

PALMETTO
PRESERVATION
WORKS

preserving the past & enriching the future

HISTORIC PRESERVATION CONSULTING SERVICES FOR
HOMEOWNERS, BUSINESSES AND COMMUNITIES

A NEW
perspective
ON ALL THINGS
OLD



The past isn't behind us. It's around us. All the old, weathered bricks. The columns thick with decades of paint.

Stones and glass and millwork that evidence where we've been and inspire where we're going.

History, from this perspective, isn't dusty or irrelevant. It's a valuable asset that informs preservation projects and a vital resource that makes a variety of real estate endeavors more attractive, more authentic and more rewarding.



THE MCWHIRTER HOUSE
NATIONAL REGISTER NOMINATION, 2002

A DECADE OF
experience
PRESERVING DECADES
OF HISTORY



For almost ten years, Palmetto Preservation Works has been offering strategic preservation-related solutions throughout the Southeast. Our team has managed National Register nominations and historic tax credit applications for residential and commercial properties, been part of public-private partnerships, and consulted on numerous historic rehabilitation and infill projects.

We've been partners. We've been guides. We've been collaborators. And we've helped clients turn the buildings and ideas of the past into valuable assets for the present and future.



CAROLINA SUPPLY BUILDING

HISTORIC TAX CREDITS & NATIONAL REGISTER NOMINATION, 1998

OUR PEOPLE

PASSIONATE, EXPERIENCED PARTNERS IN PRESERVATION

ROBERT BENEDICT founded Palmetto Preservation Works in 1995, combining his passion for historic preservation with his experience in residential and commercial real estate.

Mr. Benedict is a qualified consultant for national register nominations, adaptive use rehabilitation, historic tax credit projects and compatible infill development. Considered an authority on the financial aspects of preservation, Mr. Benedict teaches Preservation Economics at the University of Georgia and previously taught an Introduction to Historic Preservation at Greenville Technical College in Greenville, South Carolina. Mr. Benedict holds a Masters degree in Historic Preservation from Goucher College, a Master of Business Administration from the University of Georgia, and a Bachelor of Arts in Business Administration from the University of North Carolina at Charlotte.

A licensed real estate broker in South Carolina as well as North Carolina, Mr. Benedict is Vice Chairman of Greenville, South Carolina's Design and Preservation Commission, a member of the historic preservation grants committee for the South Carolina Department of Archives and History, and a member of several preservation organizations such as the National Trust, The Palmetto Trust for Historic Preservation, the Historic Greenville Foundation, and Upstate Forever.

DAVID ARNING joined Palmetto Preservation Works after serving as an officer in the Navy and working with the University of Georgia's College of Environment and Design and the Northeast Georgia Regional Development Center.

Mr. Arning has worked extensively on national register nominations, historic tax credit projects, and preservation planning initiatives. He has also assisted with HABS documentation, developed contextual histories, drafted grant applications, and presented preservation lectures to local communities.

As a naval officer, Mr. Arning served as the financial and logistics manager of a civilian-military expedition to recover and conserve artifacts from the Civil War ironclad, *USS Monitor*.

A native of Knoxville, Tennessee, Mr. Arning holds a Master of Historic Preservation from the University of Georgia and a Bachelor of Science from the U.S. Naval Academy. He is a licensed real estate agent in the state of South Carolina and a member of various preservation organizations including the National Trust, the Friends of Great Smoky Mountains National Park, Tennessee Trust for Historic Preservation, and Knox Heritage.



OUR PROCESS

THE THREE SIDES OF PRESERVATION



THE MCBEE SUMMER HOME
HISTORIC MATERIALS ASSESSMENT
AND NATIONAL REGISTER, 1997



THE BUSH HOMEPLACE
NATIONAL REGISTER NOMINATION, 2003



J. WARREN SMITH HOUSE
NATIONAL REGISTER NOMINATION
AND HISTORIC TAX CREDITS, 2004



LIBERTY HALL
NATIONAL REGISTER NOMINATION, 2001

OUR SERVICES

CREATIVE SOLUTIONS THAT CREATE OPPORTUNITIES

Some people consider preservation an obligation. Some consider it an obstacle. At Palmetto Preservation Works, we consider it an opportunity—an endeavor that makes sense culturally and financially. Our passion for preservation and our expertise in the restoration and rehabilitation of buildings, combined with our marketplace experience and real estate knowledge, means our clients receive comprehensive solutions and timelines and budgets they can trust.



HISTORIC PRESERVATION CONSULTING SERVICES

Our firm's primary focus is providing preservation consulting services to individual property owners, public and private organizations, state and federal agencies, and development and architectural firms. Although our services vary in scope and application, the objective of each is the same: to make preservation as easy, enjoyable and rewarding as possible.

- National Register Nominations
- Historic Tax Credit Applications
- Adaptive Use Feasibility Analysis
- Historic Resource Surveys
- Historic Materials Assessments
- Section 106/Area of Potential Effect (APE) Studies
- Design Guideline Compliance
- Public Speaking and Guest Lecturing



PRESERVATION-RELATED REAL ESTATE SERVICES

Palmetto Preservation Works is actively involved in a wide range of preservation-related real estate projects. Whether rehabilitating and selling homes of historic significance, adapting old commercial structures for innovative new uses, or developing compatible new construction in a historic district, our team has proven repeatedly that preservation-related real estate projects benefit communities and investors alike.

- Historic Rehabilitations and Investments
- Compatible Infill Development
- Project Management Services

Part passion, part practicality, our *Three Sides of Preservation* model assesses the physical, cultural and economic characteristics of every project we undertake. This three-part analysis is a comprehensive approach that considers every angle and every perspective. The result isn't just information—it's insight that provides a clear focus for each opportunity and a strategic foundation that keeps projects on target, on time and on budget.



STRADLEY & BARR DRY GOODS
HISTORIC TAX CREDITS, 2004



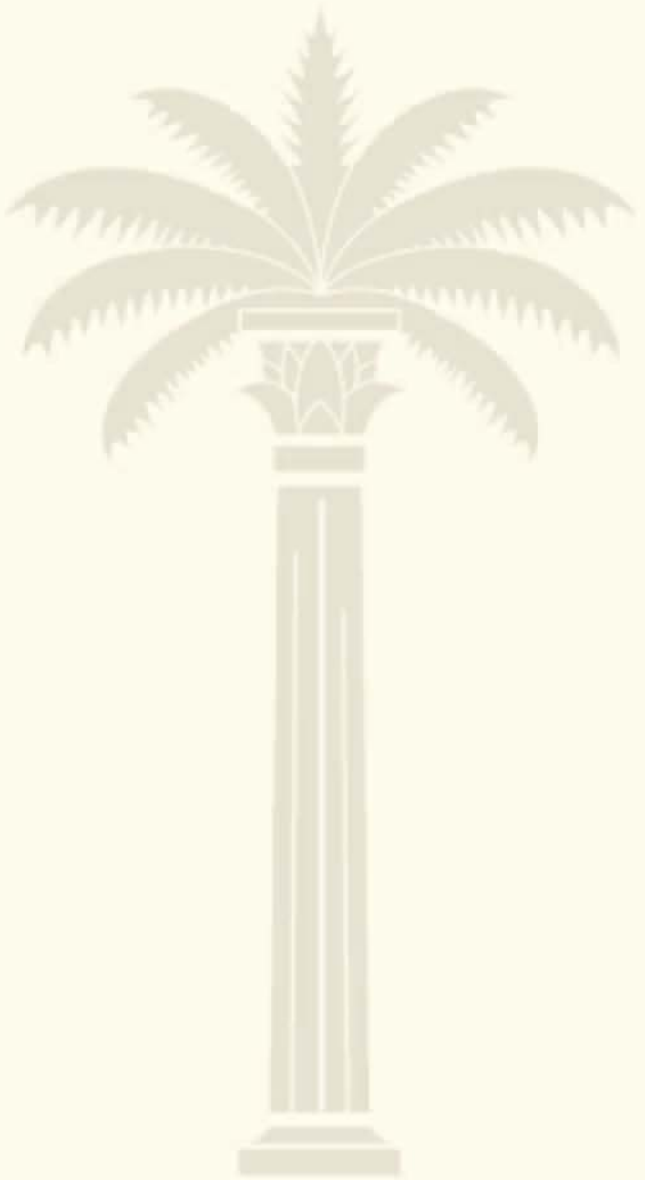
THE MORGAN HOUSE
NATIONAL REGISTER NOMINATION, 2001



ROWLEY STREET RESIDENCE
INFILL DEVELOPMENT, 2004



THE BAILEY HOUSE
HISTORIC REHABILITATION, 1998



for more projects, photographs
and preservation resources, please visit
www.palmettopreservationworks.com

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