- west hall to the west of the stairs provides access to restrooms and the rear (east) new addition which has a staff work space, storage, and an office for the community librarian. There is contemporary lighting throughout, primarily flush-mounted rectangular fixtures.

Sources differ as to whether there were originally six or eight rooms for medical treatment on the second floor. Today, however, there is one large open space primarily used for the child-oriented library purposes.

The half story accommodates a staff break area and storage.

The central staircase retains its original balustrade and newel post, and some of the original oak flooring was retained. Wood pieces were saved during the renovation and re-milled to serve for new purposes, such as window surrounds. The original windows flanking the main door have been retained. A damaged portion of the roof was removed, as were brick chimneys and a rear screened porch. The building sits on a new foundation, has a new underground geothermal heating and cooling system, new wiring, and new elevator.

7. Statement of Significance

Applicable Clark County Heritage Register Criteria

- 1** It is associated with events that have made a significant contribution to the broad patterns of national, state, or local history.
- 2** It embodies the distinctive architectural characteristics of a type, period, style, or method of design or construction, or represents a significant and distinguishable entity whose components may lack individual distinction.
- 3** It is an outstanding work of a designer, builder, or Architect who has made a substantial contribution to their field.
- 4** It exemplifies or reflects special elements of the county's history.
- 5** It is associated with the lives of persons significant in national, state, or local history
- 6** It has yielded or may be likely to yield important Archaeological information related to history or prehistory.
- 7** It is an historic building or cultural resource removed from its original location but which is significant for architectural value, or association with an historic person or event, or prehistory.
- 8** It is a birthplace of grave of a prehistoric or historical Figure of outstanding importance and is the only surviving structure or site associated with that person.
- 9** It is a cemetery or burial site which derives its primary significance from age, from distinctive design features, or from association with historic events, or cultural patterns.
- 10** It is a reconstructed building that has been executed in a historically accurate manner on the original site.
- 11** It is a creative and unique example of folk architecture and design created by persons not formally trained in the architectural or design professions, and which does not fit into formal architectural or historical categories.

Areas of Significance

(Enter categories from instructions)

Health/Medicine

Period of Significance

1907-1910

Significant Dates

1907

Significant Person

(Complete if Criterion 5 is marked above)

Cultural Affiliation

Architect/Builder

Narrative Statement of Significance

(Explain the significance of the property.)

Statement of Significance

The Charles and Frances Zener Residence and Hospital is the first known building in La Center to house a medical treatment facility and is the only remaining example of American Foursquare style in

the town. The period of significance dates of 1907 – 1910 represent the time period of ownership by Charles and Frances Zener.

Context and History

La Center History Overview

Hudson Bay Company employee and later county surveyor Adolphus Lee Lewis was assigned to herd Company-owned cattle in 1844 along the Cathlepotle River, later re-named from its Cowlitz tribal origins after him. The 1846 Oregon Treaty decision between the United States and Great Britain further opened Oregon Territory lands north of the Columbia River to settlers, often Americans who had previously been discouraged by the British from heading north. Despite the lure of the California gold fields and known agricultural opportunities in the Willamette Valley, Euro-American settlers, primarily of Scandinavian, Irish, and German ancestry, began moving into the Lewis River area in the late 1840s. The Donation Land Claim Act of 1850 attracted German immigrants John H. and Hannah Webb Timmen, who arrived near but upriver from what is now La Center in 1852, along with Aurelius Wilkins and John Pollock, a year prior to Washington becoming a separate territory from Oregon. All followed the early logical pattern of claiming land along the river, which was the main travel route inland prior to road construction.

Twenty years later, a trading post opened by steamboat captain William Weir at Timmen's Landing in 1872 became the core of area settlement, and the site of the future town. Population increased enough in the area to warrant the establishment of a post office in c. 1873 at Weir's store. First called the Lewis River Post Office, the name was soon changed to La Center to differentiate from other post offices in the vast Lewis River watershed. The contemporary spelling of La Center was probably formalized in 1909 when the town incorporated, but it has also been known as LaCenter. The name is derived from the town's location at the crossing of several roads, which, though not improved routes, definitely facilitated transportation and trade in north Clark County, along with its riverside setting.

Weir himself did not stay long, but the store/post office he founded was soon followed by construction of other symbols of growing community - a two-story grange hall (probably the first in Washington Territory) on land donated by John and Hannah Timmen in c. 1874, and a church in c. 1875. Steam-powered sternwheelers routes well-established by 1870 greatly opened the area to trade, generally carrying supplies in, agricultural and timber products out, and passengers both directions. Operations depended on size of boat and height of water at different times of year. La Center was the eastern terminus for larger boats during low-water points of the year.

The town was platted on December 6, 1875, by John and Hannah Timmen for the purpose of establishing a community. At the time of platting, businesses included a drug store, blacksmith, trading post, two saloons, and a hotel. The primary industry was logging – for construction, steamboat fuel, and railroad ties. As many as 13 mills operated at one time in the late 19th century in the vicinity. Despite floods and fires, the town grew significantly by the end of the century due to river traffic and timber, along with dairying and agricultural products such as hops, wheat, berries, and apples (tart varieties like Northern Spies and Gravensteins were typical of the latter due to their resistance to spoiling).

La Center opened the 20th century with a population of about 300. Following a bad fire in 1904, the town rebuilt and by 1905, the year that the Zener family moved to La Center, the town had three general stores, a blacksmith, two barbers, a school, a meat market, a tin shop, a livery stable, two saloons, a lunch counter, two hotels, a medical practitioner, and a weekly newspaper. In 1909, the town incorporated by a vote of 64-9, and by 1912 the population had grown to about 500.

Transportation improved with completion of the Pacific Highway through town in 1921, and trucks replaced steamboats over time. The new highway did spur some travel-related development such as an auto camp, a new hotel, and a garage/electrical shop.

Though La Center's environs were significantly logged out by 1907, agriculture and grazing operations continued on what had been forest land. The high-economic value timber boom, however, over by end of the 1920s. Mid-century agricultural production included farming, especially of berries, nuts, and poultry, and dairying. Though some logging continued into the 1950s, the town did not grow again. Population stagnated in 219 in 1931, and 235 in 1950, and the town was hit by transportation changes accruing to the construction of Interstate 5 in the 1950s, which by passed La Center and largely replaced the Pacific Highway.

Later in the 20th century, some growth occurred, with 300 residents in 1970, 350 in 1976, and 483 by 1990. While local agriculture remained important, economic constraints in general continued, and by the 1980s the town experienced sufficient financial challenges to be facing bankruptcy in 1985. To help solve the problem, the town became the only one in the county to permit licensed cardrooms, which were accompanied by a 10 per cent tax. In addition to the county assuming operation of water and sewage treatment, these additional monies helped repair existing roads and make town water and other services available to new housing areas. Additional residents and businesses followed; the population grew significantly to about 3144 in 2016.

Early Practice of Medicine in Clark County

The history of the practice of Euro-American medicine goes back further in the Clark County area than most places in the western United States. The various maritime expeditions, such as Captain George Vancouver's, which reached the Columbia River in 1792, employed physicians. Meriwether Lewis was relied upon by President Thomas Jefferson to serve the medical needs of the expedition, though the Lewis and Clark expedition had no formally-trained medical personnel. Lewis's extensive knowledge of herbal medicine gained from his mother, Lucy Meriwether Lewis Marks, a noted herbalist, was buttressed with tutelage by Philadelphia's Dr. Benjamin Rush, the leading American doctor of the day. Rush taught at the University of Pennsylvania's medical school, founded in 1765, and the first established in the United States. The Corps of Discovery was also outfitted by Lewis with an extensive medical chest for the journey. The Hudson's Bay Company employed formally-trained doctors from the establishment of Fort Vancouver in 1824. While Chief Factor Dr. John McLoughlin did have medical expertise, his responsibilities were primarily administrative while other physicians such as long-time post doctor Forbes Barclay tended the sick. As the county became more settled, and the American military established Vancouver Barracks, army physicians and those in private practice became more numerous, and the Sisters of Providence established the medical practice which grew into St. Joseph's Hospital and eventually the Providence Health Plan.

City directories indicate that late 19th century through turn of the 20th century medical practitioners in Clark County were primarily located in Vancouver, which is logical given that it held the largest population. In 1886, the population of Clark County was 3500, and Vancouver had a post surgeon and assistant post surgeon at Vancouver Barracks, Drs. Ella Whipple, Edward Piper, and J. Randolph Smith in private practice. The latter also served as county health officer. The Vancouver City Council had a Committee on Health and Police by this time. As time went on, increasing specialisation is noted in the city directories, such as the listing for Dr. Alva Sawins in 1907-08 as an ear, nose, and

throat physician. This same issue of the city directory, for a county population of 8000, also listed one optician, two osteopaths, 13 physicians, six druggists, and one sanitarium.

Early Medical Services in La Center

The gradual professionalization of the practice of medicine was similar to other fields in that training and education opportunities varied by location. Generally speaking, more rural areas were slower to be served by professionally-trained medical personnel. The earliest documented medical practitioner in La Center was Richard Davis, who arrived from Maine by way of Missouri and Michigan in c. 1876. Though referred to locally as a doctor and apparently practicing as one and certainly as a pharmacist, he had no medical degree. Davis remained in La Center until an incident in c. 1902, when he set fire to his drug store and shot himself. The fire also burned another pharmacy, a residence, a shoe store, and a photo gallery. Solomon Lowell, who arrived around 1882, was referred to as a registered practitioner of medicine but also had no formal certification. Dr. Hannibal Blair, a graduate of the Willamette University Medical Department in 1883, served the town as physician and druggist beginning c. 1883, and had sufficient credentials to be admitted to the Oregon State Medical Society (founded c. 1875 and now the Oregon Medical Association). Blair remained in La Center for an unknown period of time but is more remembered for his work in Elma, Washington, where he founded a hospital and was active in local and state politics. E. Eland arrived around 1887, and worked as physician and druggist. Joshua Barton Sutton came c. 1900, and also served the general north Clark County area.

It was, however, the health of Dr. Smith, who practiced in La Center for an unknown period of time, which may have been the catalyst for the arrival in town of the builders of the subject building. The *Vancouver Independent* reported on several occasions in early 1905 that Dr. Smith was ill, and later "Dr. Smith only needs one cane." Dr. Charles Ralph Zener and family arrived in La Center that same year, possibly to supplement Smith's practice.

Charles Ralph Zener, was born September 9, 1872, in Springfield Green, Missouri. Charles, sometimes referred to as Carlos and sometimes as Ralph, left the public school system at age 13 to go to work but continued his studies privately and in night school while working in a store in Springfield, Missouri. He married Frances Gideon (born 1885) in May, 1897 and they had four sons, Carlos, Galen, Robert, and Frances Bertram, all born prior to the family's move west. At an unknown date, Charles passed the Civil Service exam and worked for the postal service shipping the mail by rail in both Kansas and Missouri. The 1900 census records Charles and Frances living in Fort Scott, Kansas, where Charles was employed as a postal clerk. He was listed in the Civil Service Register until at least 1901. He long had had an interest in medicine, however, and he studied in the field in Kansas City and passed the Missouri state medical exam without having finished medical school. Charles practiced medicine in Kansas City until 1905, when he and his family relocated to La Center and he established a practice there.

The selection of La Center as a new home may have been traceable to the poor health of practitioner Dr. Smith but the Zeners may have been attracted to a general opportunity to move west. La Center was a well-established, though small, town with a sound economy based on timber, agriculture, and shipping, and amenities of civilization such as an Odd Fellows Hall, school, churches, and the *La Center Clipper* newspaper. Plans for the Lewis and Clark Exposition in Portland in 1905 garnered national attention for the Northwest, and spurred an economic boom which resounded throughout the metro area. Dr. Zener's lack of a formal medical degree may have been less of an impediment in the west, and especially the rural west. He appears to have been a very hard working, and probably ambitious and entrepreneurial man. He conducted a general medical practice, which included treating logging and sawmills accidents, and also purchased the La Center Drug Store in January of 1907 from E.J. Martin. The store carried drugs, books, stationery, paints, oils, wallpaper, sporting goods,

jewelry, and Edison phonographs. Zener also invested in the construction of the local telephone service as one of the five incorporators of the La Center and View Telephone Company just one month later in February 1907. By August of that same year, Zener had purchased a building lot and it was publicly known that he would construct a house on it. A large fire in town in early October may have delayed construction as the foundation was still being worked on in October, but the home was presumably completed late that year.

At what point Zener decided to use his home also as a hospital/convalescent center is not known. Printed sources consulted refer to the structure being a house, and it was of a size that could easily accommodate a family of six. However, the American Foursquare form was also a practical choice for a facility providing longer-term medical treatment, as it easily allowed for similarly-sized rooms on the second floor, and local tradition holds that a screened porch appended to the rear of the building was used by patients with tuberculosis. Certainly, doctors frequently had office space in their homes at this time. During the period of home construction, the *Independent* reported that Zener took a boy to the hospital in Vancouver, an arduous trip for someone possibly in great pain. Did the experience of conducting the boy to the hospital convince him that something more than just a medical office was needed in La Center? Zener also took a trip to Chicago that fall. Did something happen on the trip to Chicago that convinced him to turn part of his home into a medical facility? By all appearances, he was an entrepreneurial man who could have seen the financial advantages of being able to treat more illnesses closer to home. Had he intended all along to construct a dual home/hospital facility and that was simply not reported in the local press? The building's unusually large depth of proportion than a typical Foursquare strongly suggests that the larger size probably was intended from the outset to accommodate a dual purpose of home and medical office.

All of Zener's motivation for construction of the residence and convalescent center is not known but it is likely that he identified what seemed like a good opportunity for economic advancement. He may have been aware of such nearby facilities as the Meadow Glade Osteopathic Sanitarium, built c. 1903 near Battle Ground by Minnesota natives Dr. Meade Cady Coon (1867 – 1947) and his wife Ada Mae (or May) Starr (1868-?), a nurse, and later operated by Frank and Mattie Burdoin. Under Coon, the facility offered treatment for all diseases and convalescent services. The 1907 *Polk Directory* notes a sanitarium in Vancouver.

The exact nature of the medical facility portion of the house is difficult to establish. Local tradition and one source consulted referred to the building as a hospital. The use of the term "hospital" was, however, somewhat fluid locally. For example, late nineteenth century Vancouver city directories logically listed St. Joseph's Hospital, operated by the Sisters of Providence, as a hospital. However, the city directories also listed The House of Providence Orphanage and the Washington School for Defectives as hospitals. Local practice, therefore, at least as evidenced by the directories, was to define hospitals as a place with some form of overnight care. However, sanitariums which also provided overnight care were listed in a separate category, and Dr. Zener's hospital was not listed as such in the directory at all, although there is a reference to his tax assessment of \$1,440 in 1909. Nearby small town Yaacolt had a hospital listed in directories as early as 1911. Most likely, Dr. Zener's facility was a hospital in that there were accommodations for overnight care, at a time when many people, especially those in rural areas, would still have most typically been receiving medical care, including birth services, in their homes. Part of the treatment provided by Zener was probably for tuberculosis patients.

Tuberculosis

Tuberculosis, also known as “TB,” “consumption,” “phthisis,” or the “white plague,” was the cause of more deaths in industrialized countries than any other disease during the 19th and early 20th centuries. By the late 19th century, 70 to 90% of the urban populations of Europe and North America were infected with the TB bacillus, and about 80% of those individuals who developed active tuberculosis died of it. An article in the *Oregonian* published in 1904, one year prior to Dr. Zener’s arrival in La Center, noted that there were 10,000 victims a year in the United States.

Treatment became more possible in 1882, when Robert Koch’s identification of the tuberculosis bacillus led to a widespread understanding that the disease was contagious, along with the growth of the sanatoria movement which was based on rest and fresh air for patients. Major medical facilities and schools around the nation sponsored research, and national conferences were held on the subject. For example, the University of Pennsylvania founded The Phipps Institute for the Study, Treatment and Prevention of Tuberculosis in 1903.

Strong local tradition indicates that the Zener home was used to house patients with tuberculosis who would spend part of their recuperation on a screened-in porch at the rear. Perhaps even a small town had need for a clinic addressing this major disease. State and county reporting on incidences of disease and causes of death was not standardized at the time, though the state officially began tracking causes of death in 1909, and had a reasonably solid system in place by 1914. State Board of Health Biennial Reports published in 1910, 1912, and 1914 noted 22 deaths from tuberculosis in 1908-1909 in Clark County, 26 in 1909-1910, 30 in 1911, 21 in 1912, and 32 in 1913. A 1911 report prepared by the Washington State Board of Health in response to state legislation passed in 1909 regarding creation of a state sanitarium noted that Clark County had 56 tuberculosis-related deaths in 1908, 88 in 1909, and 99 in 1910. Even considering the inconsistencies of reporting, the rate was clearly going up at the time of Dr. Zener’s activity in Clark County.

Though the *Vancouver Independent* and *Columbian* reported on a few human deaths from consumption in mid-to-late 1907, and farm animals being tested, the reportage did not indicate an especially heavy incidence. The disease was, however, especially infectious in dense urban surroundings, and would have been unlikely to take hold in the rural northern part of Clark County or anywhere nearby. However, the rural setting may have been attractive for patients seeking treatment. Seattle’s Henry Sanitorium (later Firland) opened in 1911 at a then-isolated location 12 miles north of the city limits, at what is 190th Avenue today. Isolation helped stop the spread of the disease. Would Charles Zener, however, have exposed his own family to close quarters with patients suffering from tuberculosis? This is possible, as it was not uncommon for doctors in general in the area and elsewhere to have had at least an office in a building that also served as their residence. (This was true for Vancouver’s Dr. Andrew Stevenson, who lived and worked in his home on Kaufmann Avenue after 1922. Later in the decade, Dr. John Davis resided at and also worked at the Centralia Sanitarium.) It is unlikely that Dr. Zener treated only tuberculosis patients at the hospital.

Another Physician Serves in the Building

By the end of 1907, Zener was running a drug store which sold a variety of items, had been an incorporator of the local phone service, was conducting a medical practice that included work in town but also rigorously farther afield, such as the time he went out into the woods on Cedar Creek near Christmas to set a broken leg, and operating a hospital. No wonder that he himself needed a visit or two to St. Vincent’s Hospital in Portland for some rest, or possibly to recover from an illness.

During his time at St. Vincent’s, he met Dr. Carl Julius Hoffman, who graduated from the University of Oregon Medical School in May, 1907, and was appointed House Surgeon at St. Vincent’s. Hoffman, who was top of his class of about 23 men and women, also received both the awards presented –

one for anatomy and the honorary Saylor Medal. Born in December, 1882, he married Ethel, born in 1884, and they had two children, Helen and Carl C. Hoffman graduated from medical school at age 24, and had helped finance his education with circulation work at the *Morning Oregonian*.

Zener recruited Hoffman to move to La Center, presumably on the basis of needing help with the exhausting practice. Hoffman must have seen this as a logical next step and arrived in La Center on April 8, 1908 via steamer from Ridgefield. Zener also took a three-month graduate course in medicine in Chicago during the fall of 1908, and may have had plans for that when recruiting Hoffman. Hoffman, who became known as the "Saddlebag Doctor" for the frequency of his house calls by horse, did not stay long in La Center. Zener recovered from his illness/exhaustion and returned from his coursework, which meant that Hoffman no longer was needed to supplement. Hoffman opted to fill an opening in Woodland, WA, where he had a long and fulfilling career as a beloved local physician. The Zeners lived and worked in La Center until early June, 1910. The Polk *Directory* indicates that they sold the drug store to William and Emeline McCann, who operated it until at least 1921. Dr. Meade Coon, formerly of the Meadowglade Sanitarium, returned to Clark County from living in Walla Walla by May 1910 and worked in La Center for a short period of time prior to moving to Goldendale and other locations. It is unknown whether Zener recruited Coon to take his practice, or whether Coon worked in the subject building, but Coon was serving patients prior to the departure of the Zeners. Dr. James Harvey Lasater, Sr., 1905 graduate of the University of Michigan Medical School, had arrived in La Center in 1910 via horse and buggy and was working by July, but is not known to have had a connection with Zener or the subject building. Lasater received his Washington state medical license in 1907, and had practiced in Ritzville, prior to his move to La Center, where he worked in general practice until 1955, and took his life shortly thereafter.

The *Independent* reported that Dr. Zener's friends threw him a farewell party that went until midnight, and that the family left for Spokane soon thereafter. However, Spokane seems to have just been a stop on the way to Wenatchee, where Zener practiced in North Central Washington until January, 1916, in association with Drs. Shaw and Hilt. Perhaps Charles sought an opportunity where he would not be the sole physician, and in a larger city, and his health may have continued to be an issue. A news account in February 1910 noted that he had been unable to take "a call in the woods," and that Dr. Hoffman helped the patient from his location in Woodland.

Town size may not have been a factor because after Wenatchee Zener relocated to the much smaller White Salmon, Washington in 1916. Perhaps he was attracted to White Salmon's status as a growing community with an established bank, cannery, and weekly newspaper, and plans for irrigation in the offing to increase agricultural production. He practiced there for a little over a decade, including two years in partnership with son Francis, who graduated from Washington University Medical School in 1925. Charles and Frances then moved to Vancouver, where the former created a partnership with Dr. Andrew W. Stevenson, who had been a surgeon for Weyerhaeuser Timber Company in Yacolt, and continued to practice medicine into the 1930s. Charles and Frances lived in Vancouver at least until 1931, where he had an office in the Arts Building, and resided at 2005 Washington St. They had relocated to Seattle by 1933, where he was engaged in real estate sales in association with son Carlos, president of Frances Investment, who also employed his brother Galen as vice president, and brother Robert as secretary/treasurer. Son Frances remained in practice for some time in White Salmon, and partnered with Dr. John Barber, after his father moved to Vancouver in 1927. By the mid-1930s, Frances and his wife Lillian Peters had moved to Portland, where they were involved socially and civically in such activities respectively as golf, the US Army medical reserve and Multnomah County auxiliary of the Oregon State Medical Society. Charles and Frances remained in Seattle until at least the late 1930s but moved to Santa Barbara, California and died there respectively in 1948 and 1953.

After the Zeners left, sources agree that the home variously served as a rental residence, a hotel, an appliance repair store, laundramat, apartments, and a furniture store. A few sources state that the house had a medical purpose that continued beyond the ownership of the Zeners but the exact dates could not be determined.

Fort Vancouver Regional Library District Summary History

When the officers of the Hudson's Bay Company's Columbia Department established a circulating library in 1833, the Fort Vancouver exchange point for the reading materials was owned by the British firm and owed allegiance to English monarch William the Fourth. Granted, the British and Americans had agreed in 1818 to joint occupation of a territory roughly comprising today's Washington, Oregon, Montana, Idaho, and Wyoming. However, the library enjoyed by the gentlemen of the company operated under the British flag. The books and periodicals they purchased by joint subscription came from England by ship, and were passed among the Hudson's Bay Company (HBC) posts west of the Rockies, and from Mexican California as far north as Russian Alaska.

The HBC library disbanded about 1843, and the holdings were dispersed among subscribers, many of whom would, by virtue of the 1846 Oregon Treaty, find themselves officially living in Vancouver County of the Oregon Territory of the United States. If they stayed on in the area through 1849, they were living in Clarke County, and if through 1853, became residents of Washington Territory. Libraries remained an extremely rare commodity for decades but a territorial library was established in Olympia in 1854 primarily for the use of the legislators. No library-type operation is known to have existed in Clark County until 1865, when the Vancouver Catholic Library Association was formed. The holdings, which numbered as much as 1000 volumes by 1870, were housed in a two-room building located roughly where today's East 5th Street meets Reserve Street in Vancouver. Although that library dissolved around 1886, the books were transferred to the Hibernia Hall at 12th and Columbia when the Catholic mission moved off the United States Military Reservation in 1885.

Two separate groups of Vancouver residents who began meeting in 1876 to form what became a subscription library had banded together by early 1877 to hold the first meeting of the Vancouver Library Association. The gathering was held in the office of the local newspaper, *The Vancouver Independent*, which subsequently became the temporary home of the subscription library. Although not a public library in the sense of being tax-supported, the founders' intent was clearly to offer as much access to as many residents as possible as the subscription fees of 25 cents a month, or \$3.00 a year, were "as cheap as the poorest can reasonably desire," noted *The Independent* on February 2, 1877. This effort, and later ones by fraternal organizations, the Women's Christian Temperance Union, the Vancouver City Council, and Vancouver Women's Club, ultimately led to the 1909 opening of the Vancouver Public Library in a Carnegie-funded building at 16th and Main. However, public libraries were sparse in the rest of the county. Some other Clark County communities had libraries from an early period, such as the Sunday School library started in Ridgefield (then Union Ridge) in 1868, and then Ridgefield's public library in 1923, Camas' in 1923, one in Washougal in 1924. A state-funded traveling library service which operated from 1899 to 1929 helped alleviate the lack of library resources in rural areas. Clark County teachers started a book pool program in 1940 to share resources among the school libraries. However, the Vancouver library board's decision in 1939 to seek professionally-trained staff and the subsequent hiring in March of 1940 of professional librarian Eva Santee ultimately led to library service for the rest of the county and beyond.

While many county residents contributed to the growth of libraries in Clark County, Santee strove to promote the library in the wider community by every means possible, and continually demonstrate the relevance and importance of public libraries in general. Santee oversaw the operation of the library as

Vancouver's population doubled in the early years of World War II as defense workers flocked to jobs in the Kaiser Shipyards and at Alcoa Aluminum. Importantly for La Center, she secured state funds to begin systematic rural library service in Clark County via bookmobile, and worked with local organizations to raise more money. The bookmobile service was extended to Skamania County in 1943, thereby creating a regional library service, and she provided technical expertise to the new Clark County Library Board in 1943, when voters created a rural library system – the first in the state. She oversaw the transition when the Vancouver Public Library and the Clark County Library System merged in 1950 to form the Fort Vancouver Regional Library District (FVRL), the state's first inter-county rural library district. and managed the library district until her retirement in October of 1967. The FVRL has grown to serve more than 447,000 people in four counties today.

House/Hospital Transformed into Library

The Zener home/hospital stood empty in 1999 and was identified for possible burn practice for the local fire department as its site was planned for development. However, community leaders and library staff banded together in 2001 to create La Center's first permanent library branch instead, to replace bookmobile service, and a library temporarily occupying a real estate office in town in the 1960s. Civic activist and preservationist Margaret Colf Heppola identified the former convalescent center and residence as a potential answer to her own long-held vision for a local library and the strong local desire for a library and worked to save it. Heppola had personal connections with the building as her mother had worked there, and one of the doctors (possibly Dr. Carl Hoffman) had been her mother's obstetrician when she herself was born in 1917. The Friends of the La Center Community Library formed in May 2001 to help the cause. Following an August, 2001 one-half mile move to its current site, donated by the Colf Foundation, rehabilitation work began to turn the former medical facility and residence into a library. Extensive volunteer fundraising efforts such as spaghetti dinners and tea parties organized by the Friends, a \$1,000,000 donation from the Colf Family Foundation, and funds from the library district, grants, and other donations, made the adaptive re-use possible. The building is owned by Robert Colf; Colf Construction performed the renovation work. Opened to the public in May, 2004, the 3,380 square feet La Center library branch, the 13th in the Fort Vancouver Regional Library system, is very active. In 2016, the library recorded 32,257 visits, with a circulation total of 47,866, and an attendance of 4,719 at its 193 programs.

8. Major Bibliographical References

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(Cite the books, articles, and other sources used in preparing this form.)

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Previous documentation on file (CCHR):

Primary location of additional data:

- Preliminary determination of individual listing has been requested
- Previously listed in the Clark County Heritage Register
- Previously determined eligible by the Clark County Heritage Register
- Recorded by Clark County Cultural Resources Inventory Survey # _____

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

9. Geographical Data

Acreeage of Property Less than one

UTM References

(Place additional UTM References on a continuation sheet.)

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Verbal Boundary Description

(Describe the boundaries of the property.)

The boundaries for the Clark County Heritage register nomination only include the footprint of the building.

Boundary Justification

(Explain why the boundaries were selected.)

The boundaries were chosen because the house was relocated to this property in 2001, a mile and a half away from its original location.

The property the house sits on is not historically significant to the structure.

10. Form Prepared By

name/title Holly Chamberlain

organization Consulting Historian-Research, Writing, Editing, Event Planning date 11/09/2017

street & number _____ telephone 360-921-5992

city or town Vancouver state WA zip code _____

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A **USGS map** (7.5 or 15 minute series) indicating the property's location.
- A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative photographs of the property.

Additional items

(Check with the CCHPC Staff)

Property Owner

name Robert Colf, Colf Construction
 street & number 2112 NE Minnehaha St. telephone (360) 694-5364
 city or town Vancouver state WA zip code 98665

4b. **CLARK COUNTY HISTORIC PRESERVATION STAFF RECOMMENDATION**

In my opinion, the property meets / does not meet the Clark County Heritage Register criteria. (See continuation sheet.)

Shaun Lumbantog
 Signature of commenting staff

Nov 20, 2017
 Date

4c. **CLARK COUNTY HISTORIC PRESERVATION COMMISSION RECOMMENDATION / DECISION**

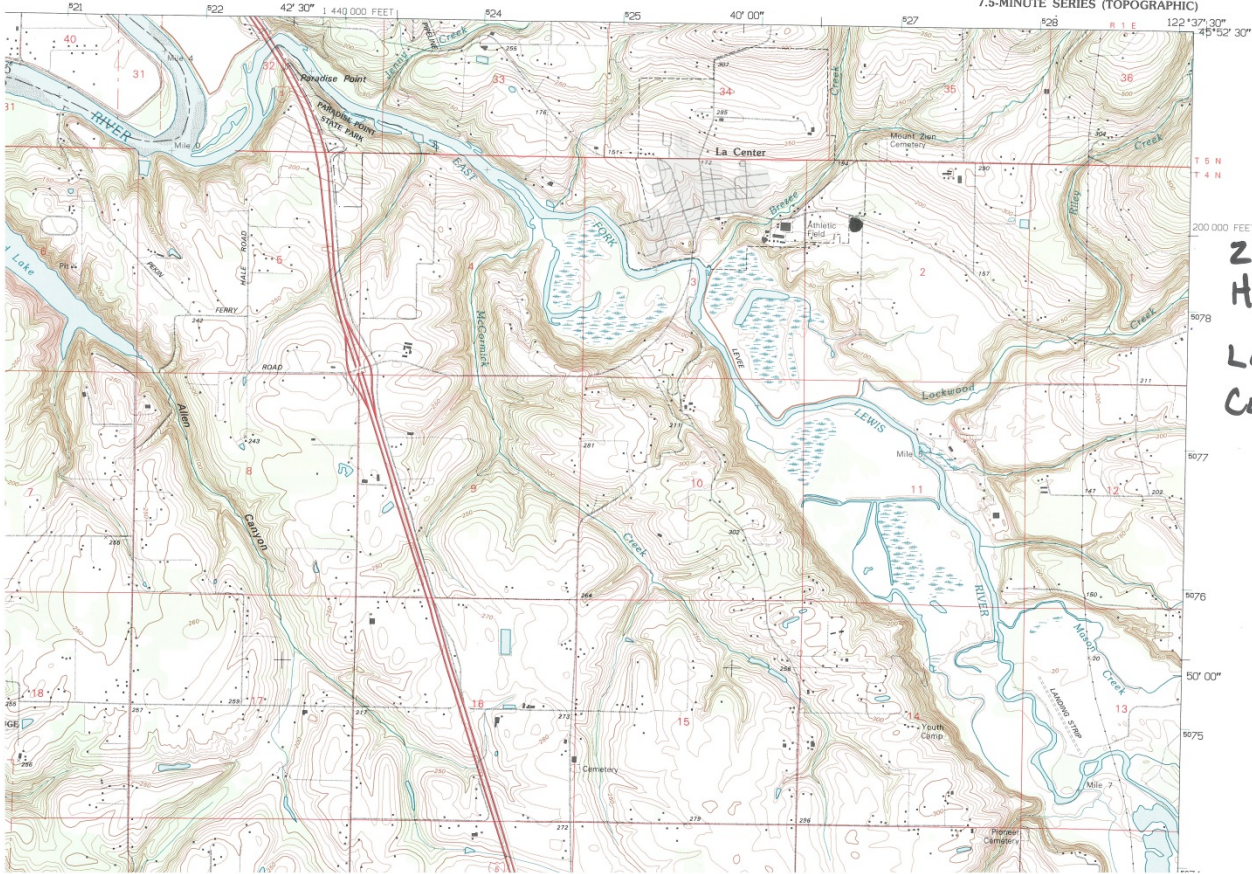
IN THE OPINION OF THE CLARK COUNTY HISTORIC PRESERVATION COMMISSION, THE PROPERTY MEETS / DOES NOT MEET THE CLARK COUNTY HERITAGE REGISTER CRITERIA. (See continuation sheet.)

Sed Rex
 CHAIRPERSON,
 Clark County Historic Preservation Commission

12-19-17
 Date

WESTERN INTERIOR SURVEY

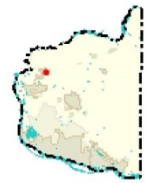
RIDGEFIELD QUADRANGLE
WASHINGTON
7.5-MINUTE SERIES (TOPOGRAPHIC)



Zaner House
Hospital
La Center
Community
Library



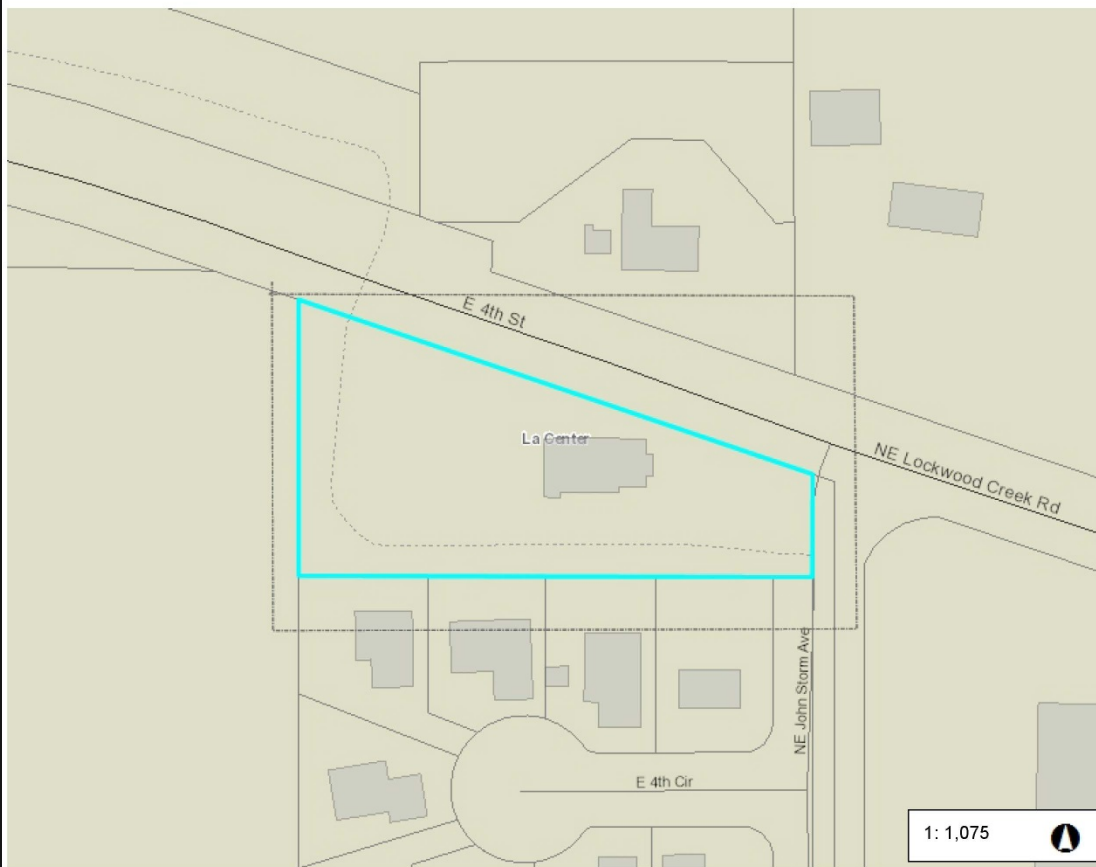
Nomination to Clark County Heritage Register



Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:



179.2 0 89.61 179.2Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.



WA_Clark County_Zener House_01
West (primary) facade
Date of photo: 6/16/2017
Photographer: Holly Chamberlain

WA_Clark County_Zener House_02
North facade
Date of photo: 6/18/2017
Photographer: Holly Chamberlain



WA_Clark County_Zener House_03
East facade
Date of photo: 6/18/2017
Photographer: Holly Chamberlain



WA_Clark County_Zener House_04
South facade
Date of photo: 6/18/2017
Photographer: Holly Chamberlain



WA_Clark County_Zener House_05
Detail of west façade showing primary entrance
Date of photo: 6/18/2017
Photographer: Holly Chamberlain



WA_Clark County_Zener House_06
Detail of west façade showing original window
Date of photo: 6/16/2017
Photographer: Holly Chamberlain



WA_Clark County_Zener House_07

Detail of west façade showing porch balusters and column, and handicapped accessible porch entry ramp

Date of photo: 6/16/2017

Photographer: Holly Chamberlain



WA_Clark County_Zener House_08
Detail of north façade showing dormer and junction between main house and
addition
Date of photo: 6/18/2017
Photographer: Holly Chamberlain



WA_Clark County_Zener House_09

Historic view of what is now the west facade

Date of photo: c. 1909

Photographer: unknown

Courtesy of La Center Historical Museum

Photographer: Holly Chamberlain



WA_Clark County_Zener House_10
Main reception desk first floor northwest corner
Date of photo: 6/16/2017
Photographer: Holly Chamberlain
Courtesy of La Center Historical Museum



WA_Clark County_Zener House_11
Primary entrance from first floor interior looking west
Date of photo: 6/16/2017
Photographer: Holly Chamberlain
Courtesy of La Center Historical Museum



WA_Clark County_Zener House_12
General view of north half of first floor reading/stacks area looking east
Date of photo: 6/16/2017
Photographer: Holly Chamberlain
Courtesy of La Center Historical Museum



WA_Clark County_Zener House_13

View to east of hallway from first floor main portion of building toward
restrooms and office spaces Date of photo: 6/16/2017

Photographer: Holly Chamberlain

Courtesy of La Center Historical Museum



WA_Clark County_Zener House_14
Library office space first floor southeast corner looking southeast
Date of photo: 6/16/2017
Photographer: Holly Chamberlain
Courtesy of La Center Historical Museum



WA_Clark County_Zener House_15
View to north of first floor rear library hallway
Date of photo: 6/16/2017
Photographer: Holly Chamberlain
Courtesy of La Center Historical Museum



WA_Clark County_Zener House_16
View to south of first floor south reading/stacks area
Date of photo: 6/16/2017
Photographer: Holly Chamberlain
Courtesy of La Center Historical Museum



WA_Clark County_Zener House_17
Detail of typical interior window
Date of photo: 6/16/2017
Photographer: Holly Chamberlain
Courtesy of La Center Historical Museum



WA_Clark County_Zener House_18
Detail of typical interior door
Date of photo: 6/16/2017
Photographer: Holly Chamberlain
Courtesy of La Center Historical Museum



WA_Clark County_Zener House_19
Central staircase looking east
Date of photo: 6/16/2017
Courtesy of Ia Center Historical Museum
Photographer: Holly Chamberlain



WA_Clark County_Zener House_20
Detail of central staircase newel post first floor
Date of photo: 6/16/2017
Photographer: Holly Chamberlain



WA_Clark County_Zener House_21
Detail of central staircase balusters
Date of photo: 6/16/2017
Photographer: Holly Chamberlain



WA_Clark County_Zener House_22
Interior second floor children's area looking east
Date of photo: 6/16/2017
Photographer: Holly Chamberlain



WA_Clark County_Zener House_23
Interior second floor children's area looking southwest
Date of photo: 6/16/2017
Photographer: Holly Chamberlain



WA_Clark County_Zener House_24

Interior second floor stair landing at foot of flight to half story

Date of photo: 6/16/2017

Photographer: Holly Chamberlain



WA_Clark County_Zener House_25
Interior half story storage area and staff break room
Date of photo: 6/16/2017
Photographer: Holly Chamberlain