

Joyce Estate, Three-Car Garage
Chippewa National Forest Road 2144,
3 miles north of County Road 335
Grand Rapids vicinity
Itasca County
Minnesota

HABS No. MN-146-^AØD

HABS
MINN
31-GDRAP.V,
3AD-

PHOTOGRAPHS
HISTORICAL AND DESCRIPTIVE DATA

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,
THREE-CAR GARAGE

HABS No. MN-146-BD

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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 Three-Car Garage and adjacent structures 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.¹
3. **Builders, Contractors, Suppliers** Unknown.
4. **Alterations and Additions** One overhead garage door has been added on the south wall; the southernmost garage door on the front (east) wall has been filled in to make a personnel door. A small concrete extension was added to the rear (west) wall to hold a furnace.

B. Historical Context: As reported by the Grand Rapids Herald Review of 14 March 1917, David Gage Joyce's original plans for his summer estate at Trout Lake called for the construction of a garage during that year. Joyce was a devotee of fast expensive automobiles, and he intended to drive to his estate from his home in Chicago. Although a garage almost certainly was built in 1917, it is doubtful that the Three-Car Garage dates from that period. The estate's initial buildings were log-frame, such as the Farmhouse (HABS No. 146-EE), located just to the north of the Three-Car Garage. In contrast, the Three-Car Garage is a wood-frame building with drop siding -- a type of construction that Joyce adopted during the mid-1920s, as evidenced by the Moore Lake Cabin (HABS No. MN-146-SS). The Three-Car Garage probably dates from the mid-1920s as well. It was definitely standing by 1938, when Joyce's probate inventory

¹ 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.

itemized a garage containing the following three vehicles: "32 V-8 station wagon ford, 32 DeLuxe Touring Car V-8, 32 4 cylinder pickup."² For further information about the Joyce Estate, see HABS No. MN-146-A: Joyce Estate, Main Cabin, Part I.B.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. **Architectural Character** This single-story, rectangular, wood-frame structure is covered by a gable roof. The axis of the roof runs north-south.
2. **Condition of Fabric** Fair.

B. Description of Exterior:

1. **Overall Dimensions** Approximately 30'5" by 20'3".
2. **Foundations** Concrete slab.
3. **Walls** Wood drop siding, painted green; trim painted white.
4. **Structural System, Framing** Wood frame.
5. **Porches, Stoops, Balconies, Bulkheads** None.
6. **Chimneys** A sheet-metal pipe chimney projects from the roof of the concrete furnace room behind the building.
7. **Openings**
 - a. **Doorways and Doors** Three garage door openings extend across the front (east) wall. The southernmost has been filled with a wood personnel door and drop siding. The two northern openings each hold an overhead wood door, which has two rows of fixed-pane window openings (most glazing is gone) and two rows of recessed wood panels. A similar door is in a doorway on the south wall that was not original to the construction. The garage doors and all trim are painted white.

² "In the Matter of the Estate of David Gage Joyce: Final Decree of Distribution," 30 June 1938, Deed Book 144, 401-406, in Itasca County Recorder's Office, Itasca County Courthouse, Grand Rapids, MN.

- b. **Windows and Shutters** Single, one-over-one, double-hung sash windows are situated in the north and south walls; the glazing is gone. Openings are trimmed with boards, painted white; a fillet molding tops the lintels, and the sill projects slightly.

8. **Roof**

- a. **Shape, Covering** Gable roof, with composition shingles and sheet-metal ridge roll.
- b. **Cornice, Eaves** Rafter tails are exposed. A metal rain gutter attached to the fascia board over the east doors is pulling away from the building.
- c. **Dormers, Cupolas, Towers** None.

C. **Description of Interior:**

1. **Floor Plans**

- a. **Describe Floors** The single, unpartitioned room has entry doors to the south and east. A workbench is built into the southwestern corner; brackets, which probably once held another workbench, are along the north wall. A low, concrete extension, which holds a furnace, is centered on the rear (west) wall.

2. **Stairways** None.

3. **Flooring** Concrete.

4. **Wall and Ceiling Finishes** The ceiling is wood planks, and horizontal wood planks cover the walls. Both ceiling and walls are painted grey.

5. **Openings**

- a. **Doorways and Doors** Untrimmed.
- b. **Windows** Flat board trim; projecting sills.

6. **Decorative Features and Trim** None.

7. **Hardware** Plate on garage door locks reads "Overhead Door Corp., Hartford

City, Indiana."

8. Mechanical Equipment

- a. **Heating, Air Conditioning, Ventilation** An oil-burning furnace, no longer functional, is in a concrete nook on the west wall. A rusty metal oil tank is located immediately outside, to the north.
- b. **Lighting** Removed.
- c. **Plumbing** None.

D. Site:

- 1. **General Setting and Orientation** Located in the Caretaker's Compound, the Three-Car Garage is one of several farmstead-like buildings clustered around a circular yard about 100 feet in diameter. Facing east, it stands directly south of the Farmhouse (HABS No. 146-~~EE~~^A). Immediately behind (west of) these buildings is a hill covered with native birch and other hardwoods. For further information, see HABS No. MN-146.

PART III. SOURCES OF INFORMATION

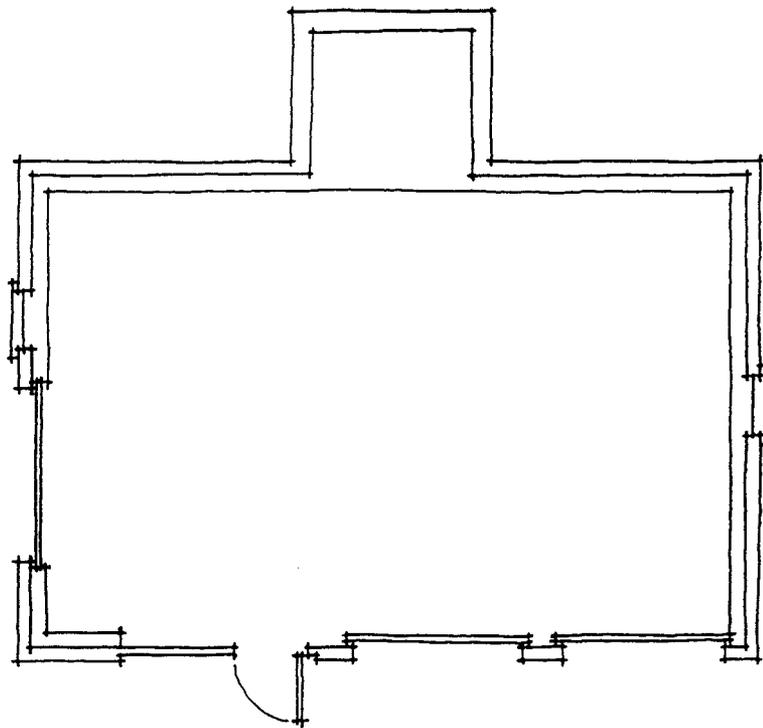
A. Interviews: See HABS No. MN-146.

B. Bibliography:

- 1. **Primary and Unpublished Sources** See HABS No. MN-146.
- 2. **Secondary and Published Sources** See HABS No. MN-146.

C. Likely Sources not yet Investigated: See HABS No. MN-146.

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



0 1 3 6 feet



0 1 2 meters



north 

SKETCH PLAN: THREE-CAR GARAGE