NPS Form 10-900
(Rev. 10-90)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

Resub

RECEIVED 2280
JAN - 8 1999
NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

102

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

AUG 24 1999
NATIONAL REGISTER, HISTORY & EDUCATION
NATIONAL PARK SERVICE

1. Name of Property

historic name Brushy Creek
other names/site number McBee, Vardry, House; McBee, Alexander, House

2. Location

street & number 327 Rice Street not for publication ____
city or town Greenville vicinity ____
state South Carolina code SC county Greenville code 045 zip code 29605

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination __ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets __does not meet the National Register Criteria. I recommend that this property be considered significant __ nationally __statewide X locally. (__ See continuation sheet for additional comments.)

Mary W. Edmonds 12/30/98
Signature of certifying official Date

Mary W. Edmonds, Deputy State Historic Preservation Officer, S.C. Dept. of Archives and History, Columbia, S.C.
State or Federal agency and bureau

In my opinion, the property __ meets __does not meet the National Register criteria. (__See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

X entered in the National Register
__See continuation sheet.
__determined eligible for the National Register
__See continuation sheet.
__ determined not eligible for the National Register
__ removed from the National Register
__ other (explain):

for Signature of the Keeper Date of Action

[signature] 10/6/99

Brushy Creek
Name of Property

Greenville County, South Carolina
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

X private
__ public-local
__ public-State
__ public-Federal

Category of Property
(Check only one box)

X building(s)
__ district
__ site
__ structure
__ object

Number of Resources within Property
(Do not include previously listed resources)

Contributing	Noncontributing	
4	1	buildings
1		sites
		structures
		objects
5	1	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)
N/A

Number of contributing resources previously listed in the National Register
0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Category: Domestic
Subcategory: Single dwelling

Current Functions
(Enter caregories from instructions)

Category: Domestic
Subcategory: Single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)
Other: Upcountry Farmhouse

Materials
(Enter categories from instructions)
foundation Stone
walls Weatherboard
roof Asphalt
other Brick

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

Brushy Creek
Name of Property

Greenville County, South Carolina
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

__ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
_X_ B Property is associated with the lives of persons significant in our past.
_X_ C Property embodies the distinctive characteristics of a type, period,or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
__ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

__ a owned by a religious institution or used for religious purposes.
__ b removed from its original location.
__ c a birthplace or a grave.
__ d a cemetery.
__ e a reconstructed building, object,or structure.
__ f a commemorative property.
__ g less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture
Commerce
Community Planning/Development

Period of Significance

ca. 1836-1939

Significant Dates

ca. 1836
1924
1938-39

Significant Person

(Complete if Criterion B is marked above)

McBee, Vardry
McBee, Alexander

Cultural Affiliation

N/A

Architect/Builder

Narrative Statement of Significance

Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

__ preliminary determination of individual listing (36 CFR 67) has been requested.
__ previously listed in the National Register
__ previously determined eligible by the National Register
__ designated a National Historic Landmark
__ recorded by Historic American Buildings Survey # ____
__ recorded by Historic American Engineering Record # ____

Primary location of additional data:

_X_ State Historic Preservation Office
__ Other State agency
__ Federal agency
__ Local government
__ University
__ Other
Name of repository:
S.C. Dept. of Archives & History

Brushy Creek
Name of Property

Greenville County, South Carolina
County and State

10. Geographical Data

Acreage of Property 19.4 acres

UTM References
(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	17	373000	3852710	3	17	372540	3852440
2	17	373000	3852600	4	17	372580	3852720

___See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)
Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Anne K. McCuen
organization _____ date 24 May 1998
street & number 610 Pendleton Street telephone (864) 242-6574
city or town Greenville state SC zip code 29601

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets
Maps
A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage or numerous resources.
Photographs
Representative **black and white** photographs of the property.
Additional items
(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Fannie Iselin Cromwell
street & number 327 Rice Street telephone (864) 277-0340
city or town Greenville state SC zip code 29605

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended(16 U.S.C. 470 et seq.). **Estimated Burden Statement**: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.0. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

Brushy Creek, at the end of Rice Street, on a rural site in the city of Greenville, S.C., was built ca. 1836 as a one-and-one-half story frame farmhouse consisting of four downstairs rooms, a wide central hall, two upstairs rooms, four exterior chimneys, and a a wooden shingle roof. The downstairs rooms had weatherboard walls and floors of 7 3/8" boards. The central hall had walls of 5 1/8" boards and floors of 6 ½" boards. Each of the downstairs rooms had a fireplace. The ceilings of the downstairs rooms were 11' high and all interior downstairs rooms were four-panel doors with a few inches cut from the top. All of the windows in the house were six-over-six sash. The half-story had a dormer on the rear elevation. The original kitchen, a separate frame building, stood behind the house.

In 1924 the house was expanded with the addition of a one-story frame room between the southwest elevation of the original house and the northeast elevation of the kitchen, incorporating the kitchen into the house itself. The chimney of the original kitchen was incorporated to serve the new room, built as a living room, and an historic Federal fireplace of unknown origin was installed. The original back porch was enclosed, with a portion of it converted into a bathroom, a portion of it added to the wide central hall, and the remander included in the new living room. A bathroom and small entry porch were added to the southeast elevation of the left front room of the house. The entrance was replaced with a six-panel door surrounded by a Federal fan sash and sidelights. A lunette was placed in the gable of the front porch and the front two original downstairs rooms were replastered.

In 1938-39, following a period of several years of decline, further renovations made included the addition of a new kitchen to the west elevation of the original kitchen, the remodeling of the room in the southeast quadrant of the original house to include paneled walls, a bar, and the addition of porches along the west and east elevations of the 1924 living room. The porch added to the west elevation connected the original house to the new kitchen. In 1951 the east elevation porch was lowered to ground level as a covered patio and the wooden floor of the front porch was replaced with a concrete floor.

The Brushy Creek property also includes three contributing outbuildings, one contributing site, and one non-contributing building. The contributing buildings are: 1) a log barn, originally two separate 19th-century log barns moved from North Carolina between 1924 and 1932 as a dairy barn and feed barn, but since combined as one building and used for equipment storage; 2) a brick shed; and 3) a well house. The ruins of a grist mill also contribute to the significance of the property. A chicken house is a non-contributing element.

The yard is landscaped with large English and American boxwoods planted in the 1930s and with brick walls and walks, constructed of bricks salvaged from the Camperdown Cotton Mill in Greenville. The house is surrounded by large oak trees and stands on land sloping from the front of the house to the back in a southwest direction toward Brushy Creek of the Reedy River; the McBee spring is nearby.

Brushy Creek, at the end of Rice Street, on a rural site in the city of Greenville, S.C., is significant as an excellent example of a nineteenth-century upcountry South Carolina farmhouse with twentieth-century alterations and for its association with Vardry McBee (1775-1864), prominent nineteenth-century businessman, entrepreneur, and delegate to the Secession Convention of Greenville District known as the "Father of Greenville," and his son Alexander McBee (1822-1897), prominent nineteenth-century businessman, banker, and state representative of Greenville District.

This property site was part of an 11,028-acre tract which Vardry McBee purchased in 1815 from Lemuel J. Alston, a tract which included most of the present city of Greenville. McBee, who already owned a grist mill, flour mill, and brickyard on Reedy River in Greenville Court House before he moved here from Lincolnton, North Carolina, in 1836, built Brushy Creek soon afterwards. He donated land for the Greenville Male and Female Academies as well as for the first Baptist, Methodist, Episcopal, and Presbyterian churches in the city. McBee acquired a cotton mill, paper mill, wool mill, and two tanneries in Greenville, as well as a sawmill seven miles below the town and two gold mines in Greenville District. He was instrumental in winning an 1822 General Assembly appropriation for a new court house in Greenville, designed by Robert Mills; served as president of the Greenville Agricultural Society; as president of the Louisville, Cincinnati, and Charleston Railroad, and was a delegate to the Secession Convention. McBee died in 1864 at the age of 88. This house, which was McBee's country house, is the only extant residence associated with one of the most prominent figures in the nineteenth-century South Carolina upcountry.

His son Alexander McBee, who acquired the house and 672 acres on Brushy Creek from his father's estate in 1872, was a prominent area businessman in his own right, supervising his father's cotton mill, wool mill, and paper mill, and later overseeing the grist mill, flour mill, tanneries, and farming operations. He was a director of several local mills, including the Camperdown Cotton Mill, and also served as vice president of the National Bank of Greenville.

The younger McBee was also a prominent public servant, serving as intendant, or mayor, of Greenville in 1859-1860 and again during the Civil War, in 1862-63; as commissioner of the poor 1863-66; and as a state representative 1866-67. He also served as magistrate of Greenville District for almost forty years; as county coroner; as president of the Greenville Agricultural Society, and was instrumental in the financing and installation of the first public waterworks in Greenville.1

---

1 Roy McBee Smith, A McBee Genealogy (Privately Printed); Roy McBee Smith, Vardry McBee: Man of Reason in an Age of Extremes (Columbia: R.L. Bryan Company, 1992); The Patriot and the Mountaineer (Greenville, S.C.), 27 March 1856; Southern Enterprise (Greenville, S.C.), 2 June 1859; Greenville Town Council Minutes, (Greenville, S.C.), 12 September 1859, 11 September 1860, 9 September 1862, 15 September 1863; The Enterprise and the Mountaineer (Greenville, S.C.), 22 May 1878, 7 June 1882, 7 February 1883, 6 August 1884, 14 January 1885, 29 July 1885; The Greenville Mountaineer (Greenville, S.C.), 19 December 1877, 18 August 1897; James M. Richardson, History of Greenville County, South Carolina (Atlanta: A.H. Cawston, 1930), pp. 97-98; Archie Vernon Huff, Jr., Greenville: The History of the City and County in the South Carolina Piedmont (Columbia: University of South Carolina Press, 1995), p. 223.

Though portions of the Brushy Creek property were later sold off, the house and site remained in the McBee family until 1923 when 119.9 acres, including the house, were purchased by Robert I. Woodside (1873-1949), a Greenville textile manufacturer and banker; the property went back to the McBee family in 1932 when Woodside sold it to Sarah McBee Beck, daughter of Alexander McBee. Six years later, in 1938, Beck sold 44.75 acres, including the house, to William Jay Iselin (1908-1951). The house is now owned and occupied by Iselin's daughter, Mrs. Fannie Iselin Cromwell.

MAJOR BIBLIOGRAPHICAL REFERENCES

Greenville Town Council Minutes, Greenville City Hall, Greenville, S.C., 12 September 1859, 11 September 1860, 9 September 1862, 15 September 1863.

The Enterprise and the Mountaineer (Greenville, S.C.), 22 May 1878, 7 June 1882, 7 February 1883, 6 August 1884, 14 January 1885, 29 July 1885.

The Greenville Mountaineer (Greenville, S.C.), 19 December 1877, 18 August 1897.

Huff, Archie Vernon, Jr. Greenville: The History of the City and County in the South Carolina Piedmont. Columbia: University of South Carolina Press, 1995.

The Patriot and the Mountaineer (Greenville, S.C.), 27 March 1856.

Richardson, James M. History of Greenville County, South Carolina. Atlanta: A.H. Cawston, 1930.

Smith, Roy McBee. A McBee Genealogy. Privately Printed, 1983.

Smith, Roy McBee. Vardry McBee: Man of Reason in an Age of Extremes. Columbia: R.L. Bryan Company, 1992.

Southern Enterprise (Greenville, S.C.), 2 June 1859.

Verbal Boundary Description

The boundary of the nominated property is shown as the black line labeled "Brushy Creek" on the accompanying Greenville County Tax Map 222.2, Parcel 3, Lot 32, originally drawn at a scale of 1" = 100'.

Boundary Justification

The boundary is restricted to the historic house and outbuildings and the present rural landscape associated with Brushy Creek.

The following information is the same for each of the photographs:

Name of Property:	Brushy Creek
Location of Property:	327 Rice Street, Greenville, Greenville County, S.C.
Photographer:	Dottie Schipper
Date of Photographs:	19 May 1998
Location of Negatives:	S.C. Department of Archives and History, Columbia, S.C.

1. Facade (North) elevation
2. Facade (Northeast) elevation
3. West elevation and North end
4. West elevation and North end
5. Chimney detail
6. West elevation and South end
7. West elevation and South end
8. Rear (South) elevation and West end
9. Rear (South) elevation, East end, and porch
10. East elevation
11. East elevation
12. Downstairs hall, back to front
13. Downstairs hall, back to front, door detail
14. Downstairs hall, front to back
15. Downstairs hall, floor detail
16. Painting on board wall, downstairs hall
17. First floor bedroom, back room on West elevation–original board walls
18. Living room mantel
19. Dining room mantel and original kitchen fireplace
20. Second floor bedroom
21. Barn, facade and east elevation (noncontributing)
22. Barn, facade
23. Barn, structure details
24. Barn, interior
25. Brick building (noncontributing)
26. Brick building, window detail (noncontributing)
27. Grist mill ruins
28. Painting of grist mill
29. Chicken house, facade and Northeast elevation
30. Chicken house, rear and side
31. Well house

TRW-REDI
1-800-345-7334

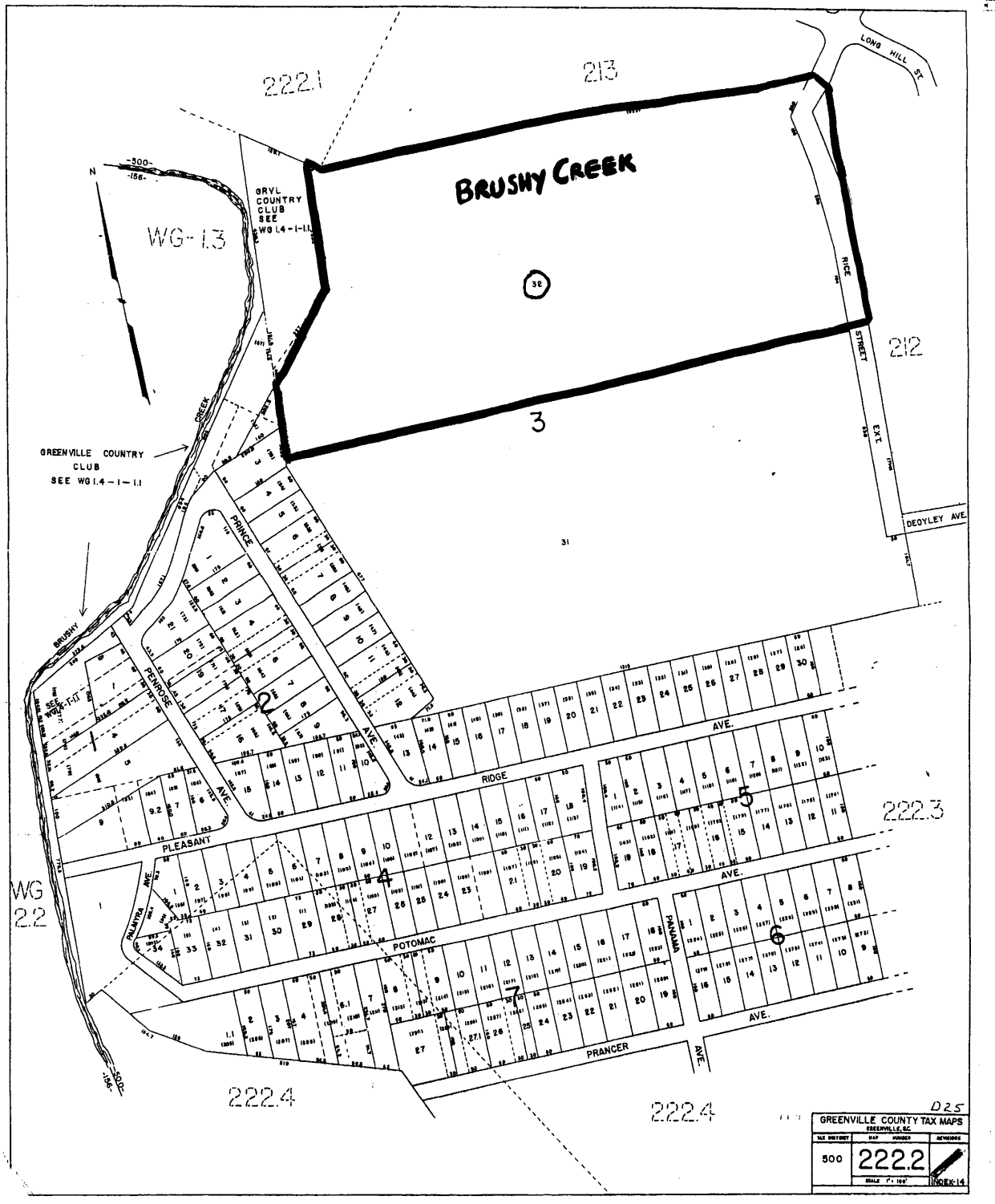
SCALE IN 1/10 OF AN INCH

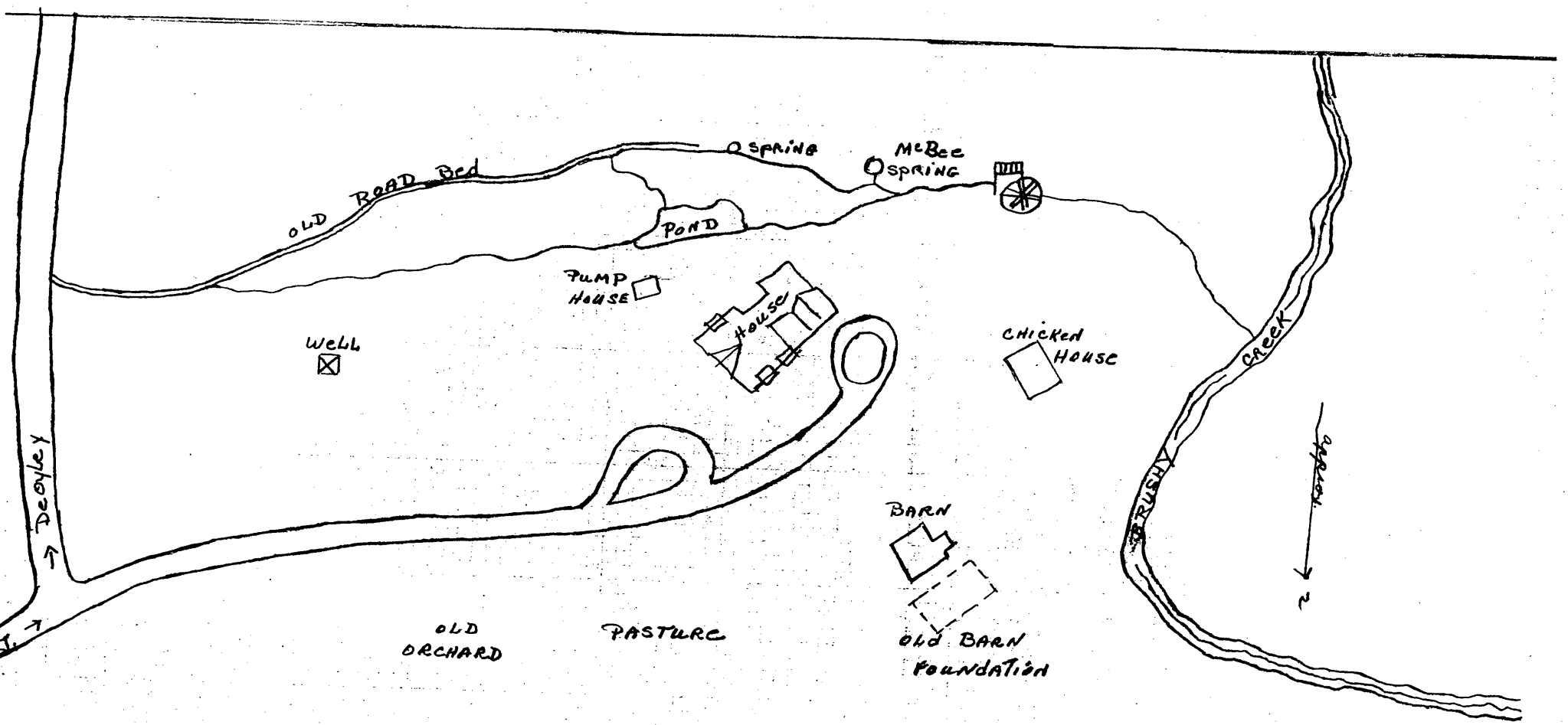
DRAWING NUMBER 222.2

DRAWING NUMBER

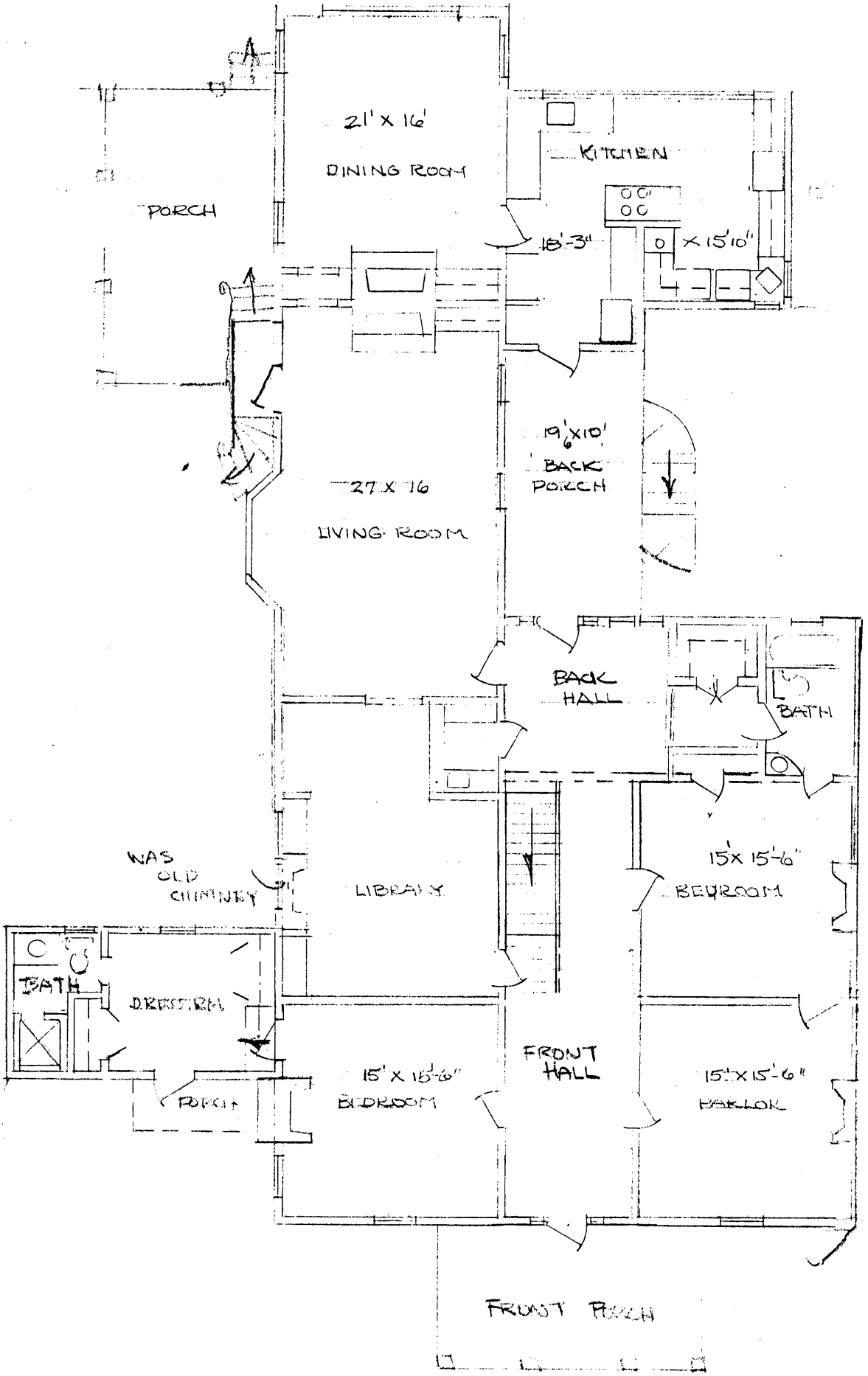
DRAWING NUMBER

DRAWING NUMBER 222.2





Brushy Creek Farm



(* 2nd Floor
2 Bedrooms & Bath

BRUSHY CREEK FARM
(327 RICE STREET
GREENVILLE, S.C.