

## **THE HENRY AND ELIZABETH HASKELL AWARD FOR HISTORIC PRESERVATION**

The formal announcement of this annual award was made at the 58th Annual Meeting of the Mason County Historical Society held December 5, 1995. The formal announcement was made by Richard Haskell Slater, AIA of Washington D.C. Mr. Slater, who graduated from Ohio State and the University of Florida, served as a naval officer in the South Pacific during World War II, as a State Department officer in Africa for twenty years and retired from government service as the Chief architect of the FmHA. He is an award winning authority on historic architectural preservation whose work is frequently cited in books and magazines. Mr. Slater currently lives in Washington, D.C. with his wife Dorothy where he practices as a consultant on historic preservation. Other members of the Haskell family contributing to the formation of this award were:

- Hildreth Slater Fuller of Miami, Florida -- Barbara Slater
- Schmidt of Eureka, California
- Dr. Robert Haskell Messer of Lubbock, Texas
- John Messer of Ludington, Michigan All of the contributors are cousins and either grandsons or granddaughters of Henry and Elizabeth Haskell.

Interest from the continuing fund will be used by the Mason County Historical Society to annually award a plaque to an individual, business, or corporation in Mason County who restores a building for historic preservation of its architectural heritage.

Local arrangements for the family with the Historical Society were made by Mr. and Mrs. John Messer, 1551 S. Lakeshore Drive, Ludington.

The award will be made each year (providing there is a worthy recipient) at the annual meeting of the Mason County Historical Society.

The Mason County Historical Society will maintain a restricted fund for the purpose of annual interest to purchase the award plaque, tickets for the annual meeting for the award recipient and selection committee members, and any other administrative expenses incurred by the Mason County Historical Society. Any excess interest will be left in the general fund of the Historical Society. The original and any additional principle money donated to this restricted fund cannot be drawn from for any purpose without the consent of the original donors or their descendants.

**OBJECTIVE:** To promote awareness and interest in Mason County's architectural heritage.

### **ADDITIONAL OBJECTIVES**

This program is being organized and managed by the Mason County Historical Society in order to reach the following goals and objectives:

1. To publicly recognize those property owners who have made commitments of time and money to improve their homes and businesses in ways that are sympathetic with the historic values endeared by the Mason County Historical Society and Mason County as a whole.
2. To educate the public about the three distinct, but interrelated, approaches to the treatment of historic properties (during or prior to the Great Depression years): Preservation, Rehabilitation, and Restoration
3. To encourage more property owners to improve their homes/businesses in ways that are sympathetic with historic values.

**CRITERIA:** (The final decision on interpretation of criteria and selection will rest with the selection committee)

1. Must be formally entered for consideration.
2. Any building constructed during or prior to the Great Depression years.
3. Project must be of historical interest or significance.
4. Result must not be temporary.
5. Entries may consist of a building's exterior and interior or be limited to the exterior.
6. Applicants must agree that their project may:
  - a. Become the subject of an article or press release to include photographs
  - b. May be included in a future tour of prize-winning historical landmarks
7. Must relate to local history.
8. Must be located in Mason County.
9. The building may be (or has been) public or private.
10. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
11. Archaeological resources shall be protected and preserved in place.
12. When the treatment is limited to painting, the painting must result in a significant aesthetic difference. Painting for maintenance purposes only does not qualify for award consideration.
13. The use of modern building materials, such as vinyl siding, thermopane windows, or non-functioning shutters (they must however be of appropriate size), provided they present the same texture and appearance as the originals are acceptable.

## Historic Restoration Standards

1. Restoration is undertaken to depict a property at a particular period of time in history while removing evidence of other periods.
2. Materials and features from the restoration period shall be retained and preserved whenever possible. The removal of materials or alteration of features, spaces, and spacial relationships that characterize the period shall not be undertaken unless structurally necessary or when the loss does not materially affect the project as a whole.
3. Each property shall be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period shall be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Materials, features, spaces, and finishes that characterize other historical periods shall be documented. (The Mason County Historical Society or their chosen expert can assist in the documentation).
5. Distinctive materials, features, finishers, and construction techniques or examples of craftsmanship that characterize the restoration period shall be preserved.
6. Deteriorated features from the restoration period shall be repaired rather than replaced when the replacement material is available, meets current codes, and offers reasonable longevity. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and where possible, materials.
7. Replacement of missing features shall be substantiated by documentary and physical evidence wherever possible. In the absence of such evidence, design of the missing features may be made on the basis of comparison with similar structures existing at the same time. A false sense of history shall not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
8. Project must be completed to be eligible.

### Property Treatments

There are three separate approaches that an owner of property with historic values can take to improve that property. **Historic preservation** focuses on the maintenance and repair of existing historic materials and retention of a property's form as it evolved over time. **Historic restoration** is undertaken to depict a property at a particular period of time in history while removing evidence of other periods. **Historic rehabilitation** acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining a property's historic character. When viewed as a hierarchy, preservation would be the purest treatment, rehabilitation the least pure.

The following are excerpts from and modifications of the Secretary of the Interior's Standards for the treatment of Historic Properties (1992)

## **Historic Preservation Standards**

1. Preservation focuses on the maintenance and repair of existing historic materials and retention of a property's form as it evolved over time. A property shall be used as it was historically, or given a new use that maximizes the retention of distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property shall be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces and spatial relationships that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of time, place, and use. Work needed to stabilize, consolidate and conserve existing historic materials and features shall be physically and visually compatible, identifiable upon close inspection and properly documented for future research. (The Mason County Historical Society can assist applicants in compiling the historical record of their project).
4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. The existing condition of historic features shall be evaluated (by someone asked by the selection committee to volunteer their expertise) to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material shall match the old in composition, design, color and texture.
7. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
8. Archaeological resources affected by a project shall be protected and preserved in place.
9. Designs that were never executed historically shall not be constructed.
10. The use of modern building materials is permitted provided they present the same texture and appearance as the originals.

## **Historic Rehabilitation Standards**

1. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships. Where the new use might compromise the original design, as in B&B kitchens or lighting a legal office, every effort shall be made to preserve the original area, i.e., the kitchen will remain the same size, and the modernization will be made as unobtrusive as possible.
2. The historic character of a property shall be retained and preserved. The alteration of original features, spaces and spatial relationships that characterize a property should be avoided.
3. Each property shall be recognized as a physical record of its time and place. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall be minimized.

4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved where possible.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved whenever possible and consistent with applicable codes and safety standards.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature the new feature shall match the old in design, color, texture, and, where possible, materials.
7. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
8. Archaeological resources shall be protected and preserved in place.
9. New additions, exterior alterations, or related new construction shall maintain the texture and appearance that characterize the original property.
10. New additions and adjacent or related new construction shall be undertaken in such a manner, that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
11. The use of modern building materials is acceptable provided they present the texture and appearance of the original.

## **Entry**

1. Must describe:
  - a. Project and relationship to local heritage.
  - b. Objective.
  - c. Sources of information used or developed.
2. Must be submitted to: Mason County Historical Society,  
1687 S. Lakeshore Drive, Ludington, MI 49431.
3. Must permit selection committee viewing.
4. Must fill out an application form.

## **Selection**

1. To be made annually by a committee consisting of not less than three members of the Mason County Historical Society, at least one of whom shall be a member of the Haskell family or a designated representative.
2. Winners may not re-enter the following year unless as the result of a significant new project.
3. Those not selected may reapply the following year.



3/29/2022

**MASON COUNTY HISTORICAL SOCIETY**  
**HASKELL PRESERVATION AWARD APPLICATION**

Name and Address of applicant:

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Phone number(s)/e-mail of applicant: \_\_\_\_\_

Location of building seeking the Haskell Preservation Award:

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Briefly describe the historic significance of your building:

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Describe in detail the restoration done to the building:

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What historical archives (documentation or pictures) did you use or discover while undertaking the project?

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List any interesting or significant stories and/or unusual or unexpected discoveries while doing the restoration:

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3/29/2022

Please attach pictures showing before and after restoration.

Submit application to:

Executive Director

Mason County Historical Society

1687 S. Lakeshore Dr.

Ludington, MI 49431

For more information, please contact the Society at:

Phone: 231-843-4808

E-mail: [rebecca@mchshistory.org](mailto:rebecca@mchshistory.org)