

# SOUTH DAKOTA HISTORIC SITES INVENTORY

Historic  
Name \_\_\_\_\_

Address/  
Location 1310 WEST BLVD.

Common  
Name \_\_\_\_\_

Historic  
Function \_\_\_\_\_

Historic  
Context(s) \_\_\_\_\_

Owner's  
Name DON + JAN GUSTIN

Owner's  
Address SAME

Owner's  
Phone # 381.9583

Date(s) of  
Construction \_\_\_\_\_

Photographer \_\_\_\_\_

Roll # \_\_\_\_\_ Frame #'s \_\_\_\_\_  
(Attach Photographs Below)

Site Number

PN	RC	RC	WB	378
CTY	TWP	CIT	NBH	NUM

DBASE \_\_\_\_\_

U.S.G.S. Quad Map Name

Legal Description

Q1	Q2	SEC	TWP	RNG

Urban LOT \_\_\_\_\_ BLK \_\_\_\_\_  
Only ADD \_\_\_\_\_

Surveyors

Date \_\_\_\_\_

NR Eligible Yes \_\_\_\_\_ No \_\_\_\_\_  
Future NR Yes \_\_\_\_\_ No \_\_\_\_\_

Significance

☐ HIST ☐ ARCH ☐ ARCE  
☐ NATL ☐ STAT ☐ LOCL

## Dates:

Founding of Institution or Settlement 1876

Town and Addition Plated 1877 1886 Initial Construction of Structure 1914

## Original Owners:

Name (Include Spouse if Known)

Place of Origin

Date Arrived in S.D. 0000 In USA 0000

Occupation(s)

Religious Affiliation

Social/Fraternal Affiliation

## Other Previous Owners:

Names and Dates of Occupation Leslie & Isabel Schurger (R.L. Polk,  
1928: lists Leslie as salesman)

## Structural History:

Architect's Name and

Date of Commission

Builder's Name

Pattern, Book and Number/Name

Historic Uses of the Site House

Changes in Use

Statement of Historical Significance: (Including Relation to Historic  
Context Topics and Study Units)

This house has the potential to contribute to the West Boulevard Historic District. It is significant for its association with the growth and development of the West Boulevard neighborhood in Rapid City from 1878-1942. Built circa 1914, the house corresponds to the rebuilding phase of residential development in Rapid City (1897-1929), a period in which the West Boulevard neighborhood rapidly grew in response to tremendous population growth in the city. The house helps to illustrate the varied economic status of the neighborhood's inhabitants during this era. It also serves as a representative example of the Craftsman style, one of the most popular styles for domestic construction in the West Boulevard area in the 1910s and 1920s.

**Miscellaneous Historical Information:**

Research indicates the house was built about 1914, the year a water permit for the property was issued to a person with the surname Wellman. No other information to confirm Wellman as the original owner was found.

**Bibliography:**

Oral Interview (Name, Date & Relationship to Site)

Atlas (Date & Publisher)

County History (Title & Pages)

Deed Abstract

Tax Records Assessors' Card: 1919

Sanborn-Ferris Maps (Dates)

1923 & 1930: house & previous garage

Census Records

Historical Photos (Description & Date)

Manuscripts (Name & Date)

Directories (Type & Date)

R.L. Polk: 1928

Other Sources Rapid City Public Works, Water Permit #766:  
Wellman, 19 January 1914

General Information:

Building #

Site No. PN-RC -RC-WB-00378 Date of Construction c.1914 Photos 31 & 32

Function House Plan Form Irregular

Height (Stories) 1

Style Craftsman Method of Construction Wood frame

Overall Condition E

Additions & Alterations (Types & Dates)

Modern alterations: bay window on south, exterior chimney on south, carport on west towards south

Evaluation of Specific Elements:

Foundation: Materials Not visible

Condition

Walls: Cladding Clapboard & beaded board

Condition E

Windows: General/ Type Unique

Glazing Pattern

Condition Location

G Double-hung, wood-sash  
U Fixed w/ sidelights

1/1  
1/1-2x4-1/1

E  
E West

Doors: Type

Glazing Pattern Condition Location

Not visible

West

Roof: Form Side gable

Materials Asphalt shingles

Condition E

Dormer: Type

Location(s)

Condition

Chimneys/Ventilators: Materials 2 brick chimneys

Condition

Location(s) Interior: on ridge; exterior: south wall

Porches: Materials

Condition Height

Roof

Location

(Stories) Configuration

Vestibule: clapboard siding

E 1 Gable

East

Open: clapboard siding

E 1 Gable

West

Bays/Towers: Form

Condition

Height (Stories)

Location(s)

Rectangular bay

E

1

South

Significant Exterior Details:

Roof: open eaves with wide overhangs, exposed rafter tips,  
and knee braces at the gables

Significant Interior Details:

Not accessed

## ARCHITECTURAL EVALUATION/ANCILLARY STRUCTURES

Site No. PN-RC -RC-WB-0037

Blgd#	Date	C/NC	Function	Photo#	Construction Method	Height
2	Modern	C	Garage	31	Wood-frame	1

Overall Condition	Individual Element Condition
E	Foundation: Materials- Not visible
	Walls: Cladding- Clapboard siding
	Windows: Type & Glazing Pattern- Fixed; 4 lights
	Doors: Type & Glazing Pattern- Overhead
	Roof: Form & Materials- Gable; asphalt shingles
	Chimney/Vent: Material & Location-

Significant Exterior Details

Significant Interior Details

Alterations &amp; Dates

Change in Use

## Preservation Strengths of the Site

- ☐ In Use and Not Threatened
- ☒ In Good Structural Condition
- ☐ Owners Protecting Site
- ☐ Appreciated by Public
- ☒ Valuable to Research

## Preservation Threats

- ☐ Abandonment
- ☐ Deterioration Through Lack of Resources
- ☐ Vandalism or Looting
- ☐ Inappropriate Alterations
- ☐ Inappropriate or Poor Maintenance
- ☐ Fragile or Deteriorating Construction Materials
- ☐ Unsound Condition
- ☐ Lack of Support (Specify by Whom)

Environmental Situations Effecting Site (Specify What: May Include Mining, Flooding, Erosion, Pollution, Acid Rain, Weather, Isolation, Development, Etc.)

Site Plan: Indicate all door and window openings, roof shapes, and landscape features.



Indicate  
North

WEST BLVD

