

ACADEMIC VITAE  
ROBERT CREIGHTON BENEDICT, PH. D.  
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ACADEMIC HISTORY

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**Academic Affiliation:** Clemson University, Professor of Practice Emeritus and Lecturer

**Highest Degree:** Ph.D. in Environmental Design and Planning, Clemson University, 2009

**Goucher College** Towson, Maryland  
M.A., Historic Preservation, 1997

**University of Georgia** Athens, Georgia  
M.B.A., Business Administration, 1976

**University of North Carolina at Charlotte** Charlotte, North Carolina  
B.A., Business Administration, 1975

LIST OF ACADEMIC POSITIONS

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- 2022 - Present – Lecturer, Master of City and Regional Planning Program, Clemson University. Courses include CRP 8070 (Planning Professional Studio) and CRP 8730 (Economic Development and Historic Preservation)
- 2009 – 2022 – Professor of Practice, Master of Real Estate Development Program, Clemson University. Courses taught include Real Estate Development Process, Commercial Practicum, Preservation Feasibility for Real Estate Professionals, Market Analysis for Real Estate Development, Directed Studies courses in Real Estate Development, Landscape Architecture and Planning, Design and Built Environment Doctoral Program, and Historic Tax Credits Module in Public-Private Partnership
- 2011 – 2021 – Director of the Clemson Master of the Real Estate Development Program 2021, planned and successfully relocated the MRED program in 2013 from the main Clemson campus to downtown Greenville. Results included improved student diversity, adjunct faculty retention and increased enrollment. Overhauled and condensed the MRED curriculum from two years to 18-month and 12-month tracks. Results included the matriculation of more experienced professionals, higher caliber students, and increased enrollment. Administrative responsibilities included supervision of faculty and staff, curriculum oversight, student recruitment, career placement, community service projects, class trips, and internship opportunities
- 2000-2006 – Instructor, Master of Historic Preservation Program, University of Georgia. Taught Preservation Economics and served on four thesis committees.

SCHOLARLY ACTIVITIES

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*Publications, Presentations, and Reports*

- Chapter 7: “The Future of Preservation Economics and Historic Urban Housing”, Historic Preservation in the 21<sup>st</sup> Century, published 2018, Cambridge Scholars Press
- Chapter 15: “The Critical Role of Preservation in Graduate Real Estate Curricula”, co-authored with Cari Goetcheus, Preservation Education: Sharing Best Practices and Finding Common Ground, published 2013, University Press of New England

- “A Graduate Real Estate Program Survey: Careers and Compensation”, *Journal of Real Estate Practice and Education*, Volume 16, Number 1, 2013, co-authored with Charles Tu, Elaine Worzala, and Amy Matthews. The paper was presented to the American Real Estate Society Annual Meeting in Seattle, April 2011
- Presentation of current research at Goucher College MAHP’s 25<sup>th</sup> Anniversary Forum: *Preserving Place in a Rapidly Changing World*. The presentation was titled *It’s A Great Adaptive Use of the Historic Textile Mill but What About the Mill Village?*, July 2021
- Moderated a panel on *Preservation, Displacement, and Gentrification* at the 8th National Forum on Historic Preservation Policy: A Critical Examination of Preservation & the 21st Century City, April 2021
- Presentation of “Addressing Southern Blight with a Redevelopment Plan for a Mixed-Use Project at the Historic Pendleton Oil Mill Site”, Environmental Justice Conference (Environmental Protection Agency), March 2019
- Presentation of the book chapter: “Changing Economics and Historic Preservation”, 7<sup>th</sup> Forum on Historic Preservation: Historic Preservation: The Next Fifty Years, Goucher College, March 2016
- Presentation of “Stakeholder Perceptions of Design Guidelines in Local Overlay Historic Districts in South Carolina”, jointly presented with co-author Courtney Grunninger Bonney at the South Carolina Historic Preservation Conference, April 2013
- Presentation of a published paper, “The Critical Role of Preservation in Graduate Real Estate Curricula”, at the Conference for Preservation Education: Sharing Best Practices and Finding Common Ground in Providence, Rhode Island.
- Research Study for the Richard H. Pennell Center for Real Estate Development with a graduate student, Brian Dillard, titled *Downtown Roanoke Housing Study*. A formal submission and presentation of the study to Downtown Roanoke, LLC, business leaders, City of Roanoke Planning and Economic Development officials on September 20, 2011. A grant of \$20,000 was awarded for this study
- Moderator of International Council of Shopping Centers (Upstate Chapter) on “Camperdown” development, November 4, 2015
- Moderator of Urban Land Institute South Carolina Panel on “Multi-Family Development Trends”, November 2012
- Moderator of Urban Land Institute South Carolina Panel on Upstate South Carolina Development Trends, February 2011
- Presentation: “The Reintroduction of Heritage Streetcars as an Alternative Form of Transit-Oriented Development”. Presented at the American Real Estate Society Conference, May 2010
- Dissertation: The Reintroduction of Heritage Streetcars and the Related Effects of Community Identity and Social Interaction with the Residents in Streetcar-Oriented Developments, Clemson University Ph.D. Program in Environmental Design and Planning, 2009
- Master Plan and Development Proposal for the City of Aiken, SC and Nehemiah Corporation, Richard H. Pennell Center for Real Estate Development, Clemson University, 2007
- United States Department of the Interior, National Register of Historic Places Listings:
  - Cannon Building, Fountain Inn, SC
  - Springwood Cemetery, Greenville, SC
  - Richland Cemetery, Greenville, SC
  - McWhirter House, Jonesville, SC
  - Morgan House (Central History Museum), Central, SC
  - Hugh Aiken House, Greenville, SC
  - Liberty Hall Inn, Pendleton, SC (supplemental report to historic district listing)
  - Carolina Supply Company Building, Greenville, SC

## ACADEMIC ADVISING

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- Dissertation committee chair and advisor for Courtney Grunninger Bonney, Beyond Aesthetics: Fostering Place Attachment through the Design Regulatory Process, Doctor of Philosophy, Planning, Design and the Built Environment, 2012 - 2015
- Dissertation committee member for David Payne, A Study of the Relationship between Historic Preservation and Real Estate Development, Doctor of Philosophy, Planning, Design and the Built Environment, 2011 – 2013
- Terminal project committee member of Sarah Simmons, A Pattern Language for Adolescent Public Spaces, Master of City and Regional Planning, 2009
- Terminal project committee member for Raven Campbell, Putting It All Together: Bus Rapid Transit-Oriented Development for the Brainard Road-Lee Highway Corridor of Chattanooga, Tennessee, Master of City and Regional Planning, 2013
- Thesis committee member for Juliette Johnson, The Financial Impact of Historic Preservation Easements on Encumbered Property Appreciation Rates in Charleston, South Carolina, Master of Science in Historic Preservation, 2013
- Thesis committee member for Erin Elizabeth Morton, The Mills Bill: An Economic Impact Study of the North Carolina State Historic Mill Rehabilitation Tax Credit, 2014
- Thesis committee member for Kate Gallotta, Who Will Save The City?, Master of Science in Historic Preservation, 2018
- Thesis committee member for Isabella Gordineer, Economic Revitalization Through Preservation: A Study of the Effects of Preservation and Economic Initiatives in Five Small Cities in Virginia, Master of Science in Historic Preservation, 2022

## COMMUNITY SERVICE AND AWARDS

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- Real Estate Person of the Year, Annual March of Dimes Greenville Real Estate and Economic Development Award (2018)
- Alpha Sigma Gamma, The International Real Estate Honorary Society, 2009 induction
- Urban Land Institute, Upstate South Carolina Executive Committee, 2010 - 2021
- National Register Review Board, South Carolina Department of Archives and History, State Historic Preservation Office, 2009 – 2013
- Design Review Board – Urban Panel, City of Greenville, 2010 – 2019
- Infill Task Force on Residential Development, City of Greenville, 2014 – 2018
- Clemson University Alumni Board for Historic Properties, 2014 - present
- Greenville County Historical Society Chairman of the Board of Directors, 2016 - present
- Chairman, Design and Preservation Commission for the City of Greenville, 2004
- Member and Vice-Chairman, Design and Preservation Commission for the City of Greenville, 1998 - 2003
- Vice-Chairman and member, Board of Architectural Review, City of Greenville, 1996 - 1998
- South Carolina Archaeological Trust Board, 2011 - present
- Nehemiah Corporation, Board of Trustees, 2009 – 2012
- Advisory Committee on Historic Preservation Grant Applications, State Historic Preservation Office, South Carolina Department of Archives and History Columbia, South Carolina, 2001 - 2002
- President, Hampton-Pinckney Historic District Association Greenville, South Carolina, 1998 – 1999

## PROFESSIONAL AFFILIATIONS

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- Urban Land Institute
- American Real Estate Society
- National Trust for Historic Preservation
- Congress for the New Urbanism
- President of the Board of Directors for Greenville County Historical Society