

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

DATA SHEET

RECEIVED	JUN 8 1975
DATE SHIPPED	JUN 17 1975

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

Berwick Manor & Orchard

AND/OR COMMON

Berwick Farm

2 LOCATION

STREET & NUMBER Rt. 2 Box 975
N.W. of Carmel Valley

CITY, TOWN

Carmel Valley *Calif.*

VICINITY OF

 NOT FOR PUBLICATIONCONGRESSIONAL DISTRICT
16th

STATE

California

CODE
06

COUNTY

Monterey

CODE
53

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input checked="" type="checkbox"/> AGRICULTURE
<input type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> COMMERCIAL
<input checked="" type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES RESTRICTED	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES UNRESTRICTED	<input type="checkbox"/> ENTERTAINMENT
		<input type="checkbox"/> NO	<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> GOVERNMENT
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> OTHER

4 OWNER OF PROPERTY

NAME

Ms. Edith A. Mason

STREET & NUMBER

Rt. 2 Box 975

CITY, TOWN

Carmel Valley

VICINITY OF

STATE

California

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC

Monterey County Courthouse

STREET & NUMBER

240 Church Street

CITY, TOWN

Salinas

STATE

California 93901

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Historic Resources Inventory

DATE

June 1975

 FEDERAL STATE COUNTY LOCALDEPOSITORY FOR
SURVEY RECORDS

Department of Beaches & Parks

CITY, TOWN

Sacramento

STATE

California

DESCRIPTION

CONDITION:

 EXCELLENT
 GOOD
 FAIR

DESCRIBE

Uniquely, the Berwick Manor as it appeared in 1975 is what was possible to what was possible. The out-buildings, irrigated garden, and the growing areas.

DATA SHEET

17 27

REGISTER FORMS
SECTIONS

NOT FOR PUBLICATION
CONGRESSIONAL DISTRICT
16th

COUNTY CODE
Monterey 53

PRESENT USE

AGRICULTURE MUSEUM
 COMMERCIAL PARK
 EDUCATIONAL PRIVATE RESIDENCE
 ENTERTAINMENT RELIGIOUS
 GOVERNMENT SCIENTIFIC
 INDUSTRIAL TRANSPORTATION
 MILITARY OTHER

STATE
California

STATE
California 93901

STATE COUNTY LOCAL

STATE
California

DESCRIPTION

CONDITION

EXCELLENT DETERIORATED
 GOOD RUINS
 FAIR UNEXPOSED

CHECK ONE

UNALTERED
 ALTERED

CHECK ONE

ORIGINAL SITE
 MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Uniquely, the Berwick Farmsite, (29 Acres) is basically intact as it appeared in 1869/73. The main house, a series of additions to what was possibly a structure dating back to the 1840's of hand-hewn beams still tied with rawhide, is stable but in decline. The out-buildings remain much as the house. The reservoir and irrigated Garden have been filled and overgrown as has most of the growing areas and orchard of the farm.

SIGNIFICANCE

PERIOD

PREHISTORIC ART
 1400-1499 ARCH
 1500-1599 AGR
 1600-1699 ARCH
 1700-1799 ART
 1800-1899 COMM
 1900- COMM

SPECIFIC DATES 11

STATEMENT OF SIGNIFICANCE

Edward Berwick and California agriculturist. Valley was a there was kn London at Ca Royal Society; subjects ran identical cor the first qu thoughts on is unique in tenure. The wick's predce ters family s: Berwick after cation and is by Gov. Alvar particularly enha

SIGNIFICANCE

CHECK ONE

ORIGINAL SITE
 MOVED DATE _____

CAL APPEARANCE

basically intact
series of additions
to the 1840's of
able but in decline.
the reservoir and
m as has most of

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input checked="" type="checkbox"/> SCIENCE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input checked="" type="checkbox"/> SOCIAL/HUMANITARIAN	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> TRANSPORTATION	<input type="checkbox"/> OTHER (SPECIFY)
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC		
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input checked="" type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY		
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT		
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES 1869-1885 BUILDER/ARCHITECT Edward Berwick

STATEMENT OF SIGNIFICANCE

Edward Berwick is described in volume 3 of Rockwell Hunt's "California and Californians" of 1932 as a writer, speaker, advocate of vital causes, agriculturist, stock farmer, and fruit grower. Berwick's farm in Carmel Valley was a model of its type and the Berwick Pear which he developed there was known internationally up to the second world war. Educated in London at Camden House School, King's College and through lectures at the Royal Society in Albermarle Street Hall. His writing and lecturing covered subjects ranging from local sanitation to world peace. His extensive professional correspondence from the last quarter of the nineteenth through the first quarter of the twentieth century ranges in subject matter from thoughts on world federation to horticulture. The Berwick property itself is unique in that it retains elements of California as well as American tenure. The chain of title lists Romero Sanchez and James Meadows as Berwick's predecessors in ownership of the land, which has not left the latter's family since 1869. The kitchen of the existing house was moved by Berwick after 1869 from the bank of the Carmel River to its current location and is probably part of the original Romero Sanchez rancho deeded by Gov. Alvarado in 1840. The historical continuity of the site particularly enhances its importance.

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CONTINUATION SHEET

ITEM NUMBER 7 PAGE 2

This farm has been in continuous ownership and operation by a single family since 1869. The original farmhouse on Berwick Manor was moved by Edward Berwick from the banks of the Carmel River to its present location some 100 yards or so West of the present Carmel Valley Road. Its construction is of rough hewn redwood, thickly whitewashed with a heavy redwood shake exterior. The beams on the interior were originally tied with rawhide, but have in some places been replaced with a wire binding. The structure came to this location between 1869 and 1871, when the owner dug a pond and constructed a windmill to assure an adequate water supply away from the river. The remaining vernacular additions to the original occurred over about a 10 year period, completing the complex as it appears today in the early 1880's. Rooms were added as needed for a growing family. Most fenestration is two over two doublehung sash windows, and the entire construction is in redwood, hand hewn and milled. Two original chimnies existed, the principal one in the newer addition, in the main living room, and the other in the original structure, removed at an unknown date. The fancy lattice work on the front porch of the finished farmhouse is no longer intact and a massive redwood tree has grown to considerable height within five feet of the front door. The farmhouse and bugaloid redwood foremans residence, to the Southeast of the former are so overgrown as to prevent clear photographic recording of them. Both, however, though somewhat deteriorated from neglect seem structurally sound and are in use as residences. The principal outbuildings, in redwood, are in various stages of decline. The barn 1 to the South of the farmhouse is quite deteriorated and would probably require reconstruction, while the produce processing shed and 2 outbuilding to the West of the farmhouse are in relatively good condition. Smaller animal enclosures are sprinkled about the place but are of later vintage and deteriorating.

S The outlines of the reservoir developed by Berwick and recorded in the book "The California Vegetables in Garden and Field", published by the Pacific Rural Press in 1897, are still evident as is the barest remains of the original windmill. The entire farm is somewhat overgrown with a few of the orchard trees still remaining but not kept up. No modern changes appear on surface inspection of the property except for the addition of a telephone. Cooking is still done on a wood burning stove and the lighting is probably on the original wire system. The area under consideration for Register status is in effect as it was in the 1880's except for the later (1910-1915) foreman's residence.

Note: This is the only intact farmstead of this period (1860's) left in Carmel Valley. Edward Berwick entertained the writer Robert Louis

UNITED STA

NATIONAL R
INVENTIC

CONTINUATION

Stevenson
the Carmel

Dimensions

Because of
dense grow
have to be

Farmhouse

Foreman's

Barn to Se

Produce st

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CONTINUATION SHEET

ITEM NUMBER 8 PAGE 2

Exploration/Settlement:

The property in question has been held by four families in the chain of title since its initial parceling in a land grant, (Mexican) to Antonio Romero by then Governor Juan B. Alvarado on January 27, 1840. Ironically, Romero and his brother Mariano were responsible for the arrest and deportation of the second owner, James Meadows, before Meadows was to own the property. This occurred as part of the Issac Graham Affairs in the spring of 1840 when Gen. Jose Castro rounded up all foreigners not "of good reputation" and shipped them off to prison in San Blas, Mexico under the excuse that a revolt by these men was being considered to overthrow the legal government of Alta California. Meadows, who had been in the lumber business in the Carmel Valley prior to his internment received clear title to the land after litigation through the California Lands Commission, backdated to the 3rd of March, 1851. Meadows next sold the property to a Thomas Bralee for \$500.00 on August 16, 1860, who in turn sold the property to Edward Berwick for \$1,500 on September 23rd, 1869 and in whose family the property remains today.

Commerce/Science:

Edward Berwick, who was born in London, England on January 25, 1843, always described himself as a "humanist". He arrived in California July 17, 1865 and worked for Jeffery Cullen on the Piojo Ranch of 13,000 acres at San Antonio Mission in southern Monterey County. This was an extensive dairy and hog ranch. During the time prior to his purchase of the Carmel Valley ranch he also worked the San Miguelito Ranch and the Santa Rita Ranch. In all these enterprises he was an extensive producer of cheese, butter, hogs and beef cattle. Quoting his biographer, Rockwall Hunt on Berwick's purchase of the Bralee place in Carmel Valley, "for over half a century he (Berwick) engaged intensively in dairying, gardening and fruit growing. He made this property a model country place, and in some countries what might be called an experimental farm. It is known as the Berwick Orchard. The pears which he developed became famous for their quality, and his efforts as a horticulturalist have not been least among his contributions." Berwick's commercial and scientific activities ranged from sanitation to proposal for a Panamanian canal including ideas in the 1870's for a rural board of health. The property was used during the depression of the 1930's by the federal government to teach local ranchers better and more scientific farming methods. Berwick was a member for 30 years of the California Academy of Sciences.

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CONTINUATION SHEET

Social/Humanitarian:

As early as 1885 Edward Berwick was in California on World War I. He served in California on World War I. In 1895 he was Chairman of the California Inter-County Association to promote the construction of the first President of the California Inter-County Association for parcel post and writer and teacher. He was a Cosmopolitan and World War I correspondent in London. His granddaughter was an identical correspondent in London. Mr. Berwick was a school teacher and in his efforts for school pupils on "The Farm" he was a lecturer for the Farm.

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CONTINUATION SHEET

ITEM NUMBER 8 PAGE 3

Social/Humanitarian:

As early as 1885 Edward Berwick was lecturing on the Chautauqua circuit in California on World Federation. He later became honorary secretary to the California International Arbitration and Peace Association. In 1895 he was Chairman of a committee of the California fruit growers to promote the construction of an Isthmian canal. In 1893 he became the first President of the California Postal Progress League, fighting for parcel post and postal savings banks. Berwick was a prolific writer and teacher. He published in the Pacific Rural Press, Arena, Cosmopolitan and World's Work magazines and the Daily Standard of London. His granddaughter, Edith Mason, still retains extensive presidential correspondence with American presidents from Hayes to Woodrow Wilson. Mr. Berwick taught school in Carmel Valley for many years, and in his efforts for world peace spoke to an estimated 150,000 high school pupils on "The Idiocy of War". During 1903 and 1905 he was a lecturer for the Farmers Institute at the University of California.

UNITED STATES

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY

CONTINUATION SHEET

This farm has been in the family since 1869 by Edward Berwick. The location some 1/2 mile from its construction a heavy redwood originally tied to the ground with a wire bolt in 1869 and 1871 to assure an original vernacular period, complete rooms were added. Rooms were added in two over the original is in redwood. The principal and the other The fancy latrine is no longer of considerable height. The bugaloid redwood are so overgrown. Both, however, are naturally sound buildings, in addition to the South of the main building require an outbuilding to be in condition. Some but are of late

The outlines of the book "The Farm" by the Pacific Northwest are the barest remains of what overgrown and not kept up. The property still done on the original status is in (1910-1915) f

Note: This is in Carmel Valley

MAJOR BIBLIOGRAPHICAL REFERENCES

Hunt, Rockwell D., *California & Californians*, vol. 4, 1932
 Woolfenden, John, "Edward Berwick - His Life, Times", Monterey Peninsula Herald, Jan. 21, 1971, pg. 5
 Berwick, Edward, Personal Papers (in possession of Edith Mason, Carmel Valley

GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 29

UTM REFERENCES

A	1,0	6,06	5,40	4,04	2,51	0	B	1,0	6,08	2,60	4,04	1,9,4,0
	ZONE	EASTING	NORTHING		ZONE	EASTING		ZONE	EASTING	NORTHING		
C	1,0	6,06	1,2,0	4,04	2,2,0	0	D	1,0	6,06	3,9,0	4,04	2,6,0,0
	ZONE	EASTING	NORTHING		ZONE	EASTING		ZONE	EASTING	NORTHING		

VERBAL BOUNDARY DESCRIPTION

Lots 3 & 4 of section 24, and the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ (also known as lot 1) of section 25, in township 16 south of range one East of Mount Diablo Meridian.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
N/A		N/A	
STATE	CODE	COUNTY	CODE

FORM PREPARED BY

NAME / TITLE

Kent L. Seavey

12/14/76

ORGANIZATION

County of Monterey, Department of Parks

DATE

408/752-5294

STREET & NUMBER

P.O. Box 367

TELEPHONE

CITY OR TOWN

Salinas

STATE

California 93901

STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service

FEDERAL REPRESENTATIVE SIGNATURE

Herbert Rhodes MAY 16 1977

TITLE STATE HISTORIC PRESERVATION OFFICER

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Robert B. Patton

DATE

11/17/77

ATTEST

DATE

12/17/77

132-600

3000 ...
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Four ...

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Enclosure

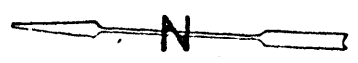
cc: Your Washington Office

cc: Dr. Kean Mallon, State Historic Preservation, California, Box 367, Salinas, CA

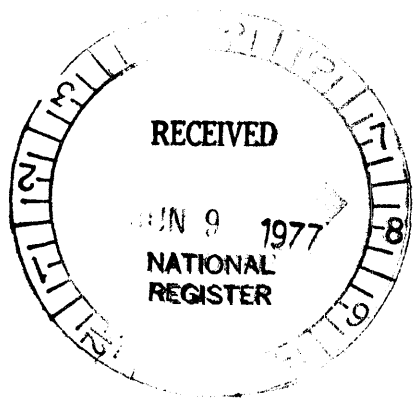
Regional Director, ...
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FOREMAN'S HSE.
FARMHOUSE
POND
PRODUCE SHED
&
WORKSHOP
REMAINING
ORCHARD
DAIRY BARN



BERWICK MANOR & FARM



Carmel River

NOV 17/1977

ALLEY

VOL. 2 PAR. PG. 3
N.68°16'W. 560.20

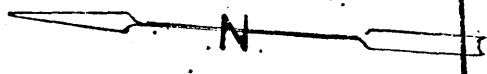
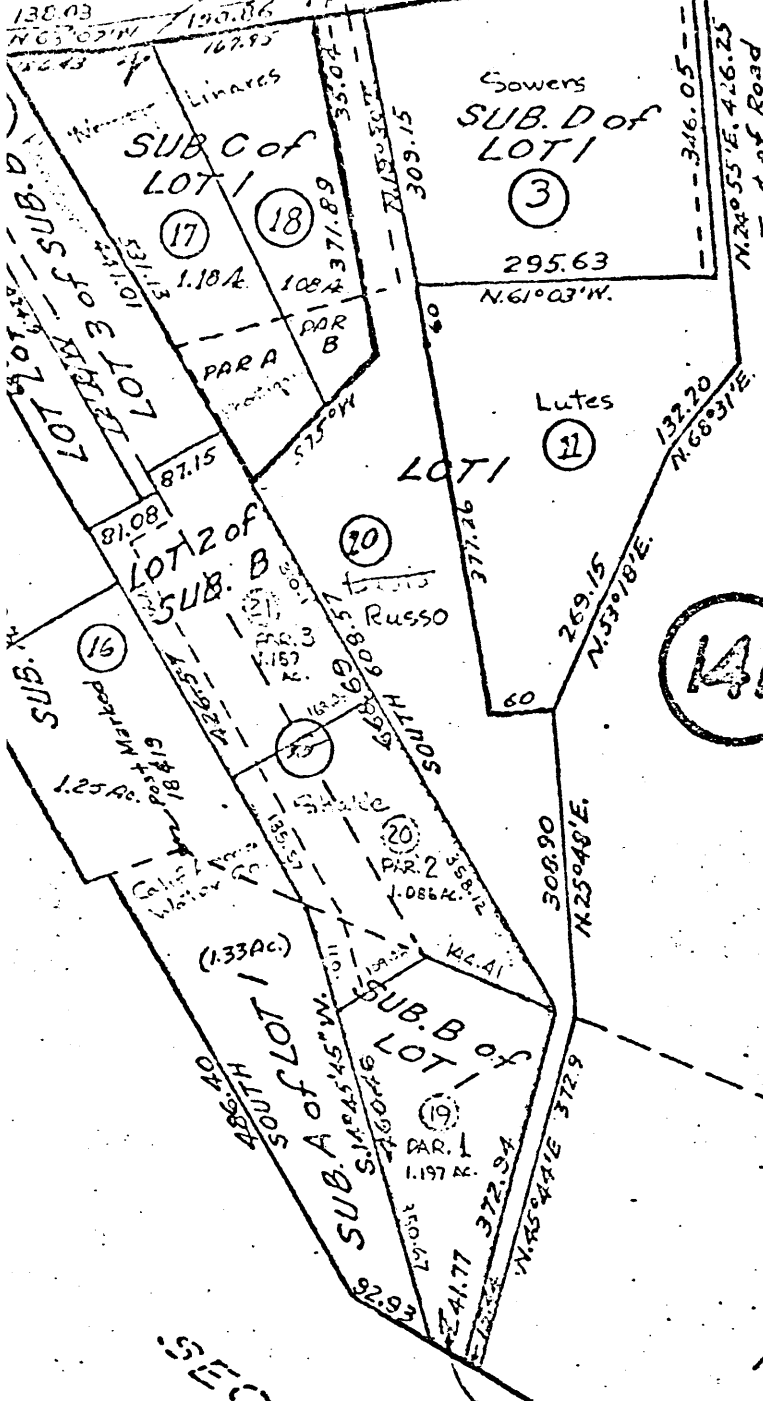
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O.P.L. VOL. 2 PG. 48

Book 16
Pg 14

23



LOT 16

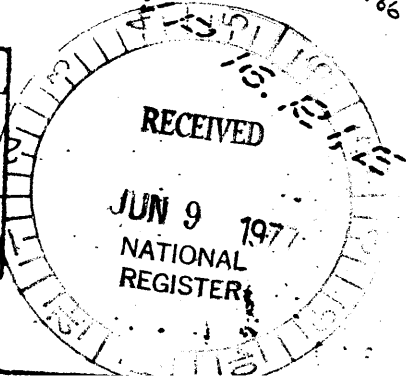
LOT 2

(5)
Mason

Por. of LOT 4

LOT 16
Por. Lot 4
N.37°01'W. 103.10
Sec. 24 TWP. 16 R1E.
James
Meadows, Jr.

HART "A"	
N	116.56
14°35'W.	72.49
65°40'W.	62.12
N	53.83
45°40'N.	49.88
18°25'W	105.96
51°50'N.	61.71



13

LOT
of SUB
SUB A
of Sec