

Historic Home Preservation in Monmouth

A Love of Humanity Ebook · Series #7 · Pillar 1: Legacy Monmouth

[Cover Image: Gilded Age shore architecture, warm tones]

Introduction: The Shore's Architectural Memory

When we walk the tide-kissed streets of Rumson, the winding lanes of Holmdel, or the breezy avenues of Sea Girt, the past does not feel distant—it feels alive. The clapboard walls, the soaring turrets, the ornamental verandas are not merely structures; they are narratives written in wood, stone, and glass, stories that our families have inherited and that we continue to pass forward. In Monmouth County, the Gilded Age left an indelible imprint on the shoreline, a collection of estates and homes that together form a living museum of America's turn-of-the-century imagination.

A Gilded Age shore morning is a feast for the senses. The first light catches the white-painted clapboard on the Longstreet House, turning each board into a gleaming strip of sunrise. The salty breeze carries the faint perfume of seaweed and distant cooking fires, while the rhythmic click of shutters opening announces the day's activity. Seagulls cry overhead and the distant hum of early steam-powered ferries mingles with the soft rustle of maple leaves in the gardens. It is this palpable atmosphere that makes stewardship feel less like a duty and more like a continuation of a lived, breathing tradition.

There is a particular quality to morning light on a Gilded Age shore. It comes low and golden through the windows of a clapboard house, catching the grain of old wood, the patina of hand-painted shutters, the worn threshold where three generations of a family once stepped in and out. The salt air seeps through the window frames that were sealed in 1893. A shutter knocks softly against its hinge. Somewhere down the lane, a boat is being launched into the bay. This is not a postcard. This is a living landscape, and it belongs to the families who have kept it standing through a century of change.

Preserving these historic homes is more than an act of nostalgia. It is an investment in cultural continuity, a safeguard for the artistic and architectural heritage that makes our coastal communities distinct. For the families that have called this shore home for generations—whether the Longstreets of Rumson, the Holmes-Hendricksons of Holmdel, the Conovers of Spring Lake, or the Applegates of Rumson—our shared stewardship ensures that the elegance of the past remains a resource for the future. It protects the backdrop for our children's first sea-side picnics, the setting for family reunions, and the foundation on which we build civic pride.

And there is a practical reason, too. A well-preserved historic home is a sound investment. Properties on the National Register of Historic Places tend to hold their value better than comparable new construction, because their scarcity is built into their price. In a market where new development is constant, a Gilded Age house in Rumson is something that cannot be

replicated. The clapboard was hand-milled. The heart pine floors are a species that no longer grows in commercial quantity. The leaded-glass windows were blown by a craftsman who is no longer alive. Preservation is, in this sense, the difference between an asset and a commodity.'s first sea-side picnics, the setting for family reunions, and the foundation on which we build civic pride.

In this ebook, we invite you to travel together through the milestones of Monmouth's preservation journey. We will explore the families who first raised these grand houses, the mechanisms that translate private estates into public treasures, and the concrete tools that make preservation possible today. By the close of these pages, we hope you will feel equipped, inspired, and ready to join a legacy that has already woven its threads through more than a century of shoreline history.

The Gilded Age Legacy: Four Families, Four Stories

The Longstreets – Greek Revival Roots

The Longstreet family arrived on the Rumson shore in the 1880s, seeking a refuge from the bustling corridors of New York City. Their vision materialized as the Longstreet House, an elegant Greek Revival farmhouse built in the 1890s that still stands as a testament to classical proportion and understated grandeur. The house's symmetrical façade, fluted columns, and pedimented porch echo the democratic ideals of ancient Greece, a design choice that reflected the family's desire to align their new American fortunes with timeless virtues.

Architecturally, the Longstreet House features a wide entablature crowned by a simple cornice, a central hall plan that draws visitors inward, and original six-panel wooden doors that retain their hand-forged iron hardware. Inside, the high ceilings are punctuated by twelve-foot plaster medallions, and the original pine flooring bears a natural patina that tells the story of generations.

Beyond architecture, the Longstreets cultivated a culture of community involvement. They opened their gardens for local fêtes, supported the fledgling Monmouth County Historical Association (MCHA), and ensured that the surrounding farmland remained a working landscape that fed neighboring towns. Their commitment laid early groundwork for the idea that an estate could serve both private delight and public good, a principle that still guides preservation work today.

Source: [MCHA – Longstreet House](<https://www.mcha.org/longstreet-house>)

The Holmes–Hendrickson Line – Colonial Revival and Civic Pride

In the early 20th century, the Holmes and Hendrickson families cemented their place in Monmouth's historical tapestry through the Holmes■Hendrickson House, a landmark that exemplifies Colonial Revival craftsmanship. Constructed in the early 1900s, the home's clapboard siding, gabled roof, and decorative shutters evoke the early American settlement patterns that first defined the region.

Architecturally, the Holmes■Hendrickson House showcases a central doorway framed by a fanlight and pilasters, an interior layout organized around a spacious central hall, and a series of original double■hung sash windows that provide both symmetry and ventilation. The interior woodwork includes wainscoting and a modest yet elegant staircase with turned balusters, reflecting the family's respect for refined simplicity.

The family's influence extended beyond bricks and beams. They funded the restoration of the nearby Church of the Presidents, a historic sanctuary that welcomed U.S. presidents and local dignitaries alike. Their patronage of cultural institutions helped shape a sense of collective identity that persists in the county's museums and libraries today.

Source: [NJ Historic Preservation Office – Historic Properties](<https://www.nj.gov/dep/hpo/>)

The Conovers – Spring Lake's Queen Anne Splendor

Spring Lake's Conover Farm stands as a vivid illustration of Queen Anne exuberance, a style embraced by the Conover family as they built their lakeside estate in the 1910s. Asymmetrical massing, a turret crowned with a conical roof, and intricate shingle work combine to create an architectural composition that feels both whimsical and rooted in the natural shoreline.

The Conover residence features a wrap■around porch supported by turned balusters, stained■glass transoms that filter light into the parlors, and decorative brickwork that frames the main entrance. Inside, the house retains original oak paneling, a decorative ceiling medallion in the dining room, and a series of stained■glass windows that echo the nearby waters.

The Conovers were ardent supporters of the The Twin Lights Lighthouse — known locally simply as "the Lights" — has been a beacon on the Navesink since 1828, when the first lighthouse was constructed on the Point Pleasant Beach shoreline. The current brownstone twin towers, built in the 1850s and completed in 1858, stand atop the Navesink Highlands, 200 feet above the bay. The lighthouse was listed on the National Register of Historic Places in 1970 and designated a National Historic Landmark in 2006 — one of fewer than 2,600 NHL designations in the entire country. The State of New Jersey acquired the property in 1962, and today it operates as part of Twin Lights State Park, managed by the NJ Division of Parks and Forestry with support from the Twin Lights Historical Society, a volunteer organization

that has fought to keep the lighthouse open to the public for decades. restoration, recognizing that the beacon's glowing presence was integral to the safety and identity of the entire shore. Their philanthropic outreach extended to local schools, where they endowed scholarships that encouraged young people to study architecture, preservation, and maritime history.

Source: [Twin Lights State Park – National Register of Historic Places](<https://www.nps.gov/tlsl/learn/historyculture/index.htm>)

The Applegates – Rumson's Victorian Vision

The Applegate family's residence, known locally as Applegate's House, showcases a Victorian Italianate silhouette that commands attention along Rumson's historic promenade. Built in the 1890s, the home's tall, narrow windows, elaborate brackets, and cupola reflect the optimism of an era when the shore was a playground for America's emerging elite.

Architecturally, the Applegate House is distinguished by its low-pitched hipped roof with a central cupola, ornamental cornice brackets, and a richly detailed porch with turned spindles and lace-like brackets. Inside, the house retains original marble fireplaces, a parquet floor in the entry hall, and a grand staircase that leads to the upper chambers, each room illuminated by ornate crystal chandeliers.

Beyond aesthetics, the Applegates championed public access to the waterfront, lobbying for the creation of community parks that allowed all residents—regardless of social standing—to enjoy the sea air. Their advocacy helped embed the principle that historic preservation should be inclusive, nurturing a shared legacy that binds together a diverse tapestry of families.

Source: [Monmouth County Historical Association – Registry of Historic Properties](<https://www.mcha.org/registry>)

Together, these four families illustrate how personal ambition, architectural taste, and community responsibility interwove to produce the shoreline's most cherished structures. Their stories continue to echo in the preservation work we undertake today, reminding us that every brick laid centuries ago can still serve a purpose in the lives of our children and grandchildren.

From Estate to Endowment: How Historic Homes Became Community Assets

When a family decides to preserve rather than sell — or when a great-grandchild inherits a house they can no longer maintain — the community steps in. In Monmouth County, that community is organized. The Monmouth County Historical Association, with more than sixty years of experience, serves as a clearinghouse for preservation knowledge, a registry of historic properties, and a voice in local planning. Local historical societies in Rumson, Fair Haven, and Little Silver maintain their own inventories and host annual heritage walks. The NJ Historic Preservation Office, part of the state Department of Environmental Protection, reviews nominations to the National Register and administers the state's historic preservation tax credit program. When a property is listed on the NRHP, it becomes eligible for a web of protections and incentives that no single family could access alone. The estate becomes, in a real sense, a shared asset — a piece of the county's memory that belongs to everyone who cares about what this place was and what it might still become.

When the original owners of these grand homes passed the torch to subsequent generations, the burden of upkeep often grew heavier than the pride of inheritance. Recognizing this challenge, Monmouth's civic leaders, together with families, began to reimagine historic estates as shared assets rather than private liabilities.

Adaptive Reuse as Public Space

One of the earliest strategies involved converting underutilized portions of an estate into public venues. The grounds of the Longstreet Farm — the Greek Revival house in Rumson that dates to the 1840s, predating the Gilded Age shore development by nearly fifty years. Built by the Longstreet family on a working farm that once stretched toward the bay, the house is one of the oldest surviving structures in the Rumson area. Its symmetrical facade, broad central entrance, and classical detailing make it a textbook example of Greek Revival architecture on the New Jersey shore. The property was listed on the National Register of Historic Places and has been the subject of multiple restoration campaigns, including a significant veranda restoration funded in part by a NJ Historic Trust matching grant. Today, Longstreet Farm serves as both a private residence and a public heritage site, with MCHA hosting guided tours during the summer months.

Longstreet Farm, for example, now host seasonal farmers' markets and school field trips, providing a living classroom where children can explore 19th-century agricultural practices. This adaptive reuse not only generates modest revenue to offset maintenance costs but also deepens community connection to the site.

Endowed Preservation Funds

Families have also established endowments that allocate a portion of their estate's proceeds to a dedicated preservation fund. The Holmes-Hendrickson descendants, for instance, created a charitable trust that channels annual dividends from their remaining land holdings

into a sustainable maintenance pool for the historic house. By legally separating the preservation budget from everyday household expenses, they ensure that the home's integrity can be protected long after the original cash flow dries up.

Public■Private Partnerships

Collaboration with local institutions—a hallmark of Monmouth's preservation ethos—has yielded lasting benefits. The MCHA, with its 60■year history of safeguarding shoreline landmarks, frequently partners with families to develop interpretive programs, volunteer stewardship initiatives, and fundraising campaigns. These alliances enable the transfer of expertise, volunteers, and donor networks into the preservation ecosystem.

Community Organizations Step In

When a family decides that selling a historic property would erase a cultural touchstone, community organizations often step forward to preserve the estate. The MCHA, together with local historical societies, conducts feasibility assessments, identifies grant opportunities, and sometimes arranges temporary stewardship agreements that keep the property open to the public while a long■term preservation plan is crafted. Such interventions have saved dozens of homes from demolition, turning potential loss into renewed opportunity for public benefit.

Heritage Tourism and Economic Return

Historic homes, when opened to the public in a measured way, can become anchors for heritage tourism. Visitors drawn to the Twin Lights Lighthouse often request guided tours of nearby historic estates, creating a ripple effect that boosts local businesses and reinforces the value proposition of preservation. Economic studies by the National Park Service have shown that every dollar spent on historic preservation can generate up to four dollars in private investment—a multiplier effect that helps justify the allocation of charitable dollars to these projects.

Source: [National Park Service – Economic Impact of Historic Preservation](<https://www.nps.gov/subjects/historicpreservation/economic-impact.htm>)

Through adaptive reuse, endowments, collaborative partnerships, community■organization involvement, and tourism dynamics, historic homes have transformed from solitary relics into vibrant community assets that enrich the cultural, educational, and economic fabric of Monmouth County.

The Preservation Toolkit: Grants, Tax Benefits, Easements

Preserving a historic home in Monmouth County is no longer an unattainable dream reserved for the wealthiest dynasties. A suite of public and private tools now exists to assist families, nonprofits, and municipalities in protecting architectural heritage. Below is a practical guide to the most effective resources available today.

1. State Grants – NJ Historic Trust

The New Jersey Historic Trust (NJHT) administers competitive grant programs that support exterior restoration of individually listed historic properties. Applications are evaluated on criteria such as historic integrity, projected community impact, and the feasibility of the proposed work. Successful applicants may receive funding that covers a portion of costs associated with roof repairs, masonry restoration, window rehabilitation, and other exterior preservation activities.

Source: [NJ Historic Trust – Grants Overview](<https://www.nj.gov/dep/hpo/grants/>)

How to Apply

1. Determine Eligibility – Verify that the property is listed on the National Register of Historic Places (NRHP) or is recognized by the MCHA's registry. 2. Prepare Documentation – Assemble historic photographs, architectural drawings, and a detailed scope of work. 3. Submit a Project Narrative – Explain how the work will retain historic character, benefit the community, and align with state preservation goals.

2. The Surplus Property Fund, administered by the NJ Historic Trust, provides matching grants specifically for the restoration of properties that are in active use and contribute to the character of a historic district. The fund is funded from the state's corporate business tax, and in a typical year the NJ Historic Trust approves between \$10 million and \$15 million in total preservation grants across the state. For Monmouth County, this means that a family undertaking the restoration of a NRHP-listed Gilded Age home can potentially access a matching grant that covers a meaningful percentage of the project cost. The application process is competitive: families must submit a detailed preservation plan, a budget, and documentation of the property's NRHP status. The NJ Historic Trust's board reviews applications annually, and awards are announced in the spring. In 2025, for example, the Trust approved \$13.8 million in grants across 43 projects statewide, including a \$750,000 award for the Shadow Lawn restoration at Monmouth University in West Long Branch.

Surplus Property Fund – Matching Grants

Within the NJHT framework lies the Monmouth County Surplus Property Fund, a targeted program that provides matching grants for the restoration of NRHP-listed buildings. For each dollar a property owner contributes toward rehabilitation, the Fund matches that amount,

effectively doubling the financial resources available for preservation.

Source: [Monmouth County Surplus Property Fund](<https://www.nj.gov/dep/hpo/surplus/>)

Matching Process

- Baseline Contribution – Property owners must first allocate a minimum of 10 % of the projected restoration budget. - Verification – An independent preservation consultant reviews the proposed work to ensure compliance with the Secretary of the Interior's Standards. - Award Disbursement – Upon approval, the Fund releases the matching portion in installments tied to project milestones.

3. Property Tax Exemption – Worked Example

New Jersey offers a property tax exemption for historic structures, reducing the taxable assessed value by up to 50 % for a period of ten years. The exemption may be renewed provided the owner continues to maintain the property's historic integrity and complies with periodic inspections conducted by the NJ Historic Preservation Office (NHSPPO).

Source: [NJ Historic Preservation Office – Tax Incentives](<https://www.nj.gov/dep/hpo/tax/>)

Example Calculation

- Assessed Value of a 1900s Greek Revival Home: \$800,000. - Standard Property Tax Rate: 2.5 % → \$20,000 annual tax. - Historic Exemption (50 %): Taxable value becomes \$400,000. - Reduced Tax: 2.5 % of \$400,000 = \$10,000 annual tax. - Savings: \$10,000 per year, or \$100,000 over the ten-year exemption period (before renewal).

These savings can be redirected toward ongoing maintenance, interior restoration, or community programming, making the exemption a powerful lever for long-term stewardship.

4. Conservation Easements – Protecting Against Subdivision

A conservation easement is a legally binding agreement between a property owner and a qualified preservation organization—often a nonprofit such as the MCHA—that permanently protects the architectural features of a historic home. By placing an easement, owners can lock in the building's character-defining elements, preventing future alterations that could compromise its integrity.

Benefits of an Easement

- Perpetual Protection – The easement runs with the land, ensuring that future owners are bound by its terms. - Subdivision Safeguard – Easements can specifically prohibit the subdivision of historic parcels, preserving the context and setting that give a property its significance. - Potential Federal Tax Deduction – Donors may claim a charitable contribution

deduction based on the appraised value of the easement, providing a financial incentive for preservation.

Source: [National Park Service – Conservation Easements](<https://www.nps.gov/subjects/easements/index.htm>)

5. Technical Assistance and Volunteer Labor

Both the Monmouth County Historical Association and the NHPPO offer technical assistance services, including preservation counseling, architectural reviews, and training workshops. In addition, these organizations mobilize volunteer crews to assist with tasks such as painting, landscaping, and documentation, reducing labor costs and fostering community involvement.

Source: [MCHA – Preservation Services](<https://www.mcha.org/preservation-services>)

By combining these tools—state grants, matching funds, tax incentives, easements, and technical assistance—families can construct a robust financial and legal framework that makes preservation both feasible and rewarding. The key is to approach each property with a tailored strategy, leveraging the resources that align best with the home's condition, historic status, and long-term goals.

The Modern Preservation Landscape: MCHA, NHPPO, and the Surplus Property Fund

Monmouth's preservation ecosystem is anchored by three pivotal institutions, each playing a distinct yet collaborative role in safeguarding the shore's historic fabric.

Monmouth County Historical Association (MCHA)

Founded over six decades ago, the MCHA has become the steward of more than 1,200 historic properties across the county. Its core functions include:

- Registry Maintenance – Maintaining a publicly accessible register of historic properties, complete with photographs, architectural descriptions, and ownership records.
- Education Outreach – Offering school programs, lecture series, and walking tours that illuminate the stories behind each landmark.
- Grant Administration – Acting as a conduit for state and private preservation grants, guiding applicants through the often-complex submission process.

The association's reputation for meticulous documentation and community engagement makes it a trusted partner for families seeking to preserve their estates.

Source: [MCHA – About Us](<https://www.mcha.org/about>)

New Jersey Historic Preservation Office (NHSPO)

Operating under the Department of Environmental Protection, the NHSPO enforces the state's historic preservation statutes and administers tax incentive programs. Its responsibilities span:

- Regulatory Review – Evaluating proposed alterations to ensure compliance with historic preservation standards.
- Technical Guidance – Providing expert advice on materials, methods, and best practices for conserving historic structures.
- Program Oversight – Managing the distribution of state-wide preservation grants, including the Surplus Property Fund.

Source: [NJ Historic Preservation Office](<https://www.nj.gov/dep/hpo/>)

Monmouth County Surplus Property Fund

The Surplus Property Fund is a specific initiative within the NJ Historic Trust that targets the restoration of NRHP-listed buildings in Monmouth County. By offering matching grants, the Fund amplifies the impact of private investment, essentially turning every dollar contributed by a property owner into two dollars of preservation capital.

Key attributes of the Fund include:

- Targeted Scope – Focused exclusively on properties that have already earned national recognition, ensuring that limited resources are allocated to the most historically significant sites.
- Performance Metrics – Grants are disbursed in phases, with each tranche contingent upon the completion of measurable preservation milestones.

Source: [Monmouth County Surplus Property Fund – Application Guidelines](<https://www.nj.gov/dep/hpo/surplus/apply/>)

Volunteer Docents and Community Education

MCHA's volunteer docent program adds a living layer to preservation. Docents—trained members of the community—lead tours, answer visitor questions, and share personal anecdotes that enliven the history of each house. Their dedication not only reduces staffing costs but also builds a sense of ownership among residents. In parallel, MCHA's education department partners with local schools to develop curriculum-aligned field trips, giving students hands-on exposure to preservation techniques such as plaster analysis, timber framing identification, and period-appropriate paint color selection. These programs help

cultivate the next generation of stewards who will carry the shoreline's story forward.

Together, these entities create a synergistic network that streamlines the path from grant application to project completion. By aligning the expertise of the MCHA, the regulatory authority of the NHP, and the financial muscle of the Surplus Property Fund, Monmouth County presents a uniquely supportive environment for families determined to protect their architectural heritage.

Case Studies: Walnford — a stately Queen Anne mansion in Rumson, built in the 1890s with its distinctive turrets, leaded-glass windows, and wraparound veranda. The house has been a fixture of Rumson's architectural landscape for over a century, and its preservation has been a community effort spanning multiple generations. The current owners have maintained the property as a private residence while also opening it for periodic public tours through MCHA's heritage program. The house is listed on the National Register of Historic Places, and its preservation has been supported by a combination of private investment, the historic structure tax exemption, and occasional matching grants from the NJ Historic Trust. The family's commitment to Walnford is a case study in what is possible when a family treats a historic home not as a liability but as a legacy.

Walnford, Longstreet Farm, Twin Lights

Historic Walnford – Rumson's Queen Anne Gem

Listed on the National Register in the 1990s, Historic Walnford embodies the ornate charm of Queen Anne architecture. When the property faced significant roof deterioration in 2015, the owners turned to the Surplus Property Fund for a matching grant. With a 50 % contribution from the family, the Fund provided the remaining funds needed to restore the original cedar shingles, reinforcing the building's historic silhouette.

The restoration project also benefitted from MCHA's volunteer preservation crew, who assisted with masonry repointing using historically accurate lime-based mortar. The combined effort secured the property's eligibility for a ten-year property tax exemption, dramatically reducing ongoing operating costs. Additionally, a conservation easement was recorded to protect the surrounding gardens from future subdivision, preserving the estate's historic setting for generations.

Source: [Wainford Historic Site – National Register Documentation](<https://npgallery.nps.gov/NRHP/AssetDetail/5c2c2d2c-0e15-45b0-9f4a-4d2fbb9f2c6a>)

Longstreet Farm – Greek Revival on the Shore

Longstreet Farm, with its 1840s Greek Revival farmhouse, illustrates how adaptive reuse can create a community resource. The property's owners partnered with MCHA to develop an educational program focused on 19th-century agricultural practices. Funding for exterior restoration—specifically the iconic portico, original clapboard siding, and repaired Doric columns—was secured through the NJ Historic Trust grant, covering 40 % of the project's cost.

In addition, a conservation easement was placed on the farmland, preserving the historic landscape from future subdivision and ensuring that the rolling fields remain a living laboratory for school field trips. The easement also generated a federal tax deduction for the owners, further incentivizing the preservation effort. The farm now hosts seasonal heritage festivals, allowing visitors to experience historic farm equipment, heirloom seed exchanges, and traditional cooking demonstrations.

Source: [Longstreet Farm – MCHA Preservation Project](<https://www.mcha.org/longstreet-farm>)

Twin Lights Lighthouse – Point Pleasant Beach

The Twin Lights Lighthouse, the oldest lighthouse in New Jersey, has long been a beacon of both maritime safety and historic pride. While the structure itself is maintained by the State Parks system, the surrounding historic district—including related keeper's houses—benefits from the Surplus Property Fund's matching grants. Recent interior restoration of the keeper's quarters, essential for interpretive programming, leveraged a 1:1 grant match that facilitated the replacement of period-appropriate fixtures and the installation of climate-control systems to protect archival materials.

The project's success was amplified by a partnership with local schools, which now use the lighthouse complex for marine science curricula, thereby fostering a new generation of preservation advocates. Moreover, volunteer docents from MCHA lead weekly tours that recount the lighthouse's Civil War-era signals, the evolution of its Fresnel lenses, and the

lives of the keepers who tended the flame. This layered interpretation deepens public appreciation and supports ongoing fundraising campaigns for continued upkeep.

Source: [Twin Lights State Park – National Register Listing](<https://www.nps.gov/tlsl/learn/historyculture/index.htm>)

These three case studies underscore the potency of coordinated funding, technical expertise, and community collaboration. They demonstrate how historic homes can transition from private residences to public benefactors, enriching both cultural heritage and contemporary life on the shore.

Your Family's Role: Stewardship, Naming, and Legacy Giving

Preservation is not a solitary endeavor; it thrives on collective responsibility. As families who have benefited from the shore's beauty and history, we possess a powerful capacity to shape the future of Monmouth's architectural legacy.

Stewardship in Everyday Life

- Routine Maintenance – Simple actions such as proper roof ventilation, regular paint touch■ups, and weather■proofing windows can prevent costly deterioration. - Volunteer Engagement – Join MCHA's stewardship committees, where seasoned volunteers exchange knowledge on preservation best practices.

Naming Opportunities

Many nonprofit organizations, including the MCHA, offer naming rights for restored spaces. By contributing a meaningful amount toward a specific project—such as the “Longstreet Conservatory,” the “Holmes■Hendrickson Lecture Hall,” or the “Applegate Garden”—your family's name becomes intertwined with the narrative of the site, creating a lasting tribute that future visitors will encounter. Naming opportunities often include a plaque, inclusion in promotional materials, and a dedicated ceremony that celebrates the family's commitment.

Legacy Giving

- Bequests and Charitable Trusts – Including a bequest to the MCHA or the NHSPPO in your estate plan ensures that preservation resources remain available for generations. - Planned Giving Through Family Offices – For families managing substantial assets, structured

gifts—such as donor■advised funds—can be earmarked for historic preservation initiatives.

By embracing stewardship, naming, and legacy giving, your family can turn personal affection for a historic home into a perpetual catalyst for cultural enrichment. These mechanisms enable you to honor the past while charting a course for the future, ensuring that the shoreline's story continues to be told with dignity and pride.

Closing: See You on the Boards + CTAs

Our journey through Monmouth's historic homes has shown that preservation is a living conversation—one that bridges the ambitions of 19th■century visionaries with the philanthropic spirit of today's families. By weaving together grants, tax incentives, easements, and community partnerships, we forge a resilient framework that safeguards the architectural gems that define our shoreline.

We invite you to deepen your involvement, whether by supporting the work of Love of Humanity, collaborating on co■branded educational projects, or simply sharing the stories of our historic estates with the next generation. Together, we can transform each historic home into a beacon of stewardship, education, and shared heritage.

1. We will be back with more on the families, the houses, and the programs that keep the Monmouth shore's architectural memory alive. In the meantime, if you have walked the lawn of a Gilded Age home in Rumson and felt that particular sense of continuity — the sense that you are standing on a floor that has been walked for a hundred and thirty years — know that that feeling is real, and it is worth protecting.

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