

Spokane Register of Historic Places Nomination

*Spokane City/County Historic Preservation Office, City Hall, Sixth Floor
808 Spokane Falls Boulevard, Spokane, Washington 99201-3337*

1. Name of Property

Historic Name **MACK-HAYFIELD-KANE HOUSE & GARDEN**

2. Location

Street & Number 734 East 23rd Avenue
City, State, Zip Code Spokane, WA 99203
Parcel Number 35294.0703

3. Classification

Category of Property	Ownership of Property	Status of Property	Present Use of Property	
<input checked="" type="checkbox"/> building	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agricultural	<input type="checkbox"/> museum
<input type="checkbox"/> site	<input checked="" type="checkbox"/> private	<input type="checkbox"/> work in progress	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both		<input type="checkbox"/> educational	<input checked="" type="checkbox"/> residential
<input type="checkbox"/> object	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes, restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes, unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other

4. Owner of Property

Name James D. Price
Street & Number 734 East 23rd Avenue
City, State, Zip Code Spokane, WA 99203
Telephone Number/E-mail 509-624-1957; zinlovers@msn.com

5. Location of Legal Description

Courthouse, Registry of Deeds Spokane County Courthouse
Street Number 1116 West Broadway
City, State, Zip Code Spokane, WA 99201
County Spokane

6. Representation in Existing Surveys

Title City of Spokane Historic Landmarks Survey
Date Local 1979 and 1996
Depository for Survey Records Spokane Historic Preservation Office

7. Description

Architectural Classification

(enter categories from instructions)

Condition

excellent
 good
 fair
 deteriorated
 ruins
 unexposed

Check One

unaltered
 altered

Check One

original site
 moved & date _____

Narrative description of present and original physical appearance is found on one or more continuation sheets.

8. Spokane Register Criteria and Statement of Significance

Applicable Spokane Register of Historic Places Criteria--mark "x" in one or more boxes for the criteria qualifying the property for Spokane Register listing:

- A Property is associated with events that have made a significant contribution to the broad patterns of Spokane history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory history.

Narrative statement of significance is found on one or more continuation sheets.

9. Major Bibliographical References

Bibliography is found on one or more continuation sheets.

10. Geographical Data

Acreage of Property	Less than one acre.
Verbal Boundary Description	Manito Park 2nd Addition, Lots 3-4, Block 15
Verbal Boundary Justification	Nominated property includes entire parcel and urban legal description.

11. Form Prepared By

Name and Title	Linda Yeomans, Consultant (amended by HPO Staff 2024)
Organization	Historic Preservation Planning Services
Telephone Number/E-mail	509-456-3828 or lyeomans@uswest.net
Street and Number	501 West 27th Avenue
City, State, Zip Code	Spokane, WA 99203
Date	15 November 2000

12. Additional Documentation

Map	Spokane City/County plat map, 2000
Photographs and Slides	20 color slides; 17 black & white photo prints

13. Signature of Owner(s)

James D. Fin

14. For Official Use Only:

Date nomination application filed: 5/20/24

Date of Landmarks Commission Hearing: 6/20/24

Landmarks Commission decision: approved

Date of City Council/Board of County Commissioners' hearing: 7/22/2024

I hereby certify that this property has been listed in the Spokane Register of Historic Places based upon the action of either the City Council or the Board of County Commissioners as set forth above.

Megan Duvall 6/25/24
Megan Duvall Date

City/County Historic Preservation Officer
City/County Historic Preservation Office
Third Floor – City Hall
808 W. Spokane Falls Blvd.
Spokane, WA 99201

Attest:

Laurie Jaswant
City Clerk Acting

Approved as to form:

M. Harrison
Assistant City Attorney

Narrative Description

Built in 1912, the Mack-Hayfield-Kane House & Garden is an excellent example of a bungalow designed in the Craftsman style, with a remaining designed landscape in the adjacent lot west. It is a contributing property in the Rockwood National Register Historic District, a tree-lined neighborhood whose street plan was designed by the Olmsted Brothers landscape architectural firm. The house is distinguished by a unique design, an original garage that echoes the quality, materials, and architectural elements of the house, and by the grounds and basalt rock wall remnants that comprise the property. Both the house and garage incorporate classic Craftsman-style architectural elements and building materials designed to produce exaggerated horizontal emphasis and multiple organic textures resulting in buildings that seem to grow out of the ground. Distinctive elements of the house include a very low-pitched roof with widely overhanging eaves, a deep, wide front porch that simulates an outdoor living room, battered porch columns supported by irregularly textured clinker brick porch piers and porch wall, decorative vergeboards, false half-timbering, exterior cladding composed of cedar shingles set above a battered stucco foundation wall, and multi-paned windows with an unusual design unique to the home. The interior of the house features a large open living room, oak inglenook, and finely crafted built-in wood cabinets, bookcases, and bench seats that are a trademark of the Craftsman style. The garden was designed to include a small pond, bench, winding paths, lawns, ornamental and flowering shrubs, and perennial plantings and trees. The Mack-Hayfield-Kane House, garage and garden retain excellent historic integrity of original location, setting, design, materials, workmanship, and association with building practices used in early 20th century Spokane.

Current Appearance and Condition

Site

The Mack-Hayfield-Kane House and garage are located on the east half of two lots that together measure 100 feet wide and 140 feet deep. Mature deciduous and evergreen trees surround the house. Remnants of a reflecting pool and a basalt rock wall border the perimeter of the property to the west, south, and east are an important feature of the property and were created as a landscaped garden by the Hayfields ca. 1918. The house faces northwest and is surrounded by single-family homes.

Exterior

The one-and-one-half-story wood frame Mack-Hayfield-Kane House reveals a typical Craftsman form with a prominent recessed partial-width front porch protected by a shallow-pitched roof. The home's rectangular footprint includes covered front and back porches and measures 34 feet wide and 59 feet deep with 1700 square feet of interior space on the first floor and 260 square feet in the attic. One of the strongest distinguishing features of the home's exterior is the facade. It reveals an unusual design that features a very shallow-pitched roof with four front-facing, intersecting gables supported by large beams and triangular braced supports. The gable peaks are embellished with false half-timbering and stucco infill. Widely overhanging eaves are faced with decorative vergeboards accentuated with diamond-shaped cut-outs and saw-tooth-shaped pointed ends. The front-gabled roof shelters a twelve-foot-deep, recessed front porch and is supported by massive, tapered columns anchored by clinker brick porch piers. A clinker brick

balustrade and porch wall surrounds the front porch and flanks two steps that rise from the front walkway. A clinker brick chimney rises from the west elevation of the house. Another distinguishing feature of the Mack-Hayfield-Kane House is a decorative battered stucco-clad foundation wall that hides a structural basalt rock foundation that forms a full basement. The battered stucco wall slopes five feet up the house to a wooden belt course. A double course of cedar shingles clads the wall above the belt course, forming a horizontal linear design. Another wider belt course embellished with dentils separates the shingle wall cladding from the gable peaks. Widely overhanging, unenclosed roof eaves with decorative exposed rafter tails shade the east and west elevations of the home.

Among the home's most unusual features are its windows. All of the windows were manufactured with wood frames and sashes and were installed in 1912. They include large plate-glass picture windows and one-over-one double-hung units embellished with a decorative multi-paned pattern of divided lights on the upper sash that resembles diamond-in-the-square patterns used in 19th-century quilt blocks.

The facade of the house has three plate-glass picture windows. The west elevation features a low-pitched gabled dormer with two pairs of double-hung windows and a first-floor bay window with a pair of double-hung units. Large triangular knee braces support the dormer's widely overhanging eaves. The east elevation has double-hung windows and a bay window with a plate-glass unit. The south elevation features the roof's gable end, asymmetrically placed double-hung windows on the first floor, and a pair of double-hung units in the gable peak. The gable face is embellished with false half-timbering and stucco infill. An enclosed back porch/mud room is located on the southeast corner of the house and is illuminated with multi-paned casement windows. A wood-paneled door with upper-sash glazing opens to the porch.

Interior

Located under the porch roof at the front of the house, a 40-inch-wide solid oak door, with three vertical beveled-glass lights and a circa-1912 brass filigree door handle, opens to a large open living room. The living room opens to the home's interior focal point: a northwest corner inglenook with a fireplace, built-in bookcases, and window seat. Craftsman-style mottled green and brown matte-finish glazed ceramic tile (thought to be manufactured by Grueby Co.) clads the fireplace surround. The living room also opens to a library/study in the northeast corner of the house and to a formal dining room in the center of the house. The dining room features a plate rail and two built-in serving buffets with original brass hardware and glass doors that repeat the same unique multi-paned design found in the windows. The dining room leads to a bedroom on the west, and a hall, bath, additional bedroom, kitchen, and back porch to the south. The kitchen retains its original floor plan, built-in cabinets, hardware, doors, windows, and wood floor. Ceilings on the first floor are eight feet high, and the floors are made of solid oak and maple. Original and period light fixtures illuminate the interior. The woodwork in the Mack-Hayfield-Kane House is exceptional and features fine-grade tiger-sawn oak in the inglenook, living room, dining room, and boxed beams in the ceiling. Deep floor and crown molding and four-to-six-inch wide door and window trim define the rooms. An unusual feature is found in the oak trim that frames each door and window. Instead of stopping at the corners, vertical trim

The interior of the home was severely water-damaged due to burst radiator pipes and water leaking from roof damage. The boxed ceiling beams and oak and maple floors were refinished, part of the ceiling and walls were replastered and all interior wall surfaces were repainted, the plumbing and wiring was repaired and updated, the coal-fired boiler was replaced with a gas-fired boiler and radiant heat was restored throughout the house, and original light fixtures were re-hung. Where original light fixtures were missing, architecturally appropriate period lighting was installed. The original wood-burning cast-iron cook stove was replaced with an electric range, and a new ceramic sink was installed in the kitchen. A bathtub, toilet, and wash basin were installed in the upstairs bathroom, and a second bedroom was built and finished in the attic.

Statement of Significance

Period of Significance	1912-1918 (when the garden was completed)
Significant Dates	1912, 1918
Architect, Designer, Builder	Ivan Abraham, carpenter/general contractor

Summary Statement

Built in 1912 for early Spokane attorney Mansfield Mack and his wife Gertrude, the Mack-Hayfield-Kane House was constructed by Ivan Abraham, an accomplished Spokane builder and finish carpenter responsible for many area homes. The house was later home for nearly 60 years to Spokane furniture maker Owen Kane and his daughter Katherine. The property is located in the Rockwood National Register Historic District, the city's only neighborhood designed by the famed Olmsted Brothers firm of Brookline, Massachusetts. Compared to bungalows in Spokane, the Mack-Hayfield-Kane House is an excellent example of the Craftsman style and is eligible for listing on the Spokane Register of Historic Places for architectural significance under Criterion C. The house, along with the adjacent garden, retains impressive integrity of location, design, materials, workmanship and association.

Historical Context

Early Spokane pioneer Jay P. Graves arrived in Spokane in 1887, and within two decades, had risen to prominence as a mining and railroad developer. He recognized potential real estate bargains available in Spokane for those who had money to invest, and early in 1903, he formed a real estate development corporation called the Spokane-Washington Improvement Company. For an investment of \$250,000, the company purchased almost 800 acres on the top of Cook's Hill--mostly undeveloped South Hill land. Promising to add improvements and take full advantage of scenic possibilities, Graves developed the acreage as the Manito Park Addition and donated 90 acres of rocky land to the City of Spokane. Graves also bought and developed an additional 100 acres east of the park between Hatch and Arthur Streets and between 11th and 29th Avenues. Today, this neighborhood is called the Rockwood National Register Historic District.

The Rockwood National Register Historic District

Graves amassed every resource to ensure success in the new Rockwood neighborhood. He hired the world-renowned architectural landscape firm--the Olmsted Brothers of Brookline, Massachusetts--to design the subdivision. His principal associate was Aubrey L. White, about to become the president of a newly created Spokane Park Board. Fred B. Grinnell, a successful and aggressive real estate promoter, was chosen as the Improvement Company's sales agent.

By the end of 1909, Rockwood homesites were being actively marketed. Advertisements announcing contracts for paving, water and sewer, the planting of trees, and landscaping alternated with news of the latest purchases and upcoming homes in local real estate sections of Spokane newspapers. Streetcar lines, street lamps, sidewalks, and a school were built. Neighborhood amenities were plentiful, and the curvilinear tree-lined streets designed by the Olmsted Brothers were being more than noticed by potential property purchasers. By mid-1910, it was proclaimed that six-month sales had totaled \$160,000 for single lots ranging in price from

\$1250 to as high as \$8000 for large double lots with exceptional investment purposes in Spokane's escalating real estate market for homesites. Sixteen homes were completed in 1911 in the Rockwood neighborhood, more than twice the figure for 1910. In 1912, over twenty more homes were finished. Various house styles and sizes ranged from large Neoclassical, Tudor Revival, and Colonial Revival homes to smaller Tudor-style cottages, Craftsman bungalows, and vernacular dwellings. Homes were built from designs rendered by architects, builders, and from house plans found in plan books. The houses were constructed by independent contractors hired by architects or property owners and by builders employed by the Improvement Company.

Ivan Abraham and the Mack-Hayfield-Kane House

In 1912, finish carpenter, home builder, and general contractor Ivan H. Abraham purchased the east half of the Mack-Hayfield-Kane property for \$1500 from Graves's Spokane-Washington Improvement Company. Abraham began working with his father in 1906, and they advertised their business as W. W. Abraham and Son Building Contractors. He also contracted with the Spokane-Washington Improvement Company during the same time. By 1910, Abraham had formed his own general contracting business called the Spokane Home Building Company, and Ivan listed himself as president of the corporation. Along with his employees, Abraham was responsible for building hundreds of homes in Spokane from the early 1900s through the 1950s. He built seven homes in the Rockwood subdivision including the Mack-Hayfield-Kane House.

It is not known if Abraham constructed the Mack-Hayfield-Kane House from a local architect's plans, from plans found in a magazine or houseplan book, or from his own design. In any event, Ivan Abraham was an experienced builder and built the house for attorney Mansfield E. Mack and his wife Gertrude in 1912 for \$7500. Strict subdivision covenants, which were implemented as early land use controls, governed the neighborhood and specified the following:

1. Each residence shall cost at least \$4000 or more.
2. Each dwelling "shall be of modern style architecture."
3. "No barn or outhouse shall be erected."
4. "No building erected...shall be used for business purposes."

Construction of the house was completed in 1912, and it was the first home built on the south side of 23rd Avenue between Hatch Street and Garfield Road. Described as "artistic," a photograph of the house was featured in an October 2, 1912 article in the *Spokesman-Review*. Less than two years after moving into her new home, Gertrude Mack died in California in late March of 1914 of tuberculosis. Her husband sold the house in April of that year to merchant and real estate investor Frederick J. Hayfield and his wife Elizabeth Marie for \$6000.

After they settled in their new home, the Hayfields built a garage for \$200, and in 1918, they purchased the adjacent lot to the west of the property for \$425 and landscaped the grounds with trees, shrubs, flowers, a reflecting pool, and a basalt rock wall that encircled three sides of the property. This garden has remained



Figure 2: Spokane Chronicle April 16, 1914

as an oasis to the neighborhood ever since it was developed by the Hayfields and has never had electricity, sewer or water brought to it. At the time of the purchase of the adjacent lot, Mr. Hayfield was 66 years old, while his wife, Elizabeth was 53. The Hayfields had owned extensive farm property in Farmington, Washington, some of which they sold when they moved to the house on 23rd Avenue. The 1920 Census shows Frederick, Elizabeth and a servant, Essie Smith living at the house. The Hayfields lived in the house until Elizabeth's death at which time Frederick moved to Seattle. He leased the house to various tenants from 1929 to 1941, and then sold the home and the additional lot to Owen J. Kane for \$4000.



Figure 3: Property owners, Jim and Ann Price receive the first Centennial Certificate in the garden from former Historic Preservation Officer, Kristen Griffin in 2012

The Kane Family

Owen Kane and his wife Margaret immigrated to America from Ireland and came to Spokane in 1907. He began working as a furniture maker and was employed by various prominent Spokane furniture manufacturers including the F. S. Harmon Company, the Pratt Furniture Company, and the Liberty Furniture Company. In addition to making furniture, Kane was also paid for his experience and skill as an upholsterer by Culbertson's Department Store, one of early Spokane's largest mercantile establishments. Just before the Kanes were to assume

ownership of their new home, Margaret died, and Owen moved into the house with his daughter Katherine and his son Ben. He used the upstairs maid's quarters as his sewing and work room where he conducted an upholstery business in addition to making custom furniture. He used a foot-operated treadle sewing machine that after nearly two decades of constant use ground a large groove in the wood floor. During his life in Spokane, Owen Kane made a significant contribution to the community as he designed, upholstered and hand-finished hundreds of pieces of furniture as an independent furniture maker/upholsterer, and as an employee for various furniture manufacturers for over 50 years from 1907 to 1958.

Owen Kane died in 1958. His son Ben was a dentist who practiced in Spokane and lived a few blocks away on Garfield Road. Owen's daughter Katherine, however, never married and worked as an attendant for various dry cleaners in the Manito area for over 25 years. She stayed in the house until 1999 when she turned 91. Altogether, the Kane family lived in the Mack-Hayfield-Kane House for nearly 60 years, the longest time span of the home's four owners.

Due to several decades of neglect and severe structural and mechanical damage caused by water, weather, vermin, and deterioration, the property was condemned and demolition was ordered by the City of Spokane in 1999. Committed to rescuing the property before the buildings were demolished and before the two lots could be split for speculative real estate purposes, Spokane businesswoman Rebecca Mack (no relation to original homeowner) bought the property and began a complete restoration of the house and garage. In May, 2000, Avista Utilities professional Clarice Robertson purchased the property, completed the restoration begun by Rebecca Mack, and began plans to restore the grounds including the circa-1918 reflecting pool and basalt rock wall. In November 2002, longtime Spokane residents James D. and Ann M. Price bought the restored house and its long-neglected garden. Jim, on the verge of retirement from The Spokesman-Review, had a long career as a writer, copy editor, sports publicist and announcer. Ann served nonprofit agencies as a fundraiser and community relations director. In May 2018, celebrating years of revitalization work with a lawn party, the Prices dedicated the historic garden to the memory of Frederick and Elizabeth Hayfield. Although Ann died in 2019, planning continues for a full restoration of the century-old lawns, pathways and flowering shrubs.

Architectural Significance

The Craftsman Bungalow Style

The Mack-Hayfield-Kane House is one of Spokane's finest examples of the bungalow form built in the Craftsman style. Author Jan Cigliano (*Bungalow: American Restoration Style*) defines *bungalow* as "a form of house--a type of structure designed in a number of architectural styles," but states that "*style*, by contrast, is a particular period and genre of design." *The Old House Dictionary* further explains that the term bungalow refers to a low-slung house form characterized by small size, overall simplicity, and broad gables that usually face the street. Bungalow designs vary greatly according to geographic location, climate, and architectural vernacular, but all bungalows are usually limited to one or one-and-one-half-stories and have a partial or full-width front porch covered by an extension of the principal roof or by a lower porch roof. The origin for the term bungalow began in 19th-century British East India and is derived from the Indian word *bungali* which means "covered porch," and from *bangla* which means "low house with surrounding porches."

The bungalow emerged as an independent movement in American architecture and became popular as an affordable home in reaction to the more elaborate Victorian styles that preceded it. The bungalow house form was embellished in many different ways resulting in various stylistic treatments that reflect Mediterranean, Prairie, Colonial Revival, Swiss Chalet, and Craftsman. Heavily influenced by the 19th-century English Arts and Crafts Movement which rejected the mass reproduction and mediocre design associated with the Industrial Revolution, bungalows built particularly in the *Craftsman style* were designed to harmonize with nature and the environment. Traditional handcraftsmanship and natural materials such as native field stone or basalt rock, irregularly textured clinker brick, hand-split wood shingles, and smooth-finished, hand-rubbed woodwork were revered and used. Identifying features of the Craftsman style include a broad low-slung form with a shallow-pitched roof, widely overhanging eaves, a deep porch, decorative eave brackets and exposed rafter tails, and battered porch piers, columns, and

foundation walls that all work together, forming the illusion of a ground-hugging house that appears to emerge out of its building site. The style quickly spread throughout the United States by builder's pattern books, pre-cut house packages, and home design magazines, especially Gustav Stickley's magazine called *The Craftsman* (1901-1916). Hundreds of thousands of Craftsman-style bungalows were built in American cities from 1905 to 1930 (*A Field Guide to American Houses*). The architectural style became the most popular and fashionable small house design in America, but by 1930, it had quickly faded from favor.

The Mack-Hayfield-Kane House

Hundreds of bungalows were built in Spokane during the first three decades of the 20th century. A few bungalows represent a variety of stylistic treatments including Mediterranean, Swiss Chalet, Colonial Revival, Prairie, and Craftsman, but the majority of bungalows in Spokane are plain vernacular examples with no stylistic embellishment. In contrast, the Mack-Hayfield-Kane House stands out as an exceptionally fine example of the Craftsman-style bungalow. During his visit to Spokane, noted author and artist Paul Duchscherer (*The Bungalow: America's Arts and Crafts Home*) described the Mack-Hayfield-Kane House as an "ultimate bungalow," a term he reserves for the finest Craftsman-style bungalows. He identifies these "ultimate" Craftsman-style bungalows through their architectural integrity and degree of stylistic embellishment.

Many bungalows in Spokane have been altered, but the Mack-Hayfield-Kane House is well preserved and reveals original handcraftsmanship, materials, and methods typical of Craftsman-style architecture used during the early 20th century in American home-building. Other than maintenance and repair, the house has had no changes to its original footprint or exterior design for over 85 years. In addition, the property's original garage echoes the home's design and remains unaltered except for a roof replacement.

The Mack-Hayfield-Kane House is distinctive for its unusual four front-facing gables and facade design, and for its "artistic" interpretation of identifying features of the Craftsman style (*Spokesman-Review*, 2 Oct. 1912). These features include a flattened, horizontal emphasis that roots the house to the ground, the liberal use of natural building materials, and an open, spacious interior floor plan. Horizontal emphasis for the Mack-Hayfield-Kane House is achieved through a very low-pitched roof, widely overhanging eaves that produce deep horizontal shadows, exposed rafter tails, decorative verge boards tapered to points, a wide recessed front porch, two exterior wall claddings and colors separated by multiple belt courses, battered porch columns, and decorative battered foundation walls. Natural building materials found in the home's design include exterior wood shingles and finely textured stucco cladding, native basalt stone foundation, clinker brick porch piers and chimney, and solid oak and maple floors. The interior design of the house espouses the Craftsman ethic found in superior quality custom-designed woodwork, built-in cabinets, bookcase and inglenook, and a "modern" circa-1912 open floor plan. Another feature unique to the Mack-Hayfield-Kane House are the home's windows. Custom-made for the house in 1912, multiple divided lights form an unusual diamond-in-the-square pattern in the upper sash of most of the home's windows. The same window pattern is repeated in glass-doored bookcases and buffets in the house and is found in windows and doors

on the garage. Like the unusual gable design for the home's facade, the home's window design has not been found on other Craftsman bungalows in Spokane.

Compare and Contrast

Spokane builder Ivan Abraham built the Mack-Hayfield-Kane House and six other homes in the Rockwood National Register Historic District: the Crow House (712 E. 19th Avenue), the C. Smith House (729 E. 23rd Avenue), the DeVries House (919 E. 26th Avenue), the Charlton House (2637 S. Garfield Road), the Teters House (2618 S. Scott Street), and the Kenney House (2626 S. Scott Street). Of the seven houses, only three--the Crow House, the Smith House, and the Mack-Hayfield-Kane House--are Craftsman-style bungalows. Of those three, the Mack-Hayfield-Kane House retains excellent architectural integrity and reflects more identifying elements of the style than the other two houses. For example, the Mack-Hayfield-Kane and Smith houses appear much more flattened and lower to the ground than the Crow House. In further contrast to the Mack-Hayfield-Kane House, neither the Crow House nor the Smith House feature a battered foundation wall--a design element of the Craftsman style. The exterior of the Mack-Hayfield-Kane House makes use of various natural building materials including clinker brick, stucco, and cedar shingles while the Crow and Smith houses use only two. In addition, both the Crow and Smith houses have been respectively altered with inappropriate window/door treatments and the application of aluminum siding. Finally, in contrast to the Crow and Smith houses, the Mack-Hayfield-Kane House features original windows with an unusual pattern of divided lights repeated on the garage and in built-ins throughout the house.

The Mack-Hayfield-Kane House can also be compared to other bungalows within the Rockwood National Register Historic District. Of the 52 bungalows in the district, 29 are examples of the Craftsman style, while the remaining bungalows represent Colonial Revival, Prairie and Mediterranean styles, or vernacular examples of the bungalow form. The District's Craftsman-style bungalows were built between 1908 and 1926, with over 65% erected from 1910 to 1912--the same time period the Mack-Hayfield-Kane House was constructed. Compared to the District's 29 Craftsman bungalows, the Mack-Hayfield-Kane House is one of the finest examples of its type. More than the others, it more closely reflects the Craftsman tradition found in the home's exaggerated horizontality and flattened appearance, a variety of natural building materials, unique window design, decorative vergeboards, and excellent architectural integrity. In addition, the Mack-Hayfield-Kane House is the only house in the district that features decorative battered foundation walls.

Outside of the Rockwood National Register Historic District, the Mack-Hayfield-Kane House can also be compared to the Levesque-Majer House, another "ultimate bungalow" noted by Paul Duchscherer in Spokane. Like the Mack-Hayfield-Kane House, the Levesque-Majer House is well preserved, was built in 1912, and was also featured in a circa-1912 Spokane newspaper as an "artistic" and "unique" example of "modern" homes. Both houses have similar original features including very low-slung forms, widely overhanging eaves with exposed rafter tails, deeply recessed front porches, multiple front-facing gables, and liberal use of natural materials found in wood shingles, clinker brick, and basalt stone. Another feature shared by the two homes--but rarely found in examples in Spokane--is the use of battered foundation walls.

Finally, the Mack-Hayfield-Kane House can be compared to two bungalows located at 1905 S. Lincoln Street and 29 East 14th Avenue. Including the Mack-Hayfield-Kane House, all three homes feature distinctive original windows that form unusual, decorative, one-of-a-kind divided-light patterns in their upper sashes. Although the designs are different from each other, they are unique and have not been found in other Craftsman bungalows in Spokane. In conclusion, the Mack-Hayfield-Kane House is similar to other Craftsman bungalows in the Rockwood National Register Historic District and the Spokane area, but the house reflects a unique design and is one of the best examples of its type in Spokane.

The Garden

According to the Spokane Register nomination for the Moore-Turner Gardens between Cliff Drive and 7th Avenue, little documentation exists for residential gardens in Spokane after 1912, and for a period after 1916, landscape architects disappear altogether from city directory listings. The Olmsted firm did complete smaller Sumner Avenue landscapes for Walter Leuthold in 1926, and for William Powell in 1931. The June 1921 edition of *Architect and Engineer* recognized Aubrey White's Browne's Addition garden and the Edward Lindsley grounds at 2314 East Altamont Circle.

Society ladies formed the Rockwood Garden Club in 1930 as a way to recognize some of the most beautiful gardens in the neighborhood, as well as a social group. Interestingly, Mrs. M.E. Mack (the original owner of the subject house's second wife, Morfydd) was a founding member of the club. The club encouraged the owners of new homes being built each summer to beautify their surroundings with flowers and other plantings. Since the Hayfields were no longer living in the house at the time the garden club was founded, there is no mention of their garden in newspaper records.

It is unknown if the Hayfield's garden was professionally designed, but the winding path, small pond with bench and planting arrangement suggest that it has remained much as it was when first developed. The mid-block greenspace has become a neighborhood oasis used as a place of quiet contemplation by its owners and neighbors alike.

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Mack-Hayfield-Kane Garden, 2024



Mack-Hayfield-Kane Garden, view to the south, 2024

*Mack-Hayfield-Kane Garden,
view to the southwest, 2024*



*Left: Mack-Hayfield-Kane Garden showing
pond structure, 2024*



Mack-Hayfield-Kane Garden structure, 2024