

Joyce Estate, Main Pump House  
Chippewa National Forest Road 2144,  
3 miles north of County Road 335  
Grand Rapids vicinity  
Itasca County  
Minnesota

HABS No. MN-146-I

HABS  
MINN  
31-GRAP.V,  
3I-

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PHOTOGRAPH  
HISTORICAL AND DESCRIPTIVE DATA

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Historic American Buildings Survey  
National Park Service  
Rocky Mountain Regional Office  
Department of the Interior  
P.O. Box 25287  
Denver, Colorado 80225

# HISTORIC AMERICAN BUILDINGS SURVEY

## JOYCE ESTATE, MAIN PUMP HOUSE

HABS No. MN-146-I

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### PART I. HISTORICAL INFORMATION

#### A. Physical History:

1. **Date of Erection** Ca. 1925.
2. **Original and Subsequent Owners** In 1916, David Gage Joyce secured the site of the Main Pump House and nearby buildings through the services of Simeon D. Patrick, who purchased the land as an intermediary. In 1917, Joyce acquired title in his own name. After Joyce's death in 1937, the property passed to his wife Beatrice Rudolph and daughter Beatrice Clotilde. In 1946, two years before her death, Beatrice Rudolph conveyed full title to Beatrice Clotilde, who retained ownership until her own death in 1972. In 1973, the Nature Conservancy purchased the property and resold it at cost the following year to the United States Department of Agriculture Forest Service for incorporation into the Chippewa National Forest.<sup>1</sup>
3. **Builders, Contractors, Suppliers** Unknown.
4. **Alterations and Additions** All pumping equipment has been removed.

**B. Historical Context:** In 1917, wealthy Chicagoan David Gage Joyce erected a complex of buildings on Trout Lake to serve as a family summer resort. A description of the Joyce Estate, published in 1922, notes that the sleeping cottages in the Main Cabin Compound were connected to a "compressed air" water system, which means that a pump house of some sort was among the early facilities.<sup>2</sup> It is uncertain, however, if the present Pump House was in existence at that time, although its wood-frame, drop-sided construction resembles other utility buildings erected at the estate during the 1920s, such as the Golf Course Pump House (HABS No. MN-146-PP). The Main Pump House apparently remained in service until the estate passed from Joyce Family ownership in 1973. It is currently vacant. For further information, see the historical overview of the Joyce Estate in HABS No. MN-146.

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<sup>1</sup> S.D. Patrick, Deed to David G. Joyce, 9 May 1917, Deed Book 35, 103; "In the Matter of the Estate of David Gage Joyce, Final Decree of Distribution," 30 June 1938, Book of Deeds 144, 401-406; Beatrice Rudolph Joyce, Deed to Beatrice Clotilde Joyce, 3 July 1946, Deed Book 167, 249 (all the foregoing in the Itasca County Recorder's Office, Itasca County Courthouse, Grand Rapids, MN); "Former Joyce Estate Is Dedicated to Public," Grand Rapids Herald Review, 14 October 1974.

<sup>2</sup> A Zone of Plenty (Grand Rapids, MN: Grand Rapids Herald Review, 1922), 17.

## **PART II. ARCHITECTURAL INFORMATION**

### **A. General Statement:**

1. **Architectural Character** The Main Pump House is a diminutive, rectangular-plan, one-story, gable-front building of utilitarian design.
2. **Condition of Fabric** Fair.

### **B. Description of Exterior:**

1. **Overall Dimensions** Approximately 3'3"x4'3"x4'10" high.
2. **Foundations** Concrete.
3. **Walls** Horizontal wood-drop siding with corner boards, painted green.
4. **Structural System, Framing** 2x4 stud frame construction.
5. **Porches, Stoops, Balconies, Bulkheads** None.
6. **Chimneys** None.
7. **Openings**
  - a. **Doorways and Doors** Doorway centered on front (east), with simple plank trim and wood, drop-sided door.
  - b. **Windows and Shutters** None.
8. **Roof**
  - a. **Shape, Covering** Gable roof, aligned on east-west axis; covered by composition shingles.
  - b. **Cornice, Eaves** Exposed 2x4 rafter ends.
  - c. **Dormers, Cupolas, Towers** None.

### **C. Description of Interior:**

1. **Floor Plans**
  - a. **Describe Floors** Front (east) door leads into small room with a sunken area, or pit, that formerly contained the pump.
2. **Stairways** None.
3. **Flooring** Concrete slab.
4. **Wall and Ceiling Finishes** Unfinished board sheathing.
5. **Openings**
  - a. **Doorways and Doors** None.
  - b. **Windows** None.
6. **Decorative Features and Trim** None.
7. **Hardware** None.
8. **Mechanical Equipment**
  - a. **Heating, Air Conditioning, Ventilation** None.
  - b. **Lighting** None.
  - c. **Plumbing** None.

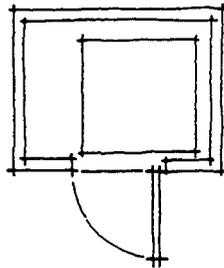
**D. Site:**

1. **General Setting and Orientation** Located in the Main Cabin Compound, the Main Pump House stands at the rear (to the west) of the backyard area for the Main Cabin (HABS No. MN-146-A) and its adjacent sleeping cottages. It is about 30 feet behind (west of) the Joyce Cabin (HABS No. MN-146-B). Formerly, this backyard area was a well maintained lawn, but it is now overgrown. To the rear (west) of the Main Pump House is a wooded hill upon which are perched a second row of cottages. The Main Pump House supplied all cottages in the Main Cabin Compound with water. For further information, see HABS No. MN-146.

**PART III. SOURCES OF INFORMATION**

- A. Early Views:** See HABS No. MN-146.
- B. Interviews:** See HABS No. MN-146.
- C. Bibliography:**
  - 1. Primary and Unpublished Sources** See HABS No. MN-146.
  - 2. Secondary and Published Sources** See HABS No. MN-146.
- D. Likely Sources not yet Investigated:** See HABS No. MN-146-.

**PART IV. PROJECT INFORMATION** See HABS No. MN-146.



0 1 2 3 feet



0 1 meter



north



SKETCH PLAN: MAIN PUMP HOUSE