

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: Simkins House
2. Historic name: Iacapetti's Ranch
3. Street or rural address: 3974 Bonny Doon Road Bonny Doon Planning Area  
City Santa Cruz, CA Zip 95060 County Santa Cruz
4. Parcel number: 063-091-16
5. Present Owner: Jenome Simkins Address: 3974 Bonny Doon Road  
City Santa Cruz, CA Zip 95060 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Residence Original use: Residence

DESCRIPTION

- 7a. Architectural style: Salt Box
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

This house is a simple salt-box - a style more commonly found in the MidWestern and Eastern parts of the United States. It is a two story structure with a gable roof. One side of the gable extends down to the first level height, thus creating the "salt box" shape. The house has a shed roofed porch attached on one side. On three sides it is covered with shingles, and on the fourth, shiplap.

The Whitesill House, which is also located on this parcel and has been surveyed, is rated NR6 and is thus not historically designated.



8. Construction date: Estimated 1900 Factual \_\_\_\_\_
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet): Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage 40
12. Date(s) of enclosed photograph(s) \_\_\_\_\_

13. Condition: Excellent \_\_\_ Good \_\_\_ Fair  Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: Several over time
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings  Densely built-up \_\_\_  
Residential \_\_\_ Industrial \_\_\_ Commercial \_\_\_ Other: \_\_\_
16. Threats to site: None known  Private development \_\_\_ Zoning \_\_\_ Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_
17. Is the structure: On its original site?  Moved? \_\_\_ Unknown? \_\_\_
18. Related features: \_\_\_\_\_

**SIGNIFICANCE**

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This house is an excellent example of the "salt box" an uncommon structure type in Santa Cruz County. Its location at the center of Bonny Doon suggests it may have been an important structure at one time.

This building is reported to have been the house of the Burns Family who established the Ben Lomond Wine Company at Bonny Doon. There is stone work in the cellar for wine storage. Later, the Iacapettis lived here and sold grapes to the Bargetto's who operated the Bargetto Winery.

20. Main theme of the historic resource: (if more than one is checked, number in order of importance.)  
Architecture 2 Arts & Leisure \_\_\_  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_

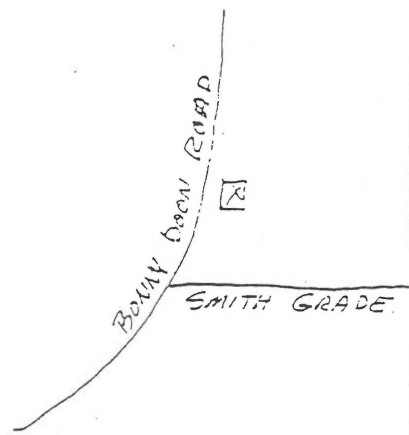
21. Sources (List books, documents, surveys, personal interviews and their dates)  
Interview Micki Ryan, 9/85 and 12/86

ref: Koch's Parade of the Past pp. 113, and 138

Holland's Late Harvest P. 12

22. Date form prepared April 1986  
By (name) The Firm of  
Organization BONNIE L. SANDOZ  
Address: 247 W. THIRD STREET  
City SAN JOSE, CA 95112  
Phone: (408) 971-1421 Zip \_\_\_\_\_

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



Iacapetti's Ranch (4299 Bonny Doon Rd.)

ADDENDUM—1994

PHYSICAL INSPECTION

Date: April 14, 1994

Result of Inspection: Structure appears to be unchanged.

CONSULTANT'S PRELIMINARY RECOMMENDATIONS:

No change.

CORRECTIONS TO INVENTORY FORM

Line 3.....4299 Bonny Doon Road

(Change of rating pending public hearing before the Historical Resources Commission with final approval by the Board of Supervisors).

4299 or 3974  
Bonny Doon?

Context: 1 (agriculture), 2 (architecture)

Property type: farm house