
During the 1920s and 1930s, many small lakefront communities were constructed throughout the United States. Over the past fifty years, increasing suburbanization and altered life-styles have contributed to their transition to year-round places of residence. Yet, local and state planning agencies are often unprepared to manage and monitor this change, and their historic character is jeopardized. Using communities in northern New Jersey as case studies, this thesis asks how governments, communities, and individuals can appropriately manage the change from seasonal to year-round use to accommodate new development while maintaining character which attracts people to the area and defines the region. The product of this study is a set of recommendations that can inform similar preservation efforts.