Title
Asbury Park Rising: Overcoming the Limitations of Public Policy to Protect Historic Resources at the Local Level

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Abstract
Using Asbury Park, New Jersey as a case study, this thesis examines the efficacy of current public policy to provide guidance and support for the protection of architectural, historical and cultural resources in financially distressed communities. Such resources in Asbury Park, particularly those at the waterfront, have declined over the last several decades while the municipality has been caught up with series of challenging events. This thesis traces the history of Asbury Park from its rise and fall to its current resurgence to help understand the factors which have impeded historic preservation activities over time. It also examines the structure of preservation protections at the federal, state and local levels to illustrate existing policy gaps for the protection of significant resources. It concludes with policy recommendations at the state and local level which aim to broaden the responsibility for historic resources so that struggling municipalities receive more direction and assistance.