



850 North Grove Avenue

HIBS No. K-2026-2

Historical Recordation (SHPO LOG #004061925)

850 North Grove Avenue

Elgin, Illinois



FINAL REPORT

September 15, 2026

WJE No. 2026.1556

PREPARED ON BEHALF OF:

Elgin School District U-46

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CONTENTS

Introduction	1
Contextual History	1
City of Elgin Historical Background.....	1
David C. Cook Company.....	3
Chronology of Development and Use	12
Original Complex, 1901.....	12
Alterations to Complex, 1902–2026.....	28
Building Descriptions	35
Main Building (Demolished 2021)	35
Factory Building and Outbuildings (Demolished 2026)	36
Bibliography.....	49
1996 Illinois Architectural and Historical Survey	
Sanborn Fire Insurance Maps	
Drawings	

INTRODUCTION

In May 2026, School District U-46, the owner of 850 North Grove Avenue in Elgin, Illinois, entered into a Memorandum of Agreement (MOA) with the Illinois Environmental Protection Agency and the Illinois State Historic Preservation Office (SHPO) regarding the demolition of the David C. Cook Publishing House building.

The MOA outlines required mitigation measures, including the completion of Historical Recordation consisting of original drawings of the building to be demolished, interior and exterior photos of the building, digital copies of the historic photographs or representations of the building, a contextual history of the David C. Cook Company, a description of what was produced on site, and the inclusion of a memorial plaque in the lobby of the new school to be constructed on the site.

This Historical Recordation report contains a contextual history of the David C. Cook Company as well as a description of what was produced at 850 North Grove Avenue, as required by the MOA (HIBS No. K-2026-2). In addition, a brief historical context for Elgin, Illinois, and a description of the David C. Cook Publishing House buildings are included. The appendix contains historic maps and drawings of the buildings.

Research was completed by the authors at the Elgin History Museum, Gail Borden Library, and through the Sanborn Maps Collection of the Library of Congress. The *City of Elgin Application for Individual Landmark Designation* and supplemental material was provided by the City of Elgin. Inquiries made to Cook Media Global were not answered.

Timothy Penich, historical architect, and Deborah Slaton, historian, of Wiss, Janney, Elstner Associates, Inc. (WJE) prepared this report on behalf of School District U-46.

DLA Architects prepared interior and exterior photographs of the buildings as part of the required mitigation.

CONTEXTUAL HISTORY

City of Elgin Historical Background

The City of Elgin is located on the Fox River in northeastern Illinois, approximately 40 miles northeast of Chicago. Prior to the arrival of European-American settlers, the region was the home of the Potawatomi and other Algonquin-speaking groups. These Indigenous people lived in settlements, practiced agriculture and hunting as well as trade, and fished in the Fox River.¹

The first European-American settler to arrive in Elgin was Hezekiah Gifford, who visited the area from upstate New York in 1834 and returned in April 1835 with his brother, James Gifford, to settle in the area. As described on the City of Elgin website:

In 1835, James T. and Hezekiah Gifford, along with Samuel Jewett Kimball, settled a city that they would name "Elgin" in the state of Illinois, . . . [James] Gifford, being a devoutly religious man, named his new

¹ David Buisseret, "Elgin, IL," *Encyclopedia of Chicago*, <http://www.encyclopedia.chicagohistory.org/pages/420.html>, accessed July 2026. The Indigenous peoples were displaced from the region in the early nineteenth century after ceding their land to the federal government in various treaties, especially the Treaty of Chicago of 1833.

city after a Scottish psalm. "I had been a great admirer of that tune from boyhood," he once stated, "and the name Elgin had ever fallen upon my ear with musical effects."²

Upon their arrival, Hezekiah Gifford began farming and James Gifford constructed a flour mill, taking advantage of the proximity to the river.³ By 1837, Elgin ". . . had a bridge and a mill or two, and was beginning to enjoy a certain importance as a stage on the coach route from Chicago to the lead mines of Galena."⁴ In that year, a dam was built across the Fox River to provide power for grist mills. In 1842, James Gifford recorded the first town plat. In addition to its proximity to the river, Elgin ". . . benefited from being along the major east-west route between Galena and Chicago."⁵ In 1849, the Galena & Chicago Union Railroad reached Elgin, and by the 1850s, the town was a center for dairy production for the region. Elgin was incorporated as a city on February 28, 1854.

During the Civil War, Elgin prospered as a center for military products and for industry using the water power of the nearby Fox River.⁶ In 1864, the Elgin National Watch Company was founded, and by 1900 the company employed more than 2,000 workers.⁷ In 1865, Gail Borden opened the Elgin Milk Condensing Co., where a process he had patented in 1865 was used to produce ". . . a sanitary and nourishing alternative to fresh milk."⁸ Other industry in the city at the turn of the twentieth century included ". . . more than a dozen milk processing plants, two large publishing houses, plus scores of small and mid-sized factories. Downtown Elgin was a regional center of commerce with retail stores, specialty shops, wholesale suppliers, banks and professional offices."⁹ With the growth of industry, the population grew from 5,441 in 1870, to 17,823 by 1890.¹⁰

² Elgin, the City in the Suburbs, "Our History," citing author James McDunn, <https://elginil.gov/2140/Our-History>, accessed July 2026.

³ "James Talcott Gifford," *Find a Grave*, https://www.findagrave.com/memorial/23946690/james_talcott-gifford, accessed July 2026. An obituary for James Gifford cited in the History of Elgin from 1835–1875, cited at the above website, stated: "A nobler man never lived ; a more generous philanthropist never put forth an unstinted hand ; a more Christian gentlemen never kept in accord the precepts and examples of that high station."

⁴ Buisseret, "Elgin, IL."

⁵ "Historic Elgin," <https://historichelgin.com/about>, accessed July 2026.

⁶ Buisseret, "Elgin, IL."

⁷ Gifford Park Association, Elgin Historic District, "About Elgin Historic District," <https://gpaelgin.org/about-elgin-historic-district/>, accessed July 2026. The factory ceased product and was demolished in 1965.

⁸ "Elgin Milk Condensing Company," Historical Marker Database, <https://www.hmdb.org/m.asp?m=63650>, accessed July 2026. The factory ceased production in 1918.

⁹ Gifford Park Association, Elgin Historic District, "About Elgin Historic District"; Elgin, the City in the Suburbs, "Our History," citing author James McDunn.

¹⁰ Buisseret, "Elgin, IL."

In 1882, the David C. Cook Publishing Company relocated from Chicago, where it had been founded in 1875, to larger facilities in Elgin.¹¹ The firm became Elgin's second-largest industrial employer.¹² (See further discussion below.)

David C. Cook Company

David C. Cook

David Caleb Cook was born in East Worcester, New York, in 1850, the son of a Methodist Episcopal Church minister (Figure 1 and Figure 2). He was interested in Sunday school classes since childhood and began teaching Sunday school classes after moving to Chicago at the age of seventeen, where he worked in his father's print shop. David Cook, "... for four years following was most of the time teaching in two or three schools each Sabbath, while his evenings were mostly given up to visiting members of his classes."¹³



Figure 1. David C. Cook, undated photograph. (Source: *Elgin Today*, as provided in *City of Elgin Application for Individual Landmark Designation, David C. Cook Publishing House*)

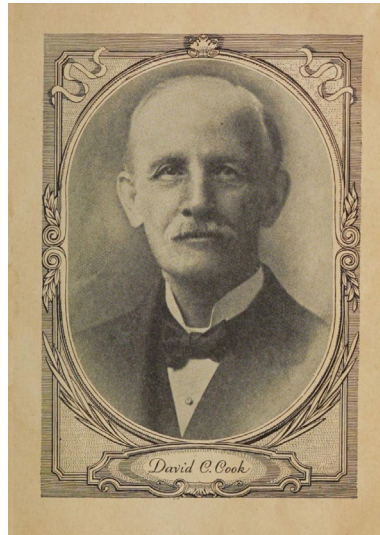


Figure 2. David C. Cook, undated photograph. (Source: *Memoirs: David C. Cook, the Friend of the Sunday School*, 1929)

In Chicago, Cook established a successful business selling sewing machines. His business was destroyed in the Great Chicago Fire in October 1871; however, Cook quickly rebuilt the business and "... used the profits to help children and families who were displaced by the fire."¹⁴ He devoted his time to relief and mission work: "Witnessing the distress of those about him he threw himself heartily into relief and mission

¹¹ David J. Kaptain and Kim Davis, Applicants, *City of Elgin Application for Individual Landmark Designation, David C. Cook Publishing House, 850 North Grove Avenue, Elgin, Illinois*. January 23, 2020.

¹² "David C. Cook," <https://davidccook.org/history/>, accessed July 2026.

¹³ Kaptain and Davis, *City of Elgin Application for Individual Landmark Designation, David C. Cook Publishing House, 850 North Grove Avenue, Elgin, Illinois; Elgin Today 1904: Historical, Descriptive, Biographical*, (Lowrie & Black Publishers, 1903).

¹⁴ "David C. Cook," <https://davidccook.org/history/>, accessed July 2026.

work in one of the poorest sections of the burned district.”¹⁵ Cook established several missions and Sunday schools in Chicago and Elgin. Since “Sunday school lessons were unavailable at that time and study aids like teacher’s guides were too costly for most people,” Cook began to prepare publications for his own Sunday schools.¹⁶ He soon found that his publications were in demand for use by others. In 1875, he established a publishing business in Chicago, focusing on non-denominational Sunday school literature. Cook initially printed a pamphlet called *Our Sunday School Quarterly*, with a circulation of approximately 40,000. With the help off his wife, Marguerite, he began to publish a second quarterly.¹⁷ Cook’s business was successful and soon needed more space. In 1882, Cook moved his publishing firm to Elgin, retaining a salesroom in Chicago.¹⁸ (See further discussion below.)

David C. Cook married Marguerite Murat on July 7, 1853, in Chicago (Figure 3). The couple had two children, George Evans Cook (1875–1901) and David Caleb Cook II (1881–1932). In 1885, Cook constructed a mansion for his family at 105 North Gifford Street in Elgin (Figure 4).¹⁹

In 1901, David Cook and his wife moved to California, seeking a milder climate because of his poor health. Cook had visited California several times and owned property in Piru, California, in the Santa Clara River Valley, where he had built a large house there around 1886.²⁰ He planted over 900 acres of oranges, apricots, walnuts, olives, and other fruit and nut trees mentioned in the Bible, wanting to create a “Second Garden of Eden.”²¹ Cook is credited with founding the town of Piru in 1887–1888.²² After oil was discovered on a neighboring property, Cook sold part of land and returned to the Chicago area, where he used his profits to build a new facility for his printing company in Elgin, near the Fox River.²³

¹⁵ *Elgin Today*.

¹⁶ David C. Cook,” <https://davidccook.org/history/>, accessed July 2026.

¹⁷ David C. Cook,” <https://davidccook.org/history/>, accessed July 2026.

¹⁸ *Elgin Today*.

¹⁹ Historic Elgin, 105 North Gifford Street, <https://historichelgin.com/105-n-gifford-street>, accessed July 2026. The twelve-room house was built at a cost of \$10,000 in 1885.

²⁰ “David C. Cook,” <https://davidccook.org/history/>, accessed July 2026; County of Ventura, “About Piru,” <https://venturacounty.gov/county-executive-office/community-development/about-piru/>, accessed July 2026; County of Ventura Resource Management Agency, “Ventura County Landmark No. 124, Piru Hotel,” <https://rma.venturacounty.gov/divisions/planning/ventura-county-landmark-no-124-piru-hotel-mountain-view-hotel-round-rock-hotel/>, accessed July 2026.

²¹ County of Ventura, “About Piru,” <https://venturacounty.gov/county-executive-office/community-development/about-piru/>, accessed July 2026.

²² “David C. Cook,” <https://davidccook.org/history/>, accessed July 2026; County of Ventura Resource Management Agency, “Ventura County Landmark No. 124, Piru Hotel,” <https://rma.venturacounty.gov/divisions/planning/ventura-county-landmark-no-124-piru-hotel-mountain-view-hotel-round-rock-hotel/>, accessed July 2026.

²³ David C. Cook,” <https://davidccook.org/history/>, accessed July 2026.



Figure 3. David C. Cook and Marguerite Cook at the time of their marriage. (Source: *Memoirs: David C. Cook, the Friend of the Sunday School*, 1929)



Figure 4. The Cook family home at 105 North Gifford Street in Elgin, 1929. (Source: *Memoirs: David C. Cook, the Friend of the Sunday School*, 1929)

The publication *Elgin Today 1904: Historical, Descriptive, Biographical* noted that Cook, Editor-in-Chief and President of the David C. Cook Publishing Company, had been, since boyhood, ". . . an aggressive and a successful aid to the Sunday school, church and temperance cause," noting, "The unusual success which Mr. Cook has attained as a publisher of Sunday school literature is undoubtedly due in some measure to

the fact that his whole life has been devoted to that work.”²⁴ The same publication noted that Cook “. . . is a kind-hearted employer, and commands the esteem and respect of his large force of operatives. The establishment is a monument to his untiring energy and enterprise, and is a pride not alone to its proprietors, but to the citizens of Elgin.”²⁵

In addition, according to E. C. Alft, “The David C. Cook Publishing House was one of the few to maintain production stability” during the Panic of 1893 where many other industries, including the Elgin National Watch Company, had to lay off employees.²⁶ Further, “. . . in 1900, the Cook Publishing Company became the first major local employer to cut the daily hours of work to nine, and the watch factory followed the next year.” In 1911, Cook also led the adoption of the eight-hour workday, “. . . which did not become the general practice of many other employers in Elgin.”²⁷

Cook established branches of his publishing firm in Chicago, New York City, and Boston. He was “. . . not only well known in Elgin but he was also an internationally known publisher for his six weekly and twenty quarterly publications were circulated to church societies and Sunday schools across the world.”²⁸ David C. Cook passed away on July 31, 1927, at the age of seventy-eight.

David C. Cook Publishing House, Elgin

To accommodate the increasing business realized by the successful publishing concern he had established in Chicago, David Cook purchased 13 acres of land in Elgin and moved his company to the new site in May 1882.²⁹ Cook was apparently assisted in his efforts to acquire the property by William Grote (1825–1921), a German immigrant and former mayor of Elgin.³⁰

²⁴ *Elgin Today*.

²⁵ *Elgin Today*.

²⁶ Kaptain and Davis, *City of Elgin Application for Individual Landmark Designation, David C. Cook Publishing House, 850 North Grove Avenue, Elgin, Illinois*; E. C. Alft, “Elgin: An American History 1835–1985,” *Crossroads Communications*, October 1984.

²⁷ Kaptain and Davis, *City of Elgin Application for Individual Landmark Designation, David C. Cook Publishing House, 850 North Grove Avenue, Elgin, Illinois*; E. C. Alft, “Elgin: An American History 1835–1985,” *Crossroads Communications*, October 1984.

²⁸ Kaptain and Davis, *City of Elgin Application for Individual Landmark Designation, David C. Cook Publishing House, 850 North Grove Avenue, Elgin, Illinois*.

²⁹ Kaptain and Davis, *City of Elgin Application for Individual Landmark Designation, David C. Cook Publishing House, 850 North Grove Avenue, Elgin, Illinois*, *Elgin Today*.

³⁰ Kaptain and Davis, *City of Elgin Application for Individual Landmark Designation, David C. Cook Publishing House, 850 North Grove Avenue, Elgin, Illinois*; “414 North Spring Street,” *Historic Elgin*, <https://historichelgin.com/414-n-spring-street>, accessed July 2026; “Wilhelm ‘William’ Grote,” *Find a Grave*, <https://www.findagrave.com/memorial/98627383/william-grote>, accessed July 2026. Grote, who had farmed and owned a general merchandise store before becoming involved in real estate, was instrumental in the development of Elgin, bringing new businesses to the city, building a commercial block downtown, and organizing the streetcar system and interurban rail lines.

<https://historichelgin.com/414-n-spring-street>

In addition to constructing the publishing house and headquarters, discussed below, Cook "... platted 40 residential lots and later commissioned the construction of many of the homes for his workers."³¹ The five-acre site feature a central boulevard (Esmeralda Place), and Cook erected cottages for his factory workers. "This was still a time where workers needed to be near their place of work and so building these homes across from the publishing house was another amenity and luxury that David C. Cook provided to his employees."³²

In Elgin, the publishing company was originally located "... in an old woolen mill within the central business district on the east side of the Fox River near the Chicago Street Bridge" (Figure 5 and Figure 6) In his book *Fifty-five Years of the David C. Cook Publishing Company*, Earl Heindel described the original printing plant in Elgin:

My earliest recollections of the David C. Cook Publishing Company of Elgin are that of a goodly size store facing the south side of Chicago Street next to the river. Behind it were the company's offices and below was the printing plant and all that went with it brought out from Chicago in 1882. The plant was reached by a ground level lean-to along the river side. The building extended about 150' to the rear, with an entrance on River Street too (now North Grove Avenue), a distance of about 165 feet.

The building had previously been a woolen mill, topped by a tower equipped with a large clock. ... A raceway of water from the dam at Kimball Street came down under the building and provided the company's power by utilization of water wheels.³³

³¹ Kaptain and Davis, *City of Elgin Application for Individual Landmark Designation, David C. Cook Publishing House, 850 North Grove Avenue, Elgin, Illinois*.

³² Kaptain and Davis, *City of Elgin Application for Individual Landmark Designation, David C. Cook Publishing House, 850 North Grove Avenue, Elgin, Illinois*; *Elgin Today*. The site is now part of the D. C. Cook – Lovell Area Historic District.

³³ Earl Heindel, *Fifty-five Years of the David C. Cook Publishing Company* (Elgin, Illinois: Cook Communication, 2018), 2. Mr. Heindel described his recollections of the publishing company, covering the period 1882 to 1967.



Figure 5. When the David C. Cook Publishing Company first moved to Elgin, it occupied an old mill along the Fox River, seen at the left in this photograph in 1883. (Source: Elgin History Museum, as provided in *City of Elgin Application for Individual Landmark Designation, David C. Cook Publishing House*)

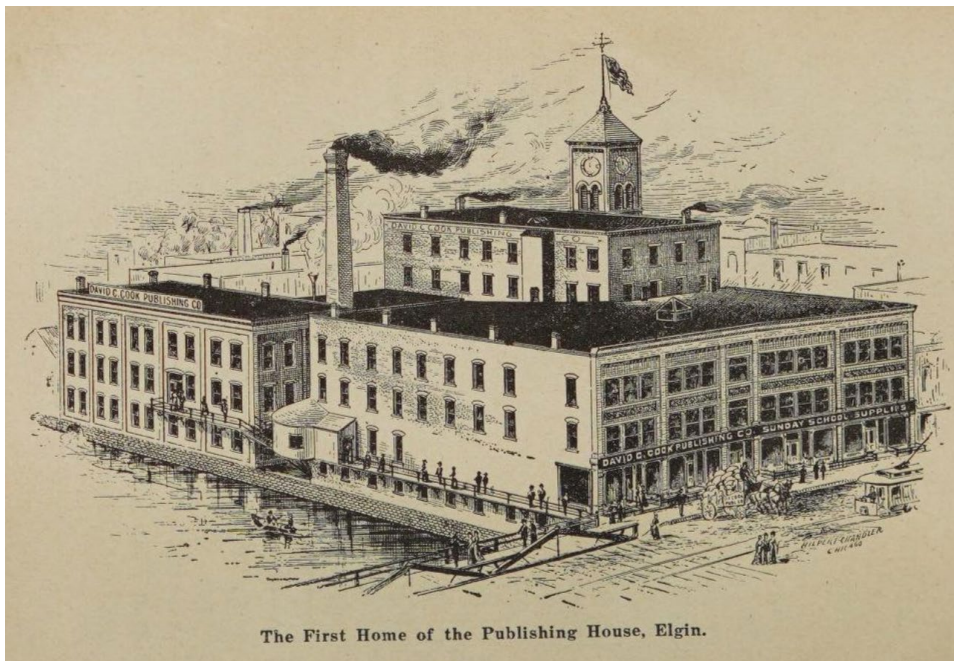


Figure 6. "The First Home of the Publishing House, Elgin." (Source: *Memoirs: David C. Cook, the Friend of the Sunday School*, 1929).

The business continue to grow; "By the end of the publishing house's first year in Elgin, it became the city's second-largest industrial employer, second to the Elgin National Watch Company with a work force

of 350 employees.³⁴ A new post office was completed in Elgin in 1884 and "... was quickly ranked as the third busiest in the state by weight of handled mail due to the publishing house's output in packages. Amazingly, approximately 68,400 second-class packages weighing twenty-one and a half tons were sent through this post office in one four-day period that year of solely Cook literature."³⁵

The publishing company again outgrew its facilities by 1901, at which time Cook purchased 19 acres of land one mile north of the city center from Edward C. Lovell. The site was platted as David C. Cook's Addition to Elgin (Figure 7).³⁶ The property at the far end of North River Street "... was bounded by the Fox River at the west. ... Lincoln Avenue on the South to Brook Street, and past Slade Avenue to the Pumping Station property."³⁷ The Chicago and Northwestern Railroad shuttle lines passed through the site, as well as the Elgin-Crystal Lake electric railroad; a "... side track was established for carload shipments of coal and paper."³⁸ A mail car was stationed behind the factory's mail room. A new complex was established on the site, with buildings designed by architect David E. Postle (see below).

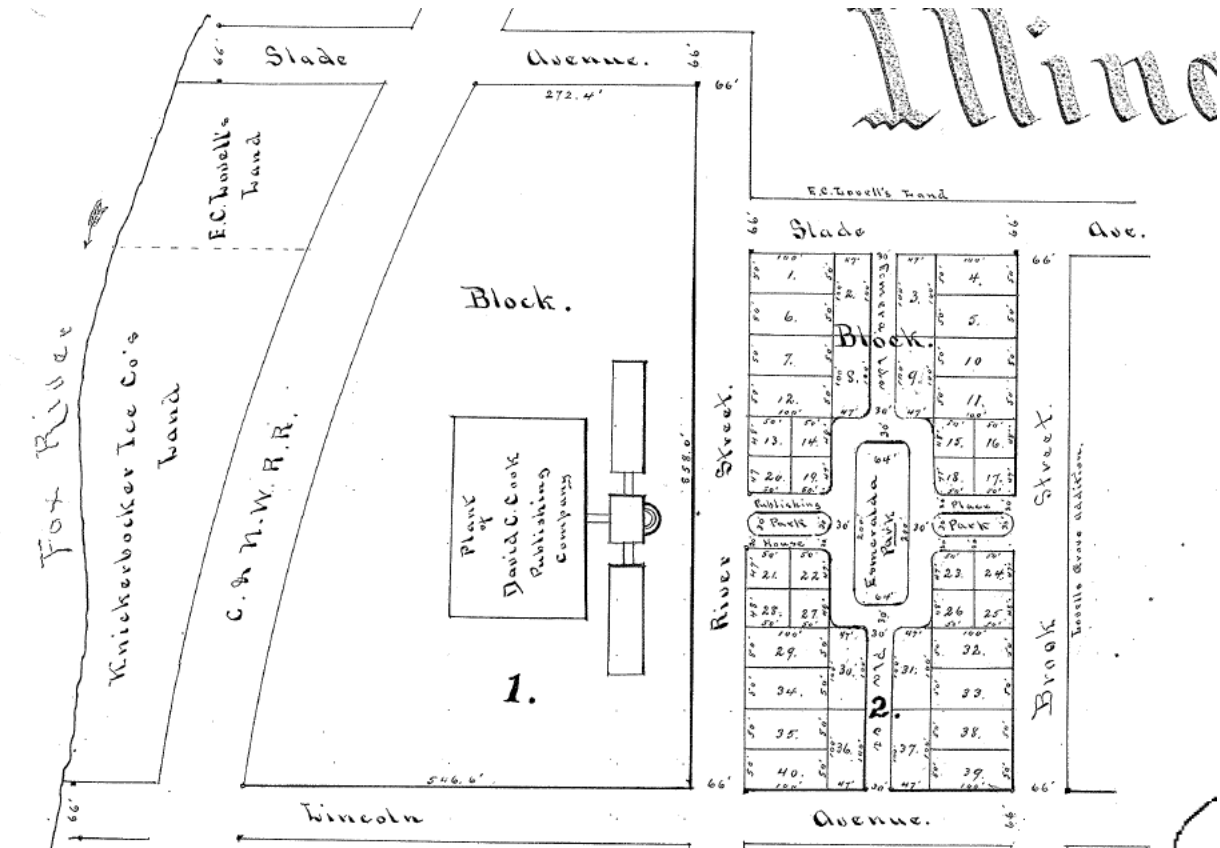


Figure 7. David C. Cook's Addition to Elgin, Plat Book, 1901. (Source: City of Elgin Application for Individual Landmark Designation, David C. Cook Publishing House)

³⁴ E. C. Alft, "Elgin: An American History 1835–1985," *Crossroads Communications*, October 1984.

³⁵ Alft, "Elgin: An American History 1835–1985."

³⁶ Illinois Architectural and Historical Survey, City of Elgin, 1996.

³⁷ Heindel, *Fifty-five Years of the David C. Cook Publishing Company*, 5.

³⁸ Heindel, *Fifty-five Years of the David C. Cook Publishing Company*, 5.

The publishing house complex was constructed at a cost of \$100,000 (Figure 8 through Figure 10). The primary buildings were masonry and considered to be "fireproof."³⁹ The new complex included the main building, designed in the Classical Revival Style, with a central, two-story section and one-story north and south wings; a hipped roof with pedimented front gable and dentilated eaves, large overhanging eaves, cupolas and chimneys, and a rounded entrance portico with Ionic columns. The masonry building featured limestone window and door surrounds. The rear factory building, "... measuring 167 feet deep and 252 feet wide composed of six fire-proof compartments on eight acres," featured saw-tooth roofs with clerestories, a configuration adopted for many manufacturing buildings to bring natural light to the interior.⁴⁰

Also constructed in 1901 were an oil house, located in the north part of the factory complex; a well house located directly north of the factory; the Art Department building, a freestanding structure located directly north of the factory; the employee restaurant, located in the north portion of the site; and the powerhouse/coal shed, also located in the north portion of the factory complex.⁴¹

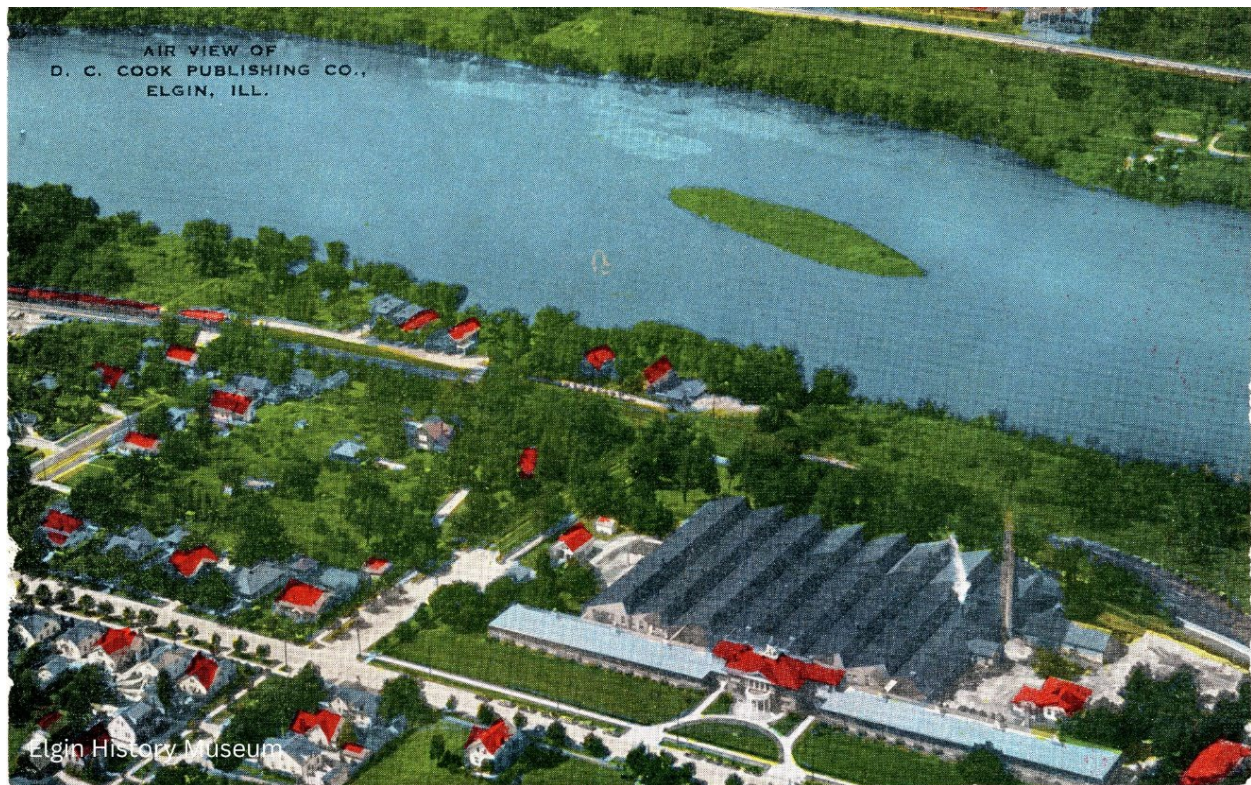


Figure 8. Historic postcard, undated. The fountain in the green space in front of the main entrance was planned but never constructed. (Source: Elgin History Museum, image no. 2007.003.0069 DC Cook Publishing Fox River.jpg)

³⁹ *Elgin Today*.

⁴⁰ *Elgin Today*.

⁴¹ Kaptain and Davis, *City of Elgin Application for Individual Landmark Designation, David C. Cook Publishing House, 850 North Grove Avenue, Elgin, Illinois*.

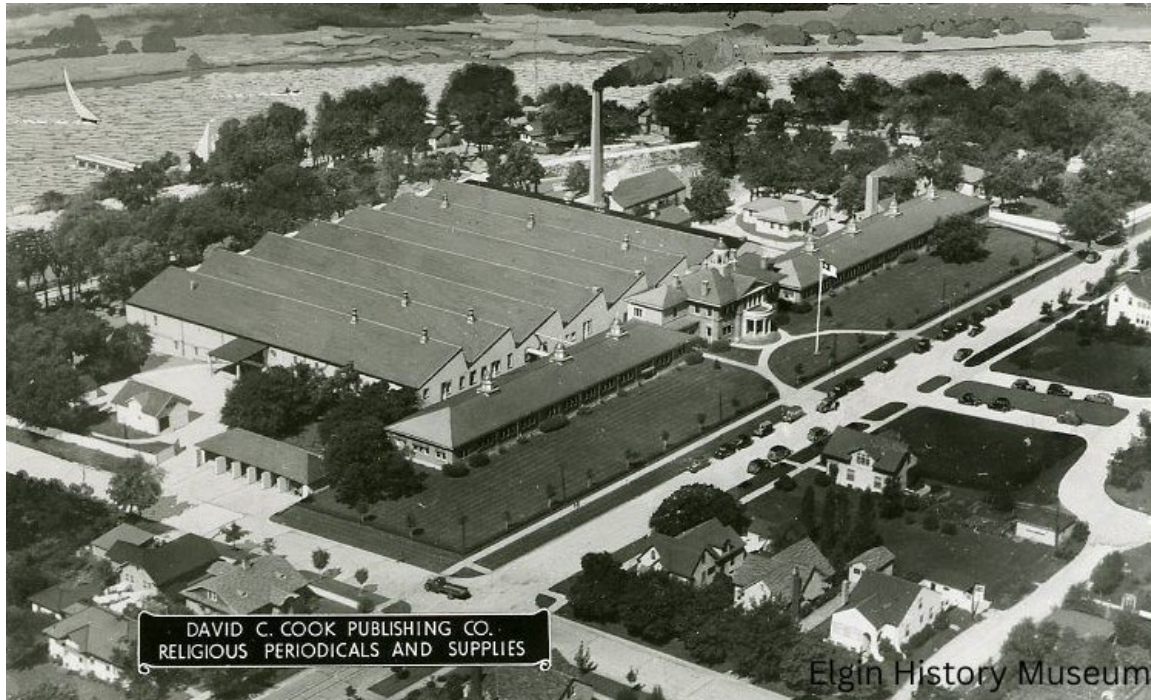


Figure 9. Aerial view of David C. Cook Publishing Company complex, undated. (Source: Elgin History Museum, image no. 1985.975.0036 DC Cook Publishing Fox River.jpg)



Figure 10. David C. Cook Publishing Company main building, seen from Esmeralda Place soon after construction in 1901. (Source: Elgin History Museum, image no. 1992.002.1974 1901 D.C. Cook Publishing Front view exterior.jpg)

Following construction of the facility in 1901, the site housed operations of the David C. Cook Publishing Company from that date until 1994.

Following David C. Cook's death in 1927, his son, David C. Cook II, and grandson, David C. Cook III, each served as the company's president. In 1944, the David C. Cook Foundation was established as a nonprofit corporation to ". . . ensure that revenue generated by David C. Cook Publishing Company was directed toward ministry efforts that benefited Christians worldwide."⁴²

By 1950, the David C. Cook Publishing House ". . . was the world's largest publisher of Sunday school literature and church supplies."⁴³ The David C. Cook Publishing House operated at 850 North Grove Avenue until 1994. At that time, the name of the company was changed to Cook Communication Ministries and the executive and editorial staff were moved to Colorado Springs, Colorado.⁴⁴ After acquiring several music companies as well as other publications, the company was renamed Cook Media Global in 2025.⁴⁵

CHRONOLOGY OF DEVELOPMENT AND USE

Original Complex, 1901

The first buildings of the complex were constructed in 1901 and included the main building, rear factory building, and in the north portion of the site, an oil house, a well house and Art Department building directly north of the factory, an employee restaurant, and powerhouse/coal shed. Figure 11 provides a site plan of the complex in 2020, showing the location of the buildings discussed below.

⁴² "David C. Cook," <https://davidccook.org/history/>, accessed July 2026.

⁴³ Alft, "Elgin: An American History 1835–1985."

⁴⁴ Christopher D. Cantwell, "'Religion . . . Is Our Business:' Religious Workers and Religious Work at the David C. Cook Publishing Company," *Practical Matters Journal*, August 23, 2018, practicalmattersjournal.org/2017/03/08/religion-is-our-business/.

⁴⁵ "Cook Global Media," <https://cookmediaglobal.org/>, accessed July 2026.

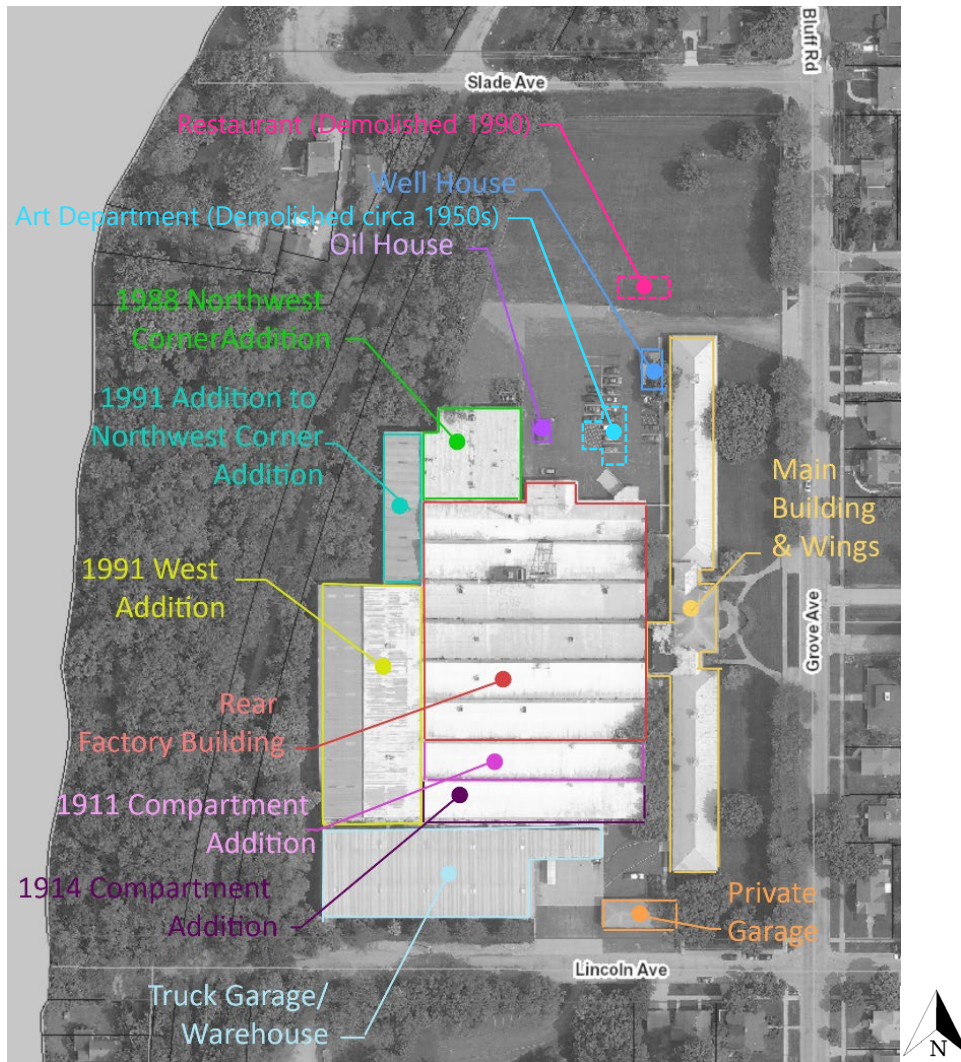


Figure 11. Site plan showing the location of buildings at the David C. Cook Publishing Company complex, 2020, as well as previously demolished buildings (Source: *City of Elgin Application for Individual Landmark Designation, David C. Cook Publishing House*, annotated by authors)

The publication *Elgin Today 1904: Historical, Descriptive, Biographical* included a description of the David C. Cook Publishing House complex, including the functions housed in the various buildings:

The buildings, which are believed to have no superior in this country for convenience, adaptability and comfort, are of one-story construction, with the exception of the center building in front, which has the editorial offices on the second floor. The front buildings are entirely separate from those in the rear, and are connected by a covered passageway. The buildings in the rear are absolutely fire-proof being built of brick, with roofs of corrugated iron and glass supported on steel girders. All the floors are of hardwood, laid on solid beds of gravel. This arrangement affords a perfect foundation for pressed and other heavy machinery.

The central building and south wing are devoted entirely to office purposes. In the north wing are the composing room and electrotpe foundry. The rear or main factory buildings, are 167 feet deep by 252 feet wide, and afford room for the power plant, stock room, press room, bindery, mail room, merchandise and shipping rooms. These buildings are divided into six fire-proof compartments, protected by brick walls and iron doors.

The power plant consists of a battery of four 80-horse-power boilers, three of which furnish sufficient steam for power purposes and for heating in the coldest weather, thus leaving one boiler in reserve at all times.

There are two high-speed, 100-horse-power engines, each belted to a 60 kilowatt, 250-volt dynamo, either of which is capable of furnishing light and power for the entire plant.

Forty-seven motors, with an aggregate capacity of 118 ½ horse-power, are distributed about the plant, divided among the various departments as follows: Pressroom, 49 horse-power; bindery, 12 horse-power; foundry, 17 horse-power; photo-engraving, 9 horse-power; conveyors, blowers and other miscellaneous apparatus, 31 ½ horse-power. The buildings are lighted by six hundred incandescent and twenty-eight lamps.

One great advantage of the establishment is that everything is on one floor, and the paper received in the stock room passes immediately to the next room adjoining, where the presses are located. In this are to be found seven rotary presses built especially for the company, printing in from one to four colors on both sides of the sheet, and delivering sheets at a speed of six thousand per hour.

All the different mechanical departments are supplied with finest and most modern machinery, and every process necessary for the complete manufacture of books and publications is carried on.⁴⁶

In his recollections in 1967, Earl Heindel described the facility and its operations as follows:

Along the south front, attractively bricked and red-roofed, was built a long 200-foot building to house the accounting and correspondence division. In the middle section's lower part was housed the reception and advertising departments, while upstairs Mr. Cook established his office and added the editorial portion of the business. North of this building, matching the long one to the south, were established the composing (typesetting) department, proof room and electrotpe foundry. At the end of the boiler room (located just north of the paper stock room) an automatic lift for coal from the coal cars to the "coal shed" was installed; behind the paper stock room, at its back, was set up an automatic roller device to feed and lift paper from car to stock room. (Both are still in operation (1967). At west end of mail room, a chute was provided down to the mail car whereby sacks of mail slid to the railway mail clerk for distribution. In the south building the back entrance was established on the south side of Lincoln Avenue where the two drays picked up and delivered the mail to the

⁴⁶ *Elgin Today*.

Post Office (publications go out second class, but fourth class and third-class mail had to be, and still are, delivered to Post Office for forwarding). These five buildings, or bays, were each 200 feet long, broken by an aisle going along the center from north to south.⁴⁷

The publication reported, "One company innovation was the sawtooth type arrangement whereby each bay was topped on the north side by a glass-top front supposed to give a north light, good for the eyes, and also save on electricity, etc." and further noted, "Few plants went to this feature (Conkey of Hammond is one), however, because of upkeep costs and heating problems in winter and summer."⁴⁸ Although not necessarily an annotation of the David C. Cook Publishing Company—this roof configuration with operable glazing was widely used beginning in the nineteenth century to provide both natural light and ventilation in large industrial spaces—the use of sawtooth roofs certainly provided these benefits inside the publishing facility.

An employee restaurant was constructed to the north of the plant, described as follows:

. . . a frame building approximately 110 x 50 feet was erected to house a cafeteria style restaurant. Here a 'cook,' popularly so called, was hired to provide both hot and cold meals and snacks for employees at noon. . . . because of the distance of the plant from downtown Elgin. . . . Tables were set out for use of ladies during summertime, providing a picnic atmosphere for all. It had room for about 75 diners but capacity went to 96 when the big corner stoves were removed and heat piped in from the boiler room. Horse drawn buses also pulled up in front of the plant to take those downtown (1901–1910) who wished to lunch there. . . . Just south of the restaurant Mr. Cook had built a neat rack to hold some fifty bicycles, much used at the time. It was covered with a roof to keep rain off. It was used by probably twenty to thirty a day.⁴⁹

Near the restaurant, another frame building was constructed to house the Art Department, ". . . to assure them more quiet. Here all the art work, such as that going into the publications, was checked, worked over, and sent to the local downtown engravers. Some art work going through merchandise was checked as well, plus headings, borders, etc."⁵⁰ A 35-foot-deep well ". . . was drilled just east of the Art Department and connected to the nearby electrotype foundry. The water was used to cool electrotype plates which were made under tremendous heat."⁵¹ A 100-foot-deep well was later drilled.

The boiler room, located north of the paper stock room, ". . . was equipped with three 10 horsepower boilers to provide power and heat for the entire plant, hand fed by coal, wheelbarrowed in from the coal shed, a 75-100-foot chimney provided draft. Heat for the entire plant came by means of forced air going through tunnels under the buildings, the air forced mostly

⁴⁷ Heindel, *Fifty-five Years of the David C. Cook Publishing Company*, 8–9.

⁴⁸ Heindel, *Fifty-five Years of the David C. Cook Publishing Company*, 9.

⁴⁹ Heindel, *Fifty-five Years of the David C. Cook Publishing Company*, 9–10.

⁵⁰ Heindel, *Fifty-five Years of the David C. Cook Publishing Company*, 11.

⁵¹ Heindel, *Fifty-five Years of the David C. Cook Publishing Company*, 11.

from a subsidiary fan under the main front building." The plant used electricity "... resulting from steam connected to a big Skinner engine belted to a large transformer. . . . Presses all had to use DC current so that was used throughout the plant. A small brick building, termed the oil house, was built adjoining the coal shed."⁵²

A carpenter shop was set up at the east end of the boiler room for the full-time staff carpenter. Washing machines were later added to the shop to clean the rags used with the presses.⁵³ To the south and facing Lincoln Avenue, another frame structure, approximately 75 feet by 30 feet in plan, was constructed to house the Accounting Department, staffed by fifty women. This building was heated by steam via a pipe from the boiler room.⁵⁴ West of the Accounting Department, a barn was constructed that housed two wagons and three horses, and a tool shed was added to the west of the barn.⁵⁵ A 7-foot-tall picket fence was constructed surrounding the back buildings and an ornamental metal fence surrounded the front lawn.⁵⁶

The offices had an outdoor telephone booth for calls made from the plant, as well as a telephone in the boiler room and offices of principal members of the firm. An intercom system initially connected the offices but was later replaced by a switchboard in the reception room, which was "... ornately designed of dark oak, [and] provided with large, easy chairs."⁵⁷ Another interesting method of communication was provided: "From the Correspondence (accounting) Department a chute with baskets hanging thereon went across between buildings in the Mail Room and Merchandise Department, in covered tubes. This saved a lot of time and kept things dry during wet days."⁵⁸

Only men worked in the company's business offices. Earl Heindel, who wrote his recollections of the plant, was employed there as a stenographer.⁵⁹ He also recalled that smoking and drinking alcoholic beverages was prohibited at the plant or on site.⁶⁰

David Cook's interest in amenities for his employees included planning for decorative site features: "Surrounding the back buildings Mr. Cook set up a tall 7-foot white picket fence, in front, protecting a spacious lawn. He put in a metal decorative fence. A fountain in the middle was

⁵² Heindel, *Fifty-five Years of the David C. Cook Publishing Company*, 11.

⁵³ Heindel, *Fifty-five Years of the David C. Cook Publishing Company*, 12.

⁵⁴ Heindel, *Fifty-five Years of the David C. Cook Publishing Company*, 12.

⁵⁵ Heindel, *Fifty-five Years of the David C. Cook Publishing Company*, 12.

⁵⁶ Heindel, *Fifty-five Years of the David C. Cook Publishing Company*, 12.

⁵⁷ Heindel, *Fifty-five Years of the David C. Cook Publishing Company*, 17.

⁵⁸ Heindel, *Fifty-five Years of the David C. Cook Publishing Company*, 17–18.

⁵⁹ Heindel, *Fifty-five Years of the David C. Cook Publishing Company*, 18.

⁶⁰ Heindel, *Fifty-five Years of the David C. Cook Publishing Company*, 19.

planned but never came into being except in artist's drawings and on post cards."⁶¹ After snowfalls, the walks at the site were cleared by a horse-drawn plow.⁶²

As noted by Mr. Heindel, "Mr. Cook platted all property across the street to the east up to Slade Avenue (already there when the land was purchased) into 50 x 100-foot lots, installed parkways, and sold the lots at \$500 to \$650."⁶³

Archival maps and photographs illustrate the various functions within the publishing complex at several points in time during the twentieth century. The Sanborn Company fire insurance map for the property for 1903 shows the buildings that comprised the complex at the time, as well as the functions of the different parts of the complex (see Appendix B). The main building, extending north-south at the east side of the site, includes the central section with reception on the first floor and an office on the second floor. This section was connected by one-story passages to the north and south wings. The north wing included (from south to north) the composing room; the foundry, and the finishing room. The south wing included the corresponding room, a water closet at the northeast corner of the structure, and a vault along the west side of the passage leading to the center section.

The factory building to the west included compartments or bays (from south to north) housing the merchandise room, mailing room (with a mail chute extending outward to the east of the building), bindery, press room, and stock room; the stock room had an extension (with an electric motor) leading to a loading platform along the rail spur. At the north end of the building were spaces housing support functions including the tank room, engine room, fan room, and carpenter shop.

Separate buildings are shown to the north of the factory including a coal house with coal conveyor leading to the rail spur to the northwest, a small oil house to the north, and the engraving room building to the northeast. North of the engraving room was a covered bicycle stand, and further to the northeast was the employee restaurant, a one-story structure entered from the east. All of the buildings were of masonry construction except for the engraving room, bicycle stand, and restaurant, which were of frame construction. A 1-1/2 story frame building and frame shed were located toward the south end of the property.

The railroad siding extended to the west of the factory, east of the Chicago & Northwestern Railroad tracks. Between the railroad tracks and the Fox River, the map shows the Edward C. Lovell Ice Houses. The 1903 Sanborn map also shows three dwellings to the east of the publishing complex, on the opposite side of River Street (now North Grove Avenue).

The map notes that the publishing complex used coal as fuel, electricity for power and lights, was heated by the Sturtevant Indirect System, and used city water. Fire hydrants and hoses are shown on the map, and the note also indicates ". . . 3 and 5 gallon chemical extinguishers and hand grenades thro'out buildings," as well as an 80 gallon tank on wheels." The map indicates that a night watchman was present

⁶¹ Heindel, *Fifty-five Years of the David C. Cook Publishing Company*, 12.

⁶² Heindel, *Fifty-five Years of the David C. Cook Publishing Company*, 12.

⁶³ Heindel, *Fifty-five Years of the David C. Cook Publishing Company*, 12-13.

in the summer, and two watchmen in the winter; that clocks at nine stations provided hourly reports, and that windows were present in all sides of the buildings.⁶⁴

Images of the publication company in operation circa 1912 are provided in Figure 12 through Figure 19.

The 1913 Sanborn map (see Appendix B) shows the same functions as in the 1903 map. A larger vault is present to the west of the passage linking the corresponding room with the center bay of the main building. An addition to corresponding room is shown at the south wing with a new foundry and finishing room at the north wing (added in 1907). An additional bay is present at the south end of the factory building (added in 1911), housing shipping (west) and clerical (east) functions, following by the merchandise room, mailing room (with a mail chute extending outward to the east of the building), bindery, press room, and stock room, to the north, with additional support functions housed at the north end of the building. The primary spaces are noted to have cement floors, metal ceilings, and a steel truss roof. The former engraving room was indicated as a storeroom in the 1913 map.

The 1950 Sanborn map (see Appendix B) shows an addition to the west of the vault on the main building. The passages to the north and south wings had been widened and a second story added. An additional bay had been constructed at the south end of the factory building and used for stock. The separate engraving room building, later used as a storeroom, housed the Art Department by that date. The coal house to the north of the factory had been enlarged; the bicycle stand removed; and a small electrical house added northeast of the Art Department building. The 1950 map also shows the addition of a frame garage with concrete floor for eight cars to the south of the factory complex, along Lincoln Avenue.

⁶⁴ Sanborn fire insurance map, 1903.



Figure 12. Women employed in gathering , folding, and assembling publications at the plant, 1912 (Source: Elgin History Museum, image no. 1996.046.006 D.C. Cook Publishing Machine Gathering Folding and Assembly 1912.jpg)



Figure 13. Women at work at the gathering tables in the bindery, 1912. (Source: Elgin History Museum, image no. 1996.046.0007 D.C. Cook Publishing Bindery gathering tables 1912.jpg)



Elgin History Museum

Figure 14. The company mail room, 1912. (Source: Elgin History Museum, image no. 1996.046.0008 D.C. Cook Publishing Mail Room 1912.jpg)



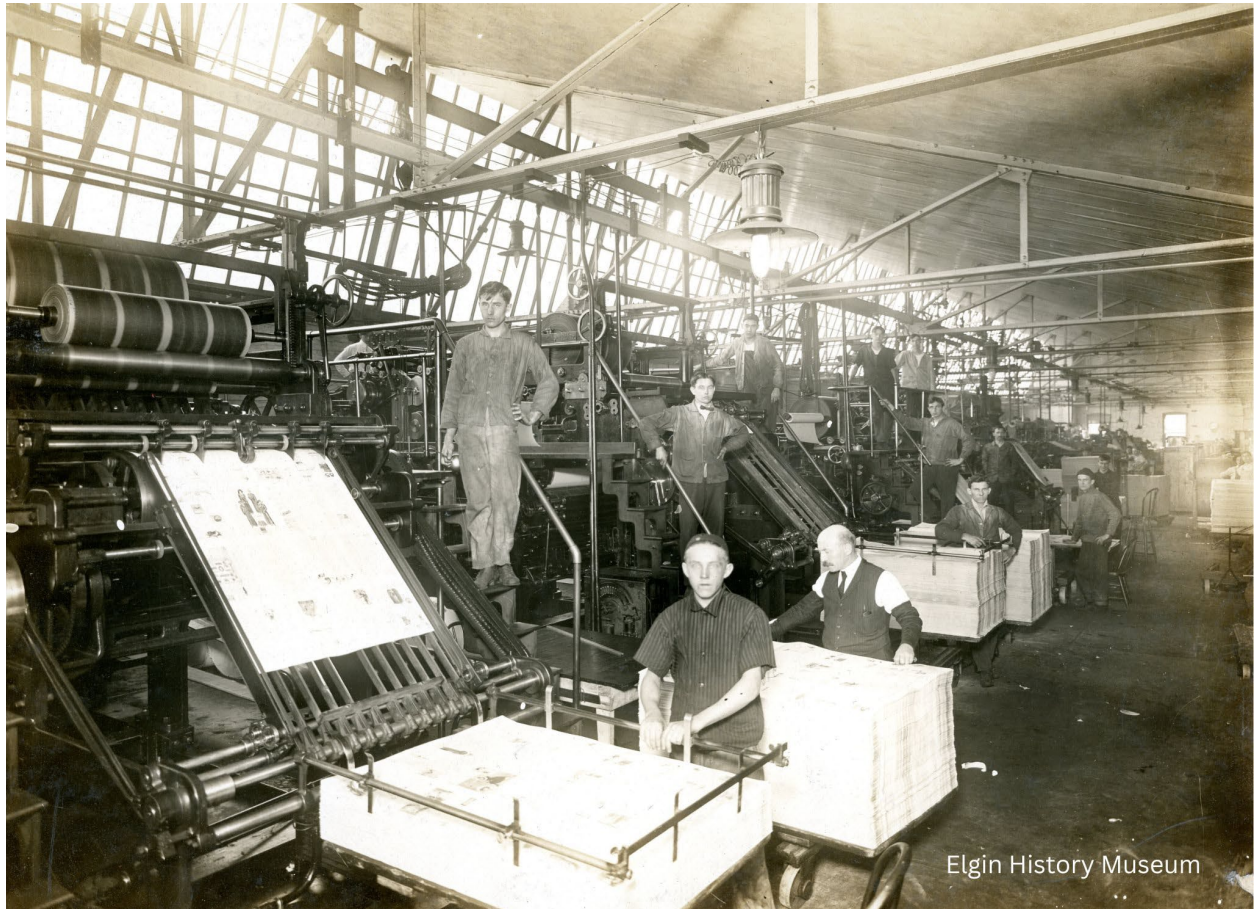
Elgin History Museum

Figure 15. The mailing room, 1912. (Source: Elgin History Museum, image no. 1996.046.0009 D.C. Cook Publishing mailing Room 1912 East Wing.jpg)



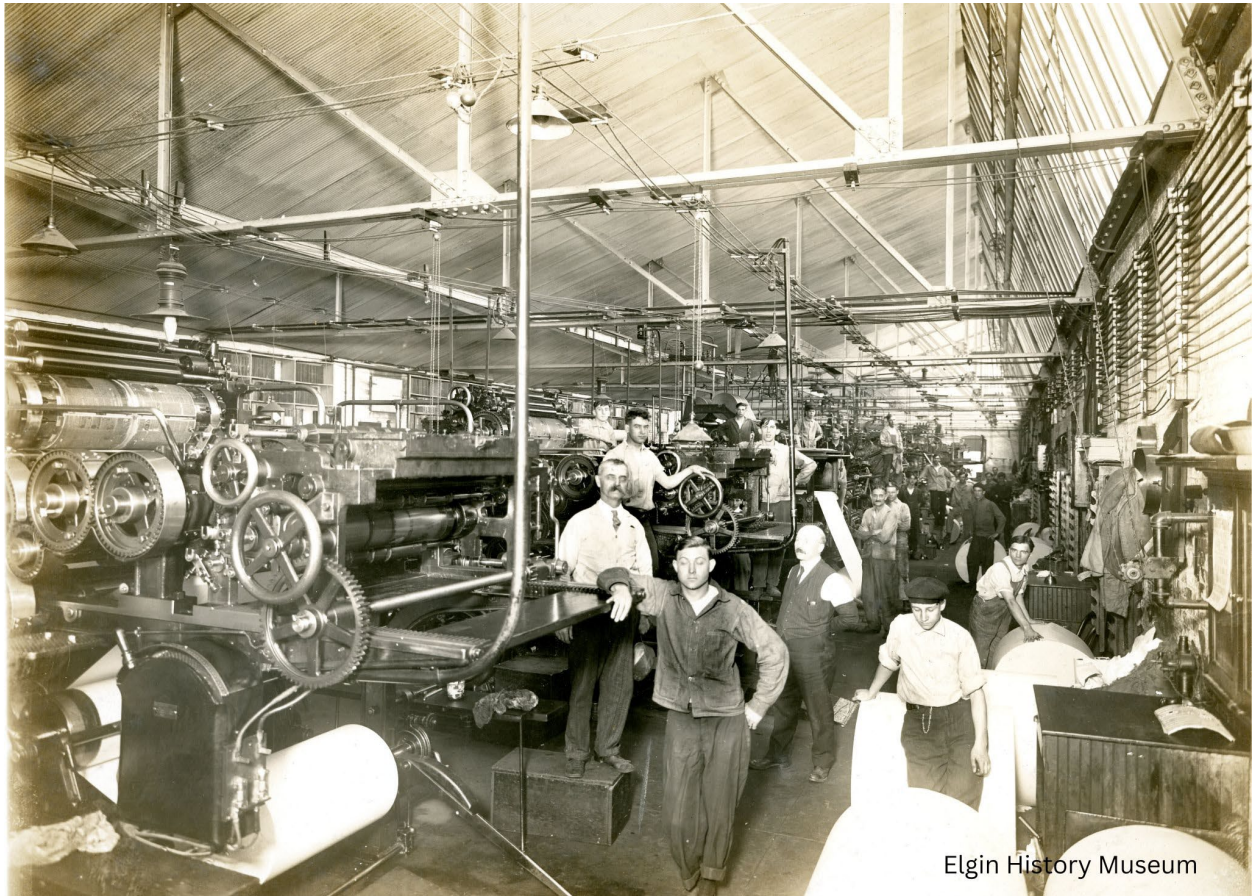
Elgin History Museum

Figure 16. The clerical department for the David C. Cook Publishing Company's *Mothers' Magazine*. (Source: Elgin History Museum, image no. 1996.046.0011 D.C. Cook Publishing Mothers Magazine Clerical Dept. 1912.jpg)



Elgin History Museum

Figure 17. Workers in the company press room using flatbed presses, 1912. (Source: Elgin History Museum, image no. 1996.046.0012 D.C. Cook Publishing Press Room 1912 Flatbed Section.jpg)



Elgin History Museum

Figure 18. Workers in the press room, 1912. (Source: Elgin History Museum, image no. 1996.046.0013 D. C. Cook Press Room 1912 Rotary Section.jpg)



Figure 19. Employees in the workroom, undated, likely circa 1912 (Source: Elgin History Museum, image no. 2001.002.0003 D.C. Cook Employees in workroom.jpg)

David E. Postle, Architect

David Elmer Postle was born in Columbus, Ohio, in 1863 (Figure 20). He grew up on a farm, worked as a teacher, and graduated with a degree in architecture and engineering from the University of Illinois. After moving to Chicago in 1884, he worked as an architect and opened his own office in 1892. In 1893, Postle married Georgia N. Richardson and the couple settled in Elgin. ⁶⁵



Figure 20. David E. Postle, architect and designer of the David C. Cook Publishing Company complex in 1901. Photo undated, published circa 1904. (Source: *Elgin Today 1904: Historical, Descriptive, Biographical*, as provided in *City of Elgin Application for Individual Landmark Designation, David C. Cook Publishing House*)

In the 1890s, Postle partnered with Gilbert M. Turnbull and William C. Jones. The firm designed many buildings in Elgin, including houses, apartments, schools, commercial buildings, government buildings, churches, and factories. Postle designed the Lords Park Pavilion in Elgin, constructed in 1898. Three years later, he was engaged to design the main building for the David C. Cook Publishing House. Among his many projects in Elgin, Postle designed a Prairie Style house for himself and his family at 54–56 North Liberty Street in 1903. ⁶⁶

Postle partnered with his brother, Oliver H. Postle, around 1902. The firm had offices in the Marquette Building in Chicago, where Postle designed the luxury Pattington Apartments in 1902–1903.⁶⁷ In the early 1920s, Postle moved to Los Angeles with his family. There he established an architectural firm with his son,

⁶⁵ Ibid

⁶⁶ “Elgin Heritage Plaque Application,” City of Elgin, 1990.

⁶⁷ “The Pattington: An Icon of Chicago’s Historic Architecture,” <https://www.thepattington.com/history>, accessed July 2026.

David E. Postle, Jr. David Postle passed away in 1939 at the age of seventy-six. Following his death, Postle's sons David E. Postle Jr. and George R. Postle continued the work of the firm into the 1940s.

Alterations to Complex, 1902–2026

Images of the publishing complex are provided in Figure 21 through Figure 24. (Also refer to the Sanborn fire insurance maps for the property provided in Appendix B, as described above.)

1907–1914⁶⁸

- In 1907, additions were constructed to the main building. These included a one-story, brick corresponding room addition, which consisted of construction of four more bays extending the south wing and six more bays extending the north wing.
- In 1911, the rear factory building was extended with construction of one additional bay to the south of the existing building.
- In 1914, the one-story links from the central portion of the main building to the wings were altered to two stories in height.
- In 1914, rear factory building was again extended by construction of one additional bay to the south of existing building.

1940s–1960s⁶⁹

- An addition was constructed to the powerhouse/coal shed in the 1940s.
- Also, circa 1940s, a private garage was constructed in the south portion of the site. (Its roofing and garage doors were later replaced.)
- A site plan of the publishing complex in 1945 is provided in Figure 25. (A larger version is included in Appendix C.)
- An addition to the well house was constructed circa 1950.
- The Art Department (engraving room) building was demolished circa 1950s.
- Floor plans of the main building and rear building in the 1950s are shown in Figure 26. (A larger version is included in Appendix C.)

⁶⁸ Chronology of construction from the 2020 *City of Elgin Application for Individual Landmark Designation* for the property.

⁶⁹ The 2020 *City of Elgin Application for Individual Landmark Designation* for the property provides a chronology of construction for the complex, including the main building, rear factory building, and other buildings on the site. Information provided in the chronology is summarized in this section of this report.

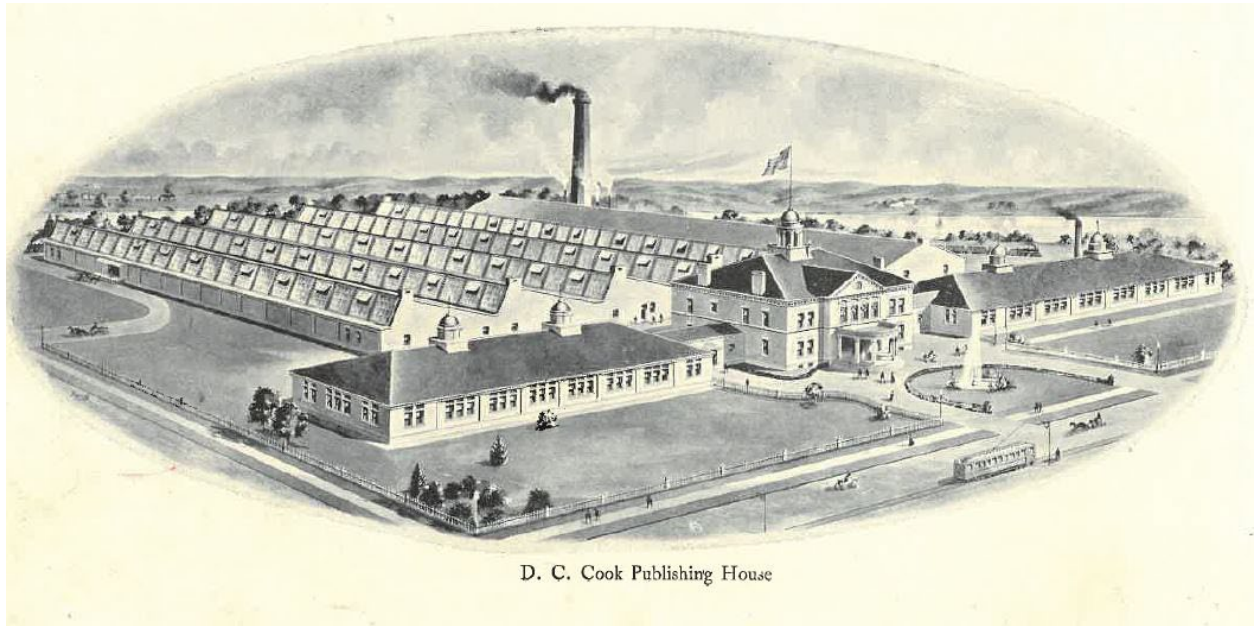


Figure 21. Sketch of David C. Cook Publishing House from *Elgin Today 1904: Historical, Descriptive, Biographical*. (Source: *Elgin Today*, as provided in *City of Elgin Application for Individual Landmark Designation, David C. Cook Publishing House*)

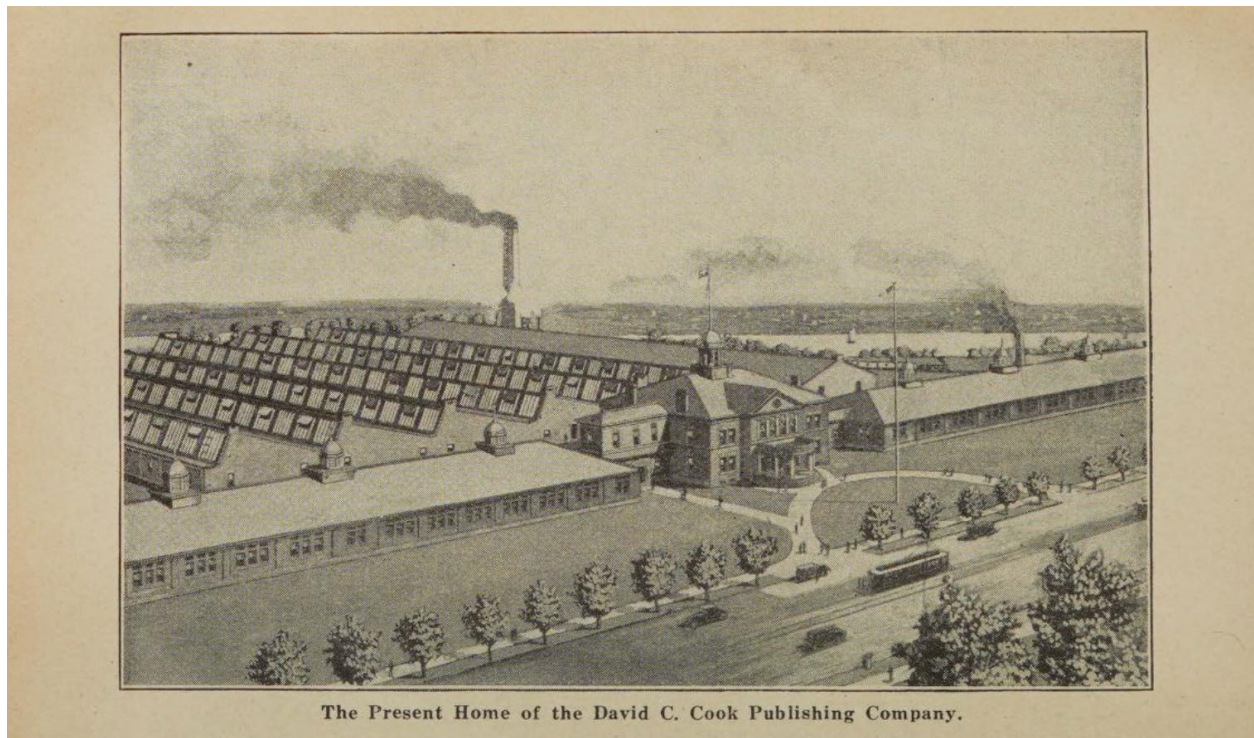


Figure 22. "The Present Home of the David C. Cook Publishing Company," published in 1929. (Source: *Memoirs: David C. Cook, the Friend of the Sunday School*. Elgin, Illinois: David C. Cook Publishing Company, 1929)

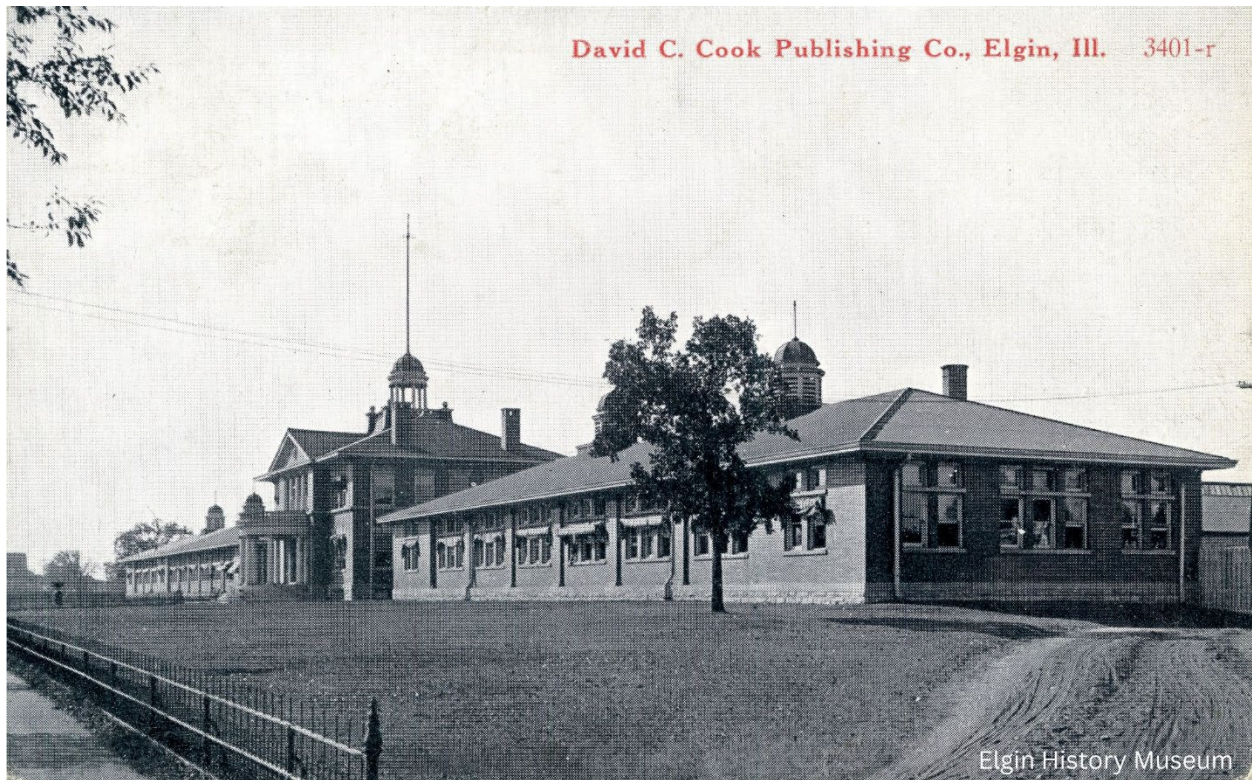


Figure 23. View of the street facade, main building, David C. Cook Publishing Company, undated photograph. Note the awnings on the windows and iron fence along the sidewalk. The size of the trees visible in front of the building and along the sidewalk suggest that this photograph was taken in the 1910s or 1920s. (Source: Elgin History Museum, image no. 1998.033.0374 D.C. Cook Publishing Co. jpg)



Figure 24. Aerial view of the David C. Cook Publishing Company facility with the Fox River to the west, undated photograph. (The water level in the river looks high in this photograph.) Note that several houses had been constructed on the lots east of the publishing facility by this date. (Source: Elgin History Museum, image no. 1999.033.0001 aerial view of D.C. Cook Publishing Fox River.jpg)

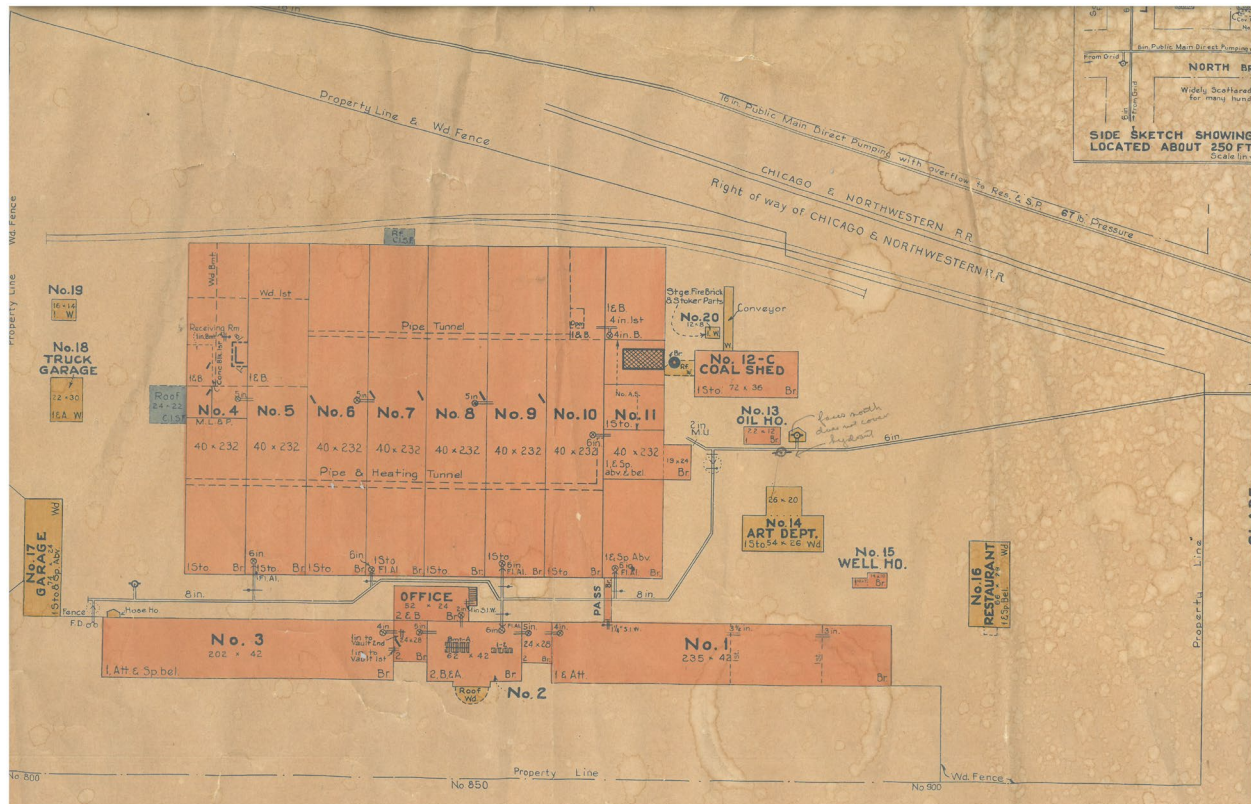


Figure 25. David C. Cook Publishing Company, floor plans, 1945. North is to the right in this drawing. (Source: City of Elgin Application for Individual Landmark Designation, David C. Cook Publishing House)

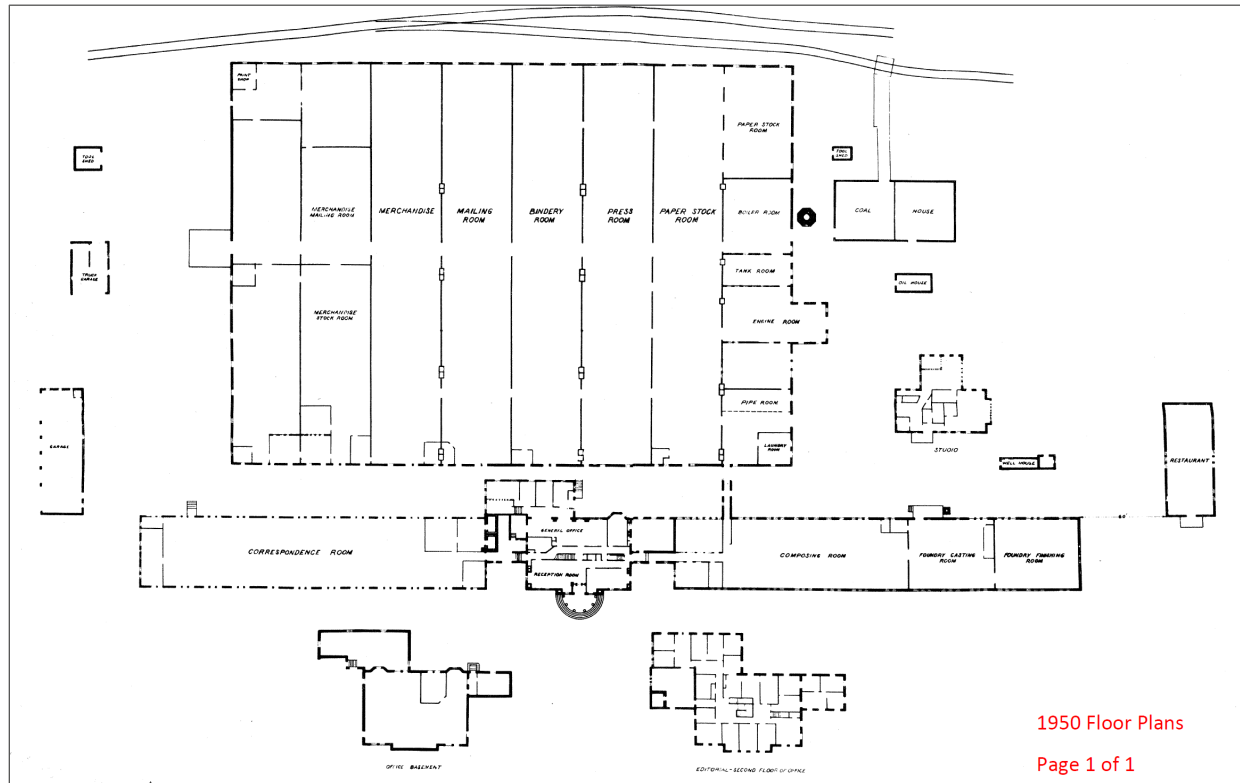


Figure 26. David C. Cook Publishing Company, floor plans, 1950. North is to the right in this drawing. (Source: *City of Elgin Application for Individual Landmark Designation, David C. Cook Publishing House*)

1980s–2026⁷⁰

- The powerhouse/coal shed was demolished in 1988.
- An addition to the northwest corner of the rear factory building was constructed in 1988.
- The employee restaurant at the north end of the site was demolished in 1990.
- In 1991, a further addition to the northwest corner of the rear factory building was constructed, and an addition was constructed to the west of the original factory buildings.
- In 1996, the complex was documented in the Illinois Architectural and Historical Survey for the City of Elgin. See Appendix A.
- A warehouse addition was constructed in 1999 (Figure 27 and Figure 28). (A larger version is included in Appendix C.)
- Circa 2000, a truck garage/warehouse was constructed in the south portion of the site. This structure was not connected to the factory buildings.⁷¹

⁷⁰ The 2020 *City of Elgin Application for Individual Landmark Designation* for the property provides a chronology of construction for the complex, including the main building, rear factory building, and other buildings on the site. Information provided in the chronology is summarized in this section of this report.

⁷¹ Kaptain and Davis, *City of Elgin Application for Individual Landmark Designation*, David C. Cook Publishing House, 850 North Grove Avenue, Elgin, Illinois.

- In 2020, a *City of Elgin Application for Individual Landmark Designation, David C. Cook Publishing House* was prepared for the property, which included photographic documentation of the site.
- In 2021, the main building and adjacent well house were demolished. The main building suffered water damage after a water main break in 2017. The factory building continued to be used as a warehouse and distribution center.
- In 2024, School District U-46 purchased the property to serve as the site for a new public elementary school. The company leased the building through early 2025.
- In 2026, the remaining buildings on site were demolished following documentation of the historic property and in preparation for the construction of a new elementary school building.

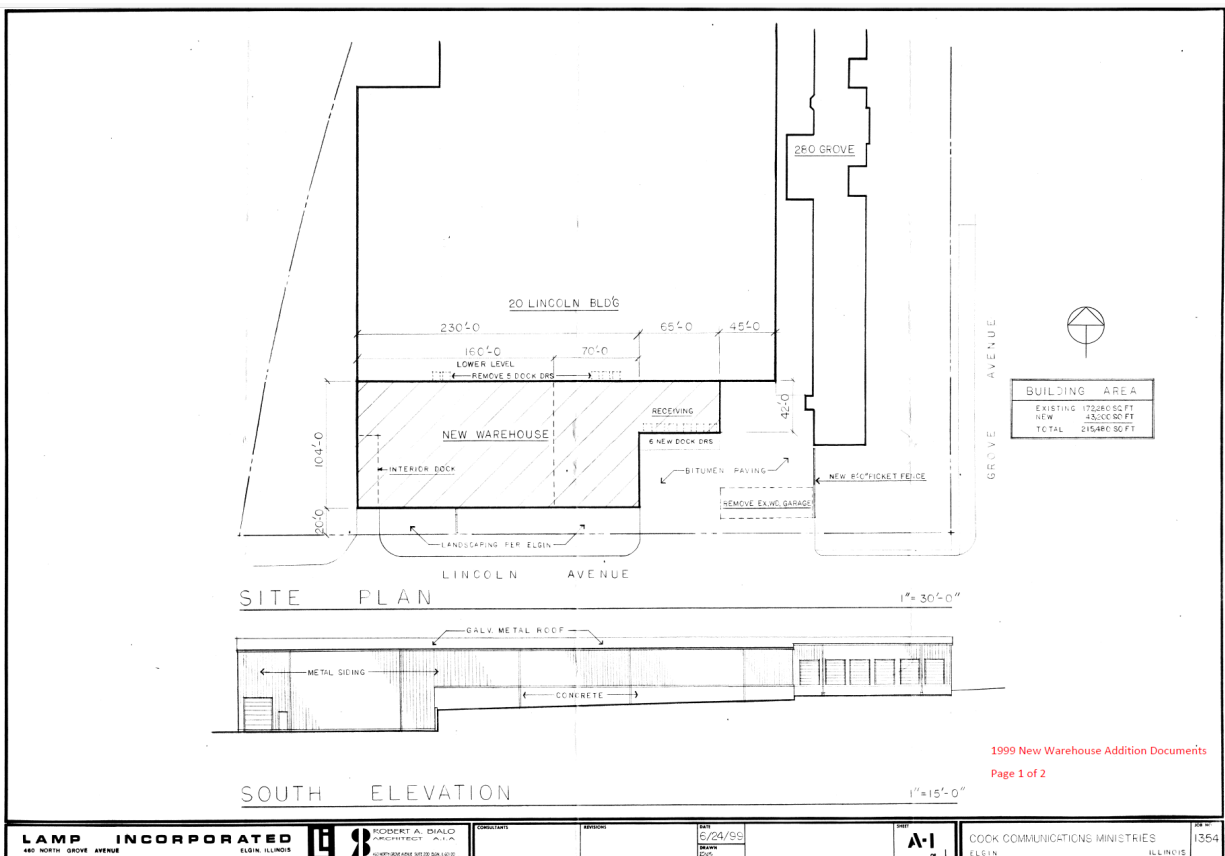


Figure 27. Site plan and elevation for warehouse addition, 1999, prepared by Lamp Incorporated and Robert A. Bialo, Architect, AIA. (Source: *City of Elgin Application for Individual Landmark Designation, David C. Cook Publishing House*)

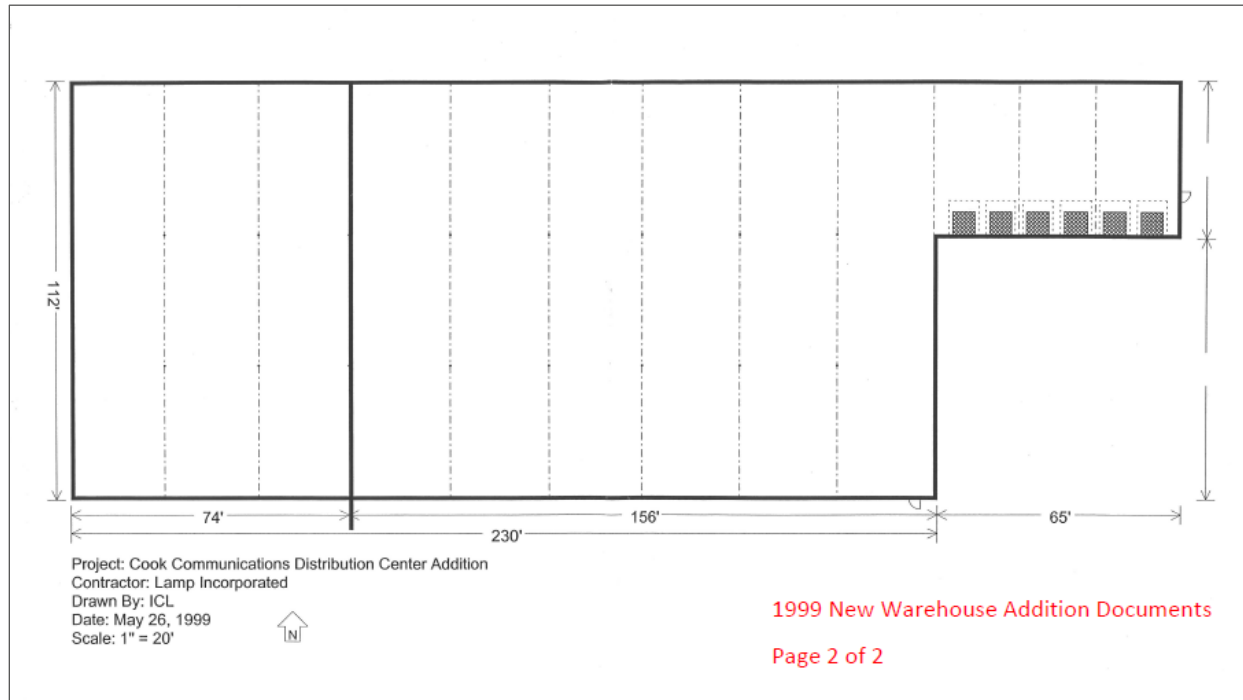


Figure 28. Floor plan warehouse/distribution center addition, 1999, prepared by Lamp Incorporated. (Source: City of Elgin Application for Individual Landmark Designation, David C. Cook Publishing House)

BUILDING DESCRIPTIONS

Main Building (Demolished 2021)

Images of the complex prior to the demolition of the main building are shown in Figure 29 through Figure 40.

The classical revival main building consisting of a central two-story office portion with two one-story wings was set back from North Grove Avenue behind a large front lawn. A crescent-shaped concrete walk led from the public sidewalk to the main entrance of the building. The central entrance was located at the two-story portion of the building, which had a hipped roof with a front gable over a central rounded portico at the main entrance to the building. The one-story portico consisted of six fluted Ionic columns. A series of four windows set back from the main facade was present above the portico, with Ionic columns in line with the building facade located between the windows. Four windows, two on each floor, were present on each side of the central portico. The central portion of the building was connected to the north and south wings by two-story links set back from the main facade. Originally one-story, these links were expanded to two stories in height in 1914.

The north and south wings both had hipped roofs and a brick facade consisting of typical bays composed of brick pilasters on either side of a series of three double-hung windows. Originally, each wing consisted of eight bays. In 1907 the north wing was expanded by six bays, and the south wing was extended by four bays. The 1907 additions mimicked the design of the original wings, with similar bays. The corner bays project slightly from the main facade and contain a set of two windows. The west facade of each wing was configured similarly to the east (front) facade but with simpler detailing. Loading docks were also present

on the west elevation, which fronted the factory building. A covered passageway connected the main building to the factory building to the west.

Factory Building and Outbuildings (Demolished 2026)

In May 2026, the factory building was composed of the original 1901 building, early additions to the south dating to 1911 and 1914, a 1988 addition to the north, two additions constructed in 1991 to the west, and the 2000 warehouse addition. A private garage (circa 1940s) was located southeast of the factory building, while the oil house (1901) was located to the north (refer to Figure 11). All buildings were demolished in June 2026.

The original factory building consisted of a brick facade, with the brick laid in a common bond pattern with a header course every seventh course (Figure 41). Window and openings originally present on the east and west facades were subsequently filled in with brick or covered by later additions to the building (Figure 42 and Figure 43). The building originally contained a series of six steel-framed saw-tooth roofs, each of which corresponded to an interior bay. Prior to demolition, the roofs were clad with corrugated metal (Figure 44). Originally, steel-framed windows lined the north side of the roof. The window frames were still visible at the interior of the building in 2026 but had been painted and covered with corrugated metal panels at the exterior (Figure 45). The northernmost compartment has a gable roof covered with corrugated metal panels (Figure 46). Brick chimneys extended from the peak of the roofs along the east facade (Figure 47).

The 1911 and 1914 additions at the south end of the factory building matched the appearance of the original building, with brick laid in a common bond pattern at the facade and saw-tooth roofs (Figure 48).

The interior portion of the original factory and the 1911 and 1914 additions generally maintained their historic configurations, with interior brick walls extending the width of the building from east to west that separated the interior bays (Figure 49). The steel roof framing was exposed. The floors throughout were typically concrete.

The 1988 addition on the north side of the factory building consisted of a low-slope roof and concrete masonry unit walls (Figure 50). The west additions were steel-framed buildings with concrete masonry unit walls. The 2000 warehouse addition had a concrete foundation with metal panel exterior walls. A decorative glass-block window in the shape of a cross was present on the east elevation of the warehouse (Figure 51). A loading dock was located at the east end of the south facade (Figure 52).

The oil house, which was constructed with the original building, is a one-story brick building with a gable roof with asphalt shingles (refer to Figure 50). A single door was centered on the south facade.

The garage was a one-story building near the southeast corner of the site with an asphalt-shingle hipped roof with wood siding on a concrete masonry unit foundation (Figure 53). Six overhead doors lined the south elevation.



Figure 29. Front elevation of the main building, 2018. (Source: Google images, as shown in *City of Elgin Application for Individual Landmark Designation*, David C. Cook Publishing House)



Figure 30. Main building and south wing, 2018. (Source: Google images, as shown in *City of Elgin Application for Individual Landmark Designation*, David C. Cook Publishing House)



Figure 31. Main building and north wing, (Source: Google images, as shown in *City of Elgin Application for Individual Landmark Designation, David C. Cook Publishing House*)



Figure 32. North elevation of north wing, 2018. (Source: Google images, as shown in *City of Elgin Application for Individual Landmark Designation, David C. Cook Publishing House*)



Figure 33. South elevation of south wing, 2018. (Source: Google images, as shown in *City of Elgin Application for Individual Landmark Designation, David C. Cook Publishing House*)



Figure 34. Well house and oil house (background), 2018. (Source: Google images, as shown in *City of Elgin Application for Individual Landmark Designation, David C. Cook Publishing House*)



Figure 35. Private garage adjacent to publishing complex, 2018. (Source: Google images, as shown in *City of Elgin Application for Individual Landmark Designation, David C. Cook Publishing House*)



Figure 36. Truck garage/warehouse, 2018. (Source: Google images, as shown in *City of Elgin Application for Individual Landmark Designation, David C. Cook Publishing House*)



Figure 37. Aerial view of the publishing company complex looking west, showing the east elevation of the main building, 2019. (Source: *City of Elgin Application for Individual Landmark Designation, David C. Cook Publishing House*)



Figure 38. Aerial view looking east, 2019. (Source: *City of Elgin Application for Individual Landmark Designation*, David C. Cook Publishing House)



Figure 39. Aerial view of the complex, looking south, 2019. (Source: *City of Elgin Application for Individual Landmark Designation*, David C. Cook Publishing House)



Figure 40. Aerial view of the complex, looking north, 2019. (Source: *City of Elgin Application for Individual Landmark Designation, David C. Cook Publishing House*)



Figure 41. Partial east elevation of the factory building, 2026. (Source: *Wiss, Janney, Elstner Associates, Inc.*)



Figure 42. Partial east elevation of the factory building showing infilled openings, 2026. (Source: Wiss, Janney, Elstner Associates, Inc.)



Figure 43. A window opening in the former exterior wall, with the west addition beyond, 2026. (Source: Wiss, Janney, Elstner Associates, Inc.)



Figure 44. Partial east elevation of the factory building showing the saw-tooth roofs, 2026. (Source: Wiss, Janney, Elstner Associates, Inc.)

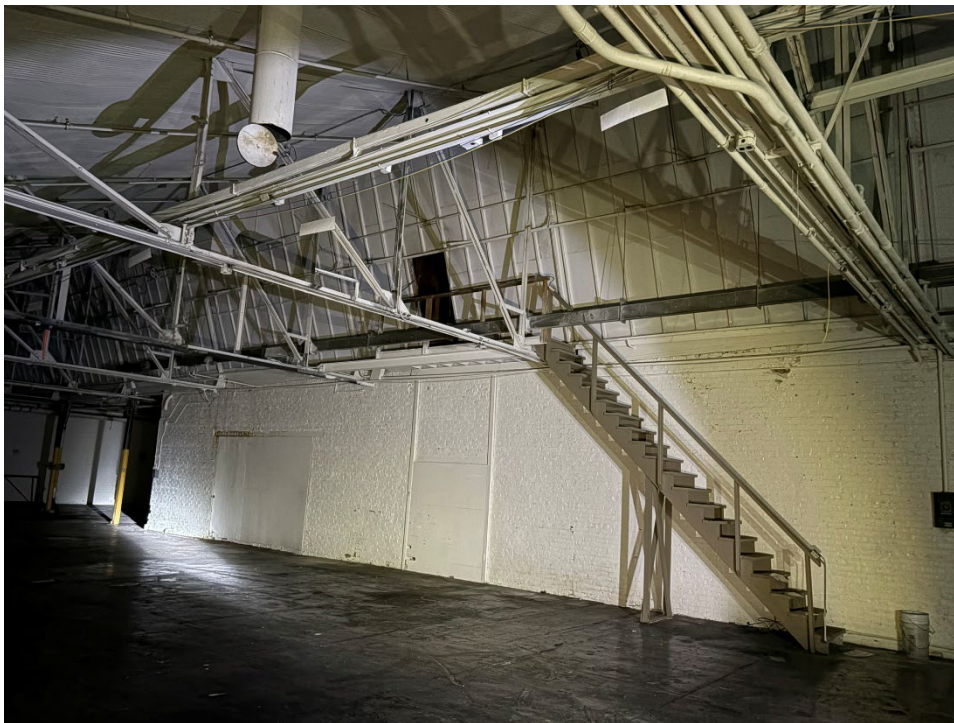


Figure 45. The interior of the original portion of the factory building showing the covered steel window frames, 2026. (Source: Wiss, Janney, Elstner Associates, Inc.)



Figure 46. The northernmost bay has a gable roof, view from northeast, 2026. (Source: Wiss, Janney, Elstner Associates, Inc.)



Figure 47. A brick chimney at the peak of a saw-tooth roof, along the north facade, 2026. (Source: Wiss, Janney, Elstner Associates, Inc.)



Figure 48. Partial east elevation of the 1911(right) and 1914 (left) additions to the factory building, 2026. (Source: Wiss, Janney, Elstner Associates, Inc.)

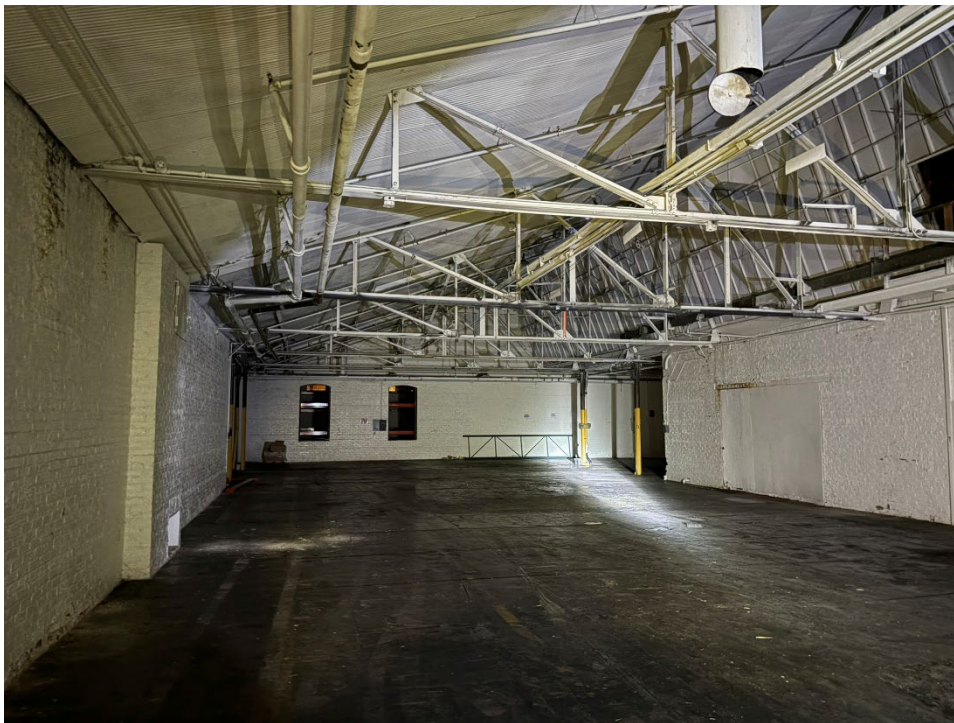


Figure 49. Interior of the original portion of the factory building, view from east, 2026. (Source: Wiss, Janney, Elstner Associates, Inc.)



Figure 50. The 1988 addition (back right) with the original building (left) and oil house (right) in the foreground, 2026. (Source: Wiss, Janney, Elstner Associates, Inc.)



Figure 51. The 2000 warehouse addition with decorative glass block window, 2026. (Source: Wiss, Janney, Elstner Associates, Inc.)



Figure 52. Loading dock at the south facade of the warehouse addition, 2026. (Source: Wiss, Janney, Elstner Associates, Inc.)



Figure 53. Southwest corner of the private garage, 2026. (Source: Wiss, Janney, Elstner Associates, Inc.)

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Heindel, Earl. *Fifty-five Years of the David C. Cook Publishing Company*. Elgin, Illinois: Cook Communication, 2018.

Kaptain, David J., and Kim Davis, Applicants, *City of Elgin Application for Individual Landmark Designation, David C. Cook Publishing House, 850 North Grove Avenue, Elgin, Illinois*, January 23, 2020.

Memoirs: David C. Cook, the Friend of the Sunday School. Elgin, Illinois: David C. Cook Publishing Company, 1929.

The following documents are included as attachments to the *Application for Individual Landmark Designation, David C. Cook Publishing House*:

Sanborn Fire Insurance Maps, 1903, 1913, and 1950.

Plat Book, David C. Cook's Addition to Elgin, Illinois, 1901.

David C. Cook Publishing Company, Floor Plans, 1945.

David C. Cook Publishing Company, Floor Plans, 1950.

David C. Cook Publishing Company, Floor Plans, 1984.

David C. Cook Publishing Company, New Warehouse Addition Documents, 1999.

Plat of Survey, 1991.

Plat of Survey and Topographical Map, 1991.

Illinois Architectural and Historical Survey, City of Elgin, 1996.

Newspaper articles included in *Application for Individual Landmark Designation, David C. Cook Publishing House* (in chronological order, with specific dates added):

"Near the Mountain Top, Chicago Progressiveness," *Chicago Tribune*, August 2, 1891.

"Odd Way to Save Souls," *Chicago Tribune*, March 7, 1897, 42.

"To Open Religious Camp," *Chicago Tribune*, July 22, 1900, 6.

"David C. Cook will shortly begin the erection of a fine office-building," *Chicago Tribune*, 1903.

"David C. Cook of Elgin Buys Real Estate in E. Washington Street," *Chicago Tribune*, April 30, 1901, 8."

"In Real Estate Circles, Developments Regarding Cook Property," *Chicago Tribune*, July 28, 1901, 32.

"Says He Is Taxed Twice," *Chicago Tribune*, August 30, 1901, 13.

"Big Blocks on Cook Lots," *Chicago Tribune*, February 9, 1902, 1.

"Work on Cook Building," *Chicago Tribune*, December 6, 1903, 57.

"David C. Cook Publisher Dies at Elgin Home," *Chicago Tribune*, July 31, 1927, 24.

"700,000 Willed to Widow by David C. Cook," *Chicago Tribune*, April 21, 1932, 22.

"David C Cook III, Elgin Heir is Hurt in Crash," *Chicago Tribune*, December 14, 1934, 1.

"They Love that Elgin Whistle," *Chicago Tribune*, August 17, 1947, 34.

"George E. Cook Services to be Held Tomorrow," *Chicago Tribune*, October 2, 1950, 59.

"Publishing Firm Assets Go Over to Foundation," *Chicago Tribune*, May 17, 1953, 39.



850 North Grove Avenue

Historical Recordation (SHPO LOG #004061925)

APPENDIX A. 1996 ILLINOIS ARCHITECTURAL AND HISTORICAL SURVEY

City of ELGIN

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET # 850a

STREET Grove Ave N

ROLL # 67

FRAME #s 18-21

ROLL # _____

FRAME #s _____



<u>CLASSIFICATION</u>				<u>GENERAL INFORMATION</u>				<u>CONDITION</u>			
Building _____				<u>PRESENT USE</u> Industrial _____				Good _____			
Building	Site	Structure	Object	Single-family _____ Multi-family _____				Excellent Good Fair Deteriorated			
Commercial _____				Commercial Industrial _____							
Other _____				Other _____							
<u>SECONDARY STRUCTURES</u> _____				<u>ORIGINAL USE</u> Industrial _____				<u>INTEGRITY</u> altered but reversible _____			
Detached garage _____				Single-family _____ Multi-family _____				Unaltered Moved _____			
Other _____				Commercial Industrial _____				Altered, but reversible Irreversibly altered _____			
Other _____				Other _____							

ARCHITECTURAL INFORMATION

ARCHITECTURAL STYLE(S) _____	Classical Revival _____	OVERALL SHAPE OR PLAN _____	rectangular _____
ORIGINAL CONSTRUCTION DATE _____	1901 _____	NO. OF STORIES _____	1, 2 _____
SOURCE _____	annual review of local const _____	EXTERIOR WALLS _____	brick _____
ADDITION/ ALTERATION DATE _____	1906; c. 1975; c. 1985 _____	FOUNDATION _____	limestone _____
ARCHITECT _____	_____	ROOF(type & materials) _____	hipped; metal _____
SOURCE _____	_____	WINDOW TYPE(S) _____	6/6 or 1/1dh _____
BUILDER _____	_____	PORCH _____	_____
		SITE/LANDSCAPE _____	50' setback - situated on a city block _____

SIGNIFICANT FEATURES: Two story central building with flanking 12 bay, one story wings; roman brick facade; stone caps, sills and water table; blind transom; cupola vents on one story wings; brick pilasters with ionic capitals; central 2 story bay with rounded entry portico with ionic columns; flat arch stone window caps; pediment with dentils and escutcheon; leaded bevel glass double doors with transom; 6/6 wood double hung windows

ALTERATIONS (removals, replacements, additions, etc.): 1906 one story, brick, corresponding room addition; two one story concrete block flat roof additions; one story shed roof pole barn addition; some windows are bricked in or replaced

SIGNIFICANCE

LOCAL SIGNIFICANCE RATING: S

Significant (S) _____ Contributing (C)
Non-Contributing (NC) _____

POTENTIAL INDIVIDUAL NATIONAL REGISTER Y

Yes (Y) _____ No (N) _____

C

Criteria _____

LISTED ON EXISTING SURVEY: No

IHSS _____ NR
Other _____

HISTORIC INFORMATION

HISTORIC NAME: David C Cook Publishing Company

COMMON NAME: _____

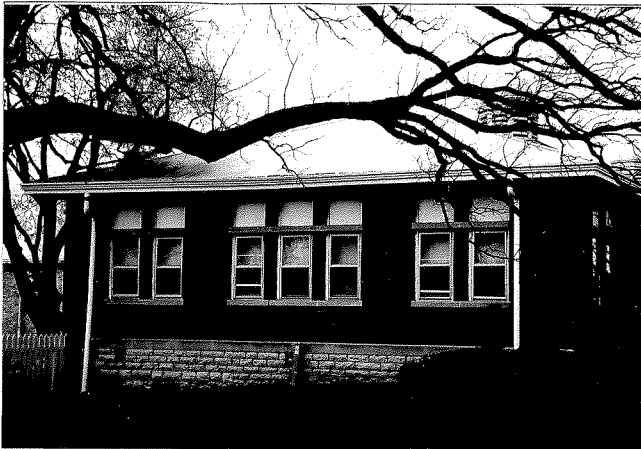
HISTORIC INFORMATION:

David C. Cook Publishing Company, publisher of Sunday School materials, has been a long standing employer in Elgin. It was established in Chicago in 1882, moved to downtown Elgin in 1882, and then to this present railroad front property in 1901. The land was purchased from Edward C. Lovell and platted as the David C. Cook Addition to Elgin. The land included the factory site, Esmeralda Park, and 40 residential lots. The 1901 fireproof buildings were constructed at a cost of \$100,000. In 1906-7, the corresponding room was constructed for \$20,000, with later additions in c.1975 and c. 1985.

SUBAREA _____

SURVEYOR Craig Charron

DATE 04/30/1996



City of ELGIN

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY CONTINUATION SHEET

STREET # 850a

STREET N. Grove Ave.

ADDITIONAL PHOTOS OR INFORMATION





City of ELGIN

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET # 850b

STREET Grove Ave N

ROLL # 181

FRAME #s 7-8

ROLL # _____

FRAME #s _____



<u>CLASSIFICATION</u>				<u>GENERAL INFORMATION</u>		<u>CONDITION</u>			
Structure _____				<u>PRESENT USE</u> _____		Excellent _____			
Building	Site	Structure	Object	Single-family	Multi-family	Excellent	Good	Fair	Deteriorated
				Commercial	Industrial				
<u>SECONDARY STRUCTURES</u> _____				<u>ORIGINAL USE</u> _____		<u>INTEGRITY</u> _____			
				Oil House		altered but reversible			
Detached garage _____				Single-family		Unaltered			
Other _____				Commercial		Moved			
				Other _____		Altered, but reversible			
						Irreversibly altered			

ARCHITECTURAL INFORMATION

ARCHITECTURAL STYLE(S)	<u>Gable Front Well House</u>	OVERALL SHAPE OR PLAN	<u>rectangular</u>
ORIGINAL CONSTRUCTION DATE	<u>c.1901</u>	NO. OF STORIES	<u>1</u>
SOURCE	<u>surveyor</u>	EXTERIOR WALLS	<u>brick</u>
ADDITION/ ALTERATION DATE	<u>c.1950</u>	FOUNDATION	<u>brick</u>
ARCHITECT	_____	ROOF(type & materials)	<u>gable; metal</u>
SOURCE	_____	WINDOW TYPE(S)	_____
BUILDER	_____	PORCH	_____
		SITE/LANDSCAPE	<u>in parking lot</u>

SIGNIFICANT FEATURES:

Double header course arch door cap

ALTERATIONS (removals, replacements, additions, etc.): Addition - building #15

SIGNIFICANCE

LOCAL SIGNIFICANCE RATING: S

Significant (S) _____ Contributing (C) _____
Non-Contributing (NC) _____

POTENTIAL INDIVIDUAL NATIONAL REGISTER Y

Yes (Y) _____ No (N) _____

Criteria _____

LISTED ON EXISTING SURVEY: No

IHSS _____ NR _____
Other _____

HISTORIC INFORMATION

HISTORIC NAME: Oil House

COMMON NAME: _____

HISTORIC INFORMATION:



SUBAREA _____

SURVEYOR Craig Charron

DATE 06/13/1996

City of ELGIN

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET # 850c

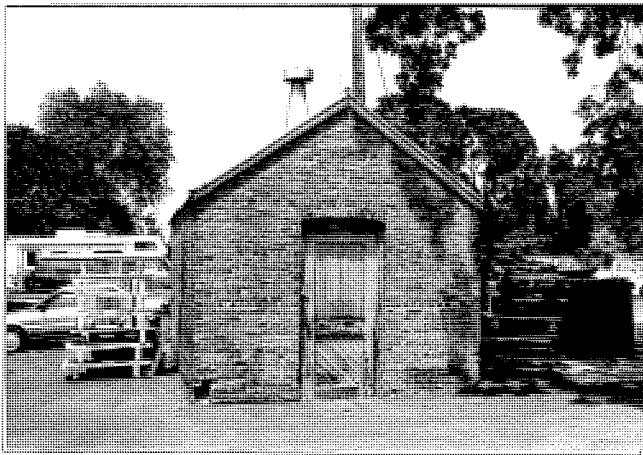
STREET Grove Ave N

ROLL # 181

FRAME #s 9-10

ROLL # _____

FRAME #s _____



<u>CLASSIFICATION</u>				<u>GENERAL INFORMATION</u>				<u>CONDITION</u>			
Structure _____				<u>PRESENT USE</u> _____				Fair _____			
Building	Site	Structure	Object	Single-family		Multi-family		Excellent	Good	Fair	Deteriorated
				Commercial		Industrial					
<u>SECONDARY STRUCTURES</u> _____				Other _____				<u>INTEGRITY</u> _____			
				<u>ORIGINAL USE</u> _____				unaltered _____			
Detached garage _____				Well House _____							
Other _____				Single-family _____				Unaltered _____			
				Commercial _____				Moved _____			
				Other _____				Altered, but reversible _____			
								Irreversibly altered _____			

ARCHITECTURAL INFORMATION

ARCHITECTURAL STYLE(S)	<u>Gable Front Oil House</u>	OVERALL SHAPE OR PLAN	<u>rectangular</u>
ORIGINAL CONSTRUCTION DATE	<u>c.1901</u>	NO. OF STORIES	<u>1</u>
SOURCE	<u>surveyor</u>	EXTERIOR WALLS	<u>brick</u>
ADDITION/ ALTERATION DATE	_____	FOUNDATION	<u>poured</u>
ARCHITECT	_____	ROOF(type & materials)	<u>gable; metal</u>
SOURCE	_____	WINDOW TYPE(S)	_____
BUILDER	_____	PORCH	_____
		SITE/LANDSCAPE	<u>in parking lot</u>

SIGNIFICANT FEATURES:

Double flat arch header caps; stone sills

ALTERATIONS (removals, replacements, additions, etc.):

SIGNIFICANCE

LOCAL SIGNIFICANCE RATING: S

Significant (S) _____ Contributing (C) _____
Non-Contributing (NC) _____

POTENTIAL INDIVIDUAL NATIONAL REGISTER Y

Yes (Y) _____ No (N) _____

Criteria _____

LISTED ON EXISTING SURVEY: No

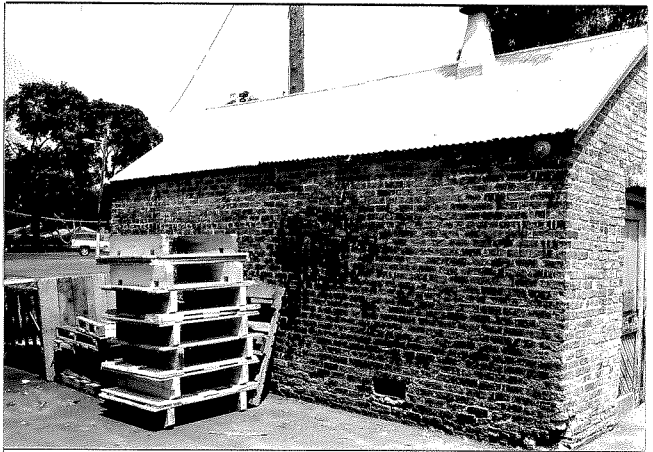
IHSS _____ NR _____
Other _____

HISTORIC INFORMATION

HISTORIC NAME: Well House

COMMON NAME: _____

HISTORIC INFORMATION:



SUBAREA _____

SURVEYOR Craig Charron

DATE 06/13/1996



APPENDIX B. SANBORN FIRE INSURANCE MAPS

1903

1913

1950

About 1 1/2 Miles S.W. of Fountain Sq.
No. Exposure ANY SIDE

33

FEB. 1903
ELGIN
ILL.

ELGIN BUTTER TUB CO
Tub Stock W. Ho.

ILLINOIS CREAMERY CO.
RENOVATING FACTORY No. 1.

2 NIGHT WATCHMEN, AMERICAN TIME DETECTOR CLOCK
7 STATIONS, HOURLY AND HALF HOURLY REPORTS F. P.
AND HOSE AS SHOWN, FUEL: COAL, HEAT: STEAM, LIGHTS:
ELEC. CITY AND PRIVATE WATER.

CHICAGO AND NORTH WESTERN R.R. MAIN TRACK

C. & N. W. R. R.

Vacant Beyond

SLADE AV.

Fox River

SIDING

ABOUT 21,500' TO PUMPING STATION

EDWARD C. LOVELL ICE HOUSES

CHICAGO & NORTH WESTERN R.R.

FENCE

SIDING

SIDING

SIDING

SIDING

SIDING

SIDING

SIDING

SIDING

SIDING

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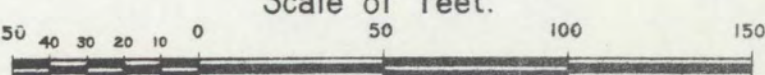
DAVID C. COOK PUBLISHING CO.

FUEL: COAL, POWER AND LIGHTS: ELEC. HEAT: STEAM, WATER:
INDIRECT SYSTEM, CITY WATER, HYDROS AND HOSE AS SHOWN
SAND 5 GALLON CHEMICAL EXTINGUISHERS AND HAND GRENADES
THRO' OUT BUILDINGS 80 GALLON TANK ON WHEELS. NIGHT
WATCHMAN, ONE IN SUMMER TWO IN WINTER, CLOCK, 9 STATIONS
HOURLY REPORTS, WINDOWS IN ALL SIDES OF BUILDINGS.

LINCOLN AV.

AV.

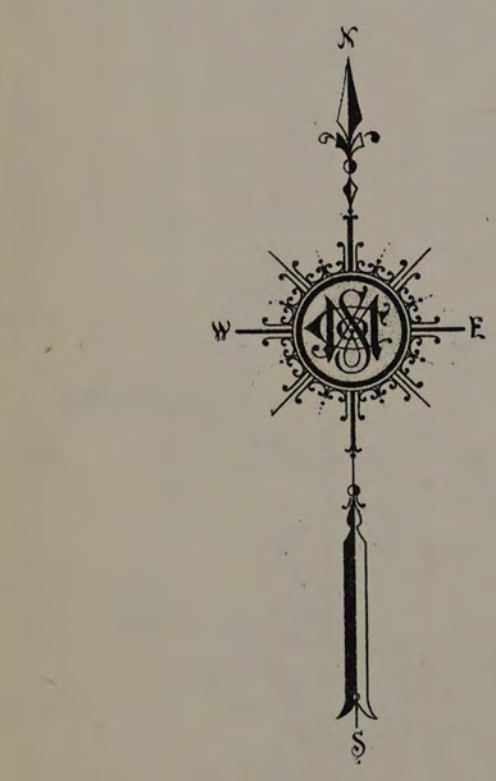
Scale of Feet.



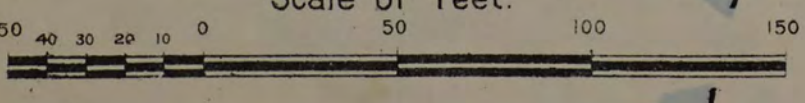
Map Division
Library of Congress

Vacant 9

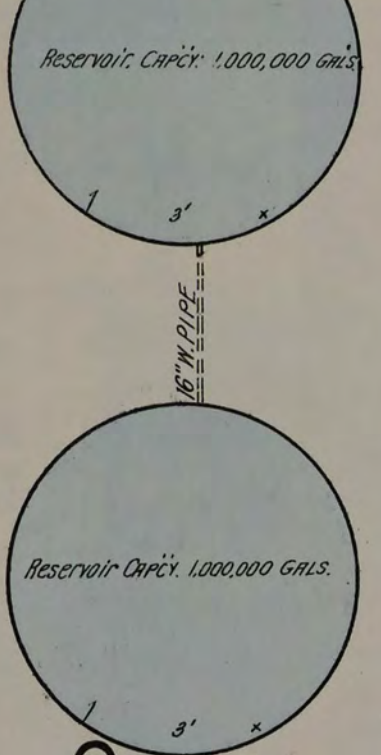
Vacant 8



Scale of Feet.



ELGIN CITY WATER WORKS

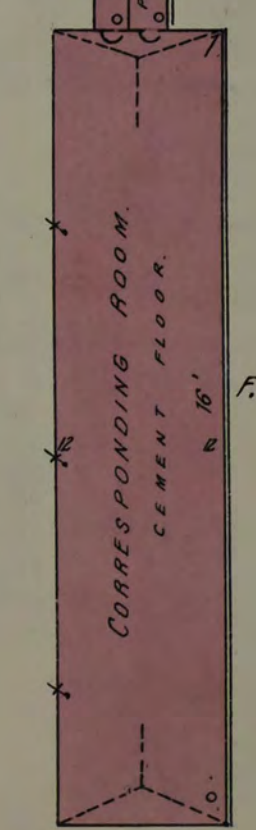
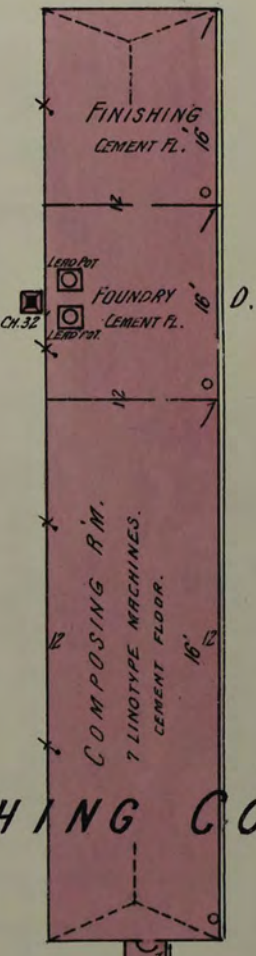
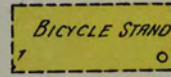
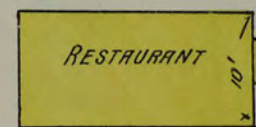
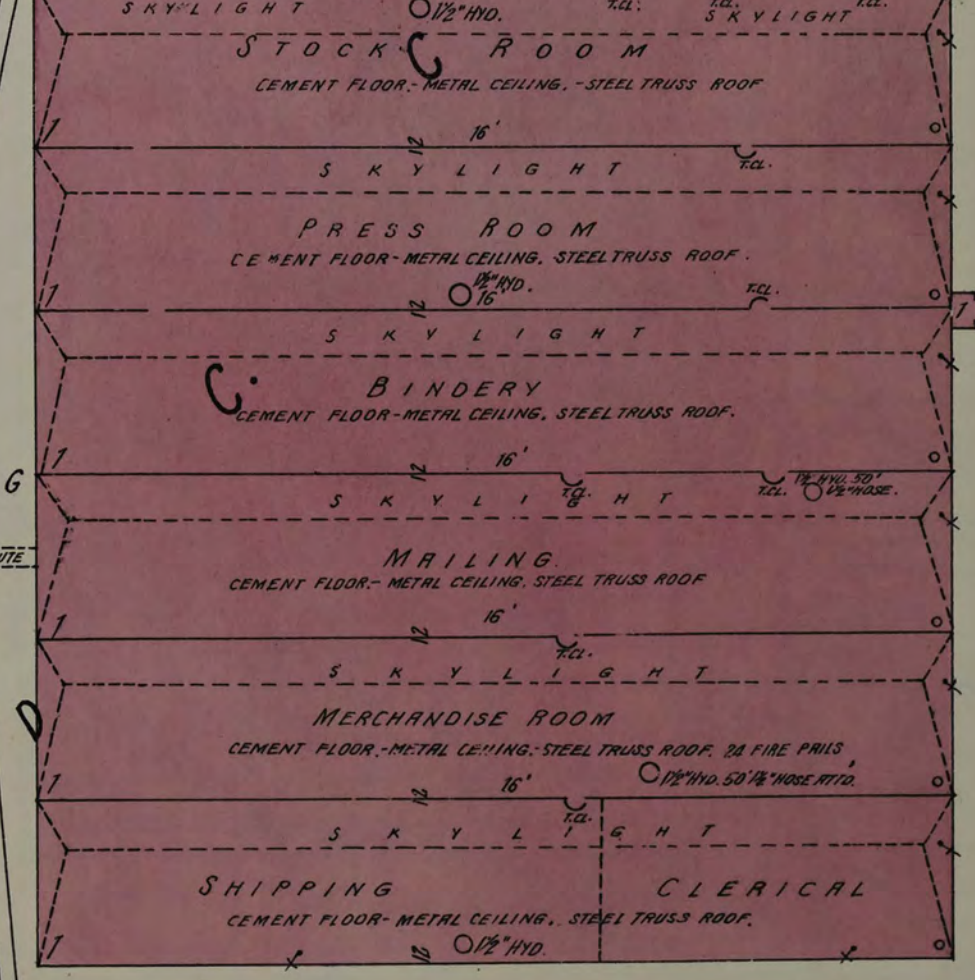


HEAT, STEAM, LIGHTS, ELEC. FUEL, COAL, POWER, STEAM & ELEC. WATER SUPPLY FROM 4 ARTESIAN WELLS, PUMPED BY TWO ELECTRIC DRIVEN PUMPS, CENTRIFUGAL PUMPS, CAPACITY 4,000,000 & 2,500,000 GALS. DAILY RESPECTIVELY, TO TWO RESERVOIRS CAPACITY 1,000,000 GALS. EACH - ONE HOLLY DUPLEX COMPOUND 40X20X40 PUMP CAPACITY 6,000,000 GALS. DAILY, & TWO WORTHINGTON DUPLEX, 12 X 20 X 12 X 15 PUMPS, CAPACITY 3,000,000 GALS. EACH, PUMP DIRECT TO MAINS, CONTINUOUS OPERATION.

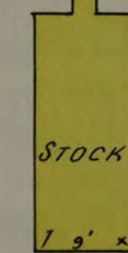
SLADE

AV.

THE DAVID C. COOK PUBLISHING CO.



3 NIGHT WATCHMAN, FULLER ELECTRIC DETECTOR, CLOCK, 9 STATIONS 1/2 HOURLY ROUNDS - HEAT, STEAM, LIGHTS, ELEC. FUEL, COAL, CITY WATER, POWER, ELEC. L.P. - FUEL, COAL, CITY WATER, 200' 1/2" HOSE, ONE 60 GAL. CHEMICAL EXTINGUISHER, 36 SEAL TOP WATER PAILS.



LINCOLN

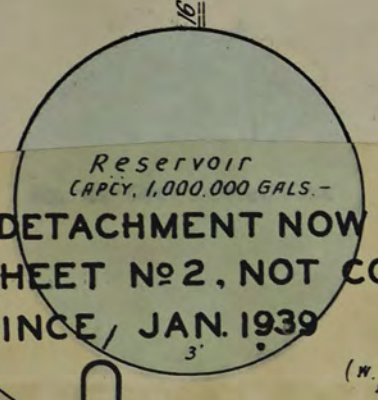
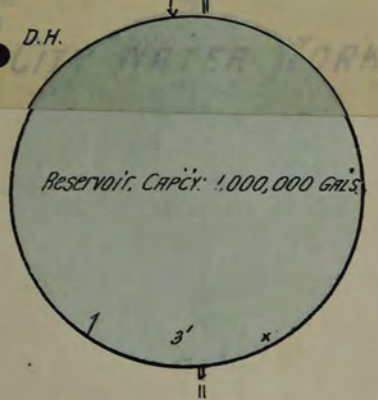
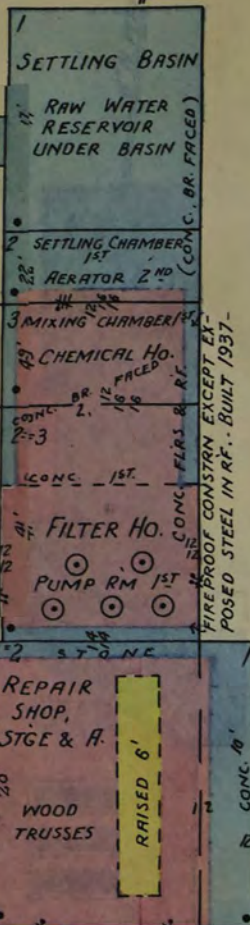
AV.

1

FOX RIVER

111...063

WATER WORKS PUMP STA. & TREATMENT PLANT



THIS DETACHMENT NOW SHOWN ON SHEET No. 2, NOT CORRECTED SINCE, JAN. 1939

SCALE 100 FT. TO AN INCH

SLADE

2

AV.

6" W. PIPE

66'

RESTAURANT

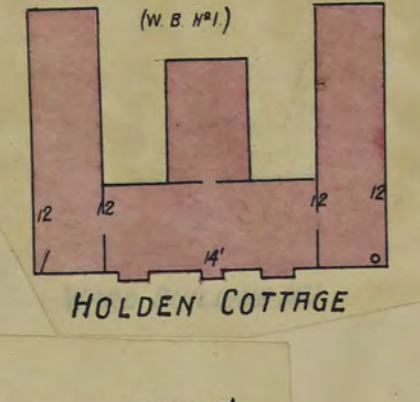
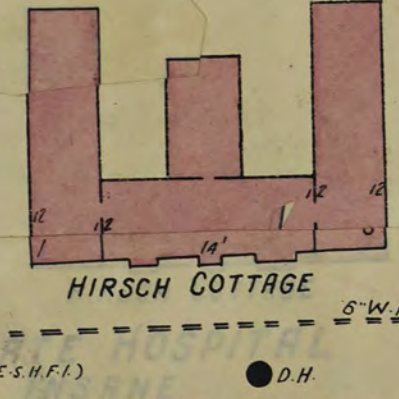
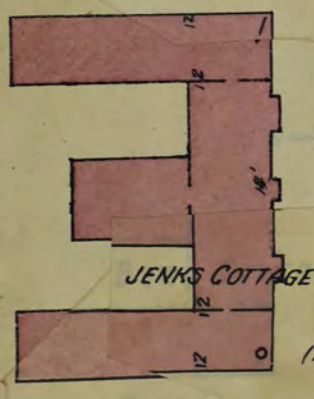
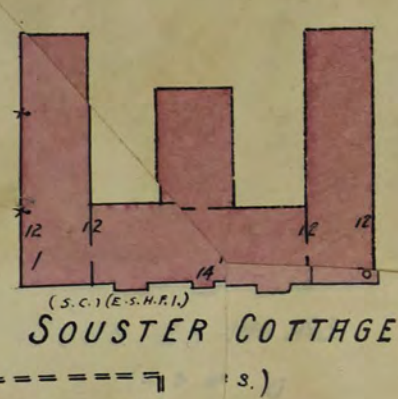
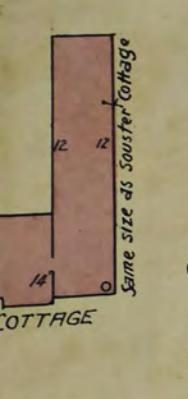
N. GROVE (RIVER) AV.

2

DA

6" W. PIPE

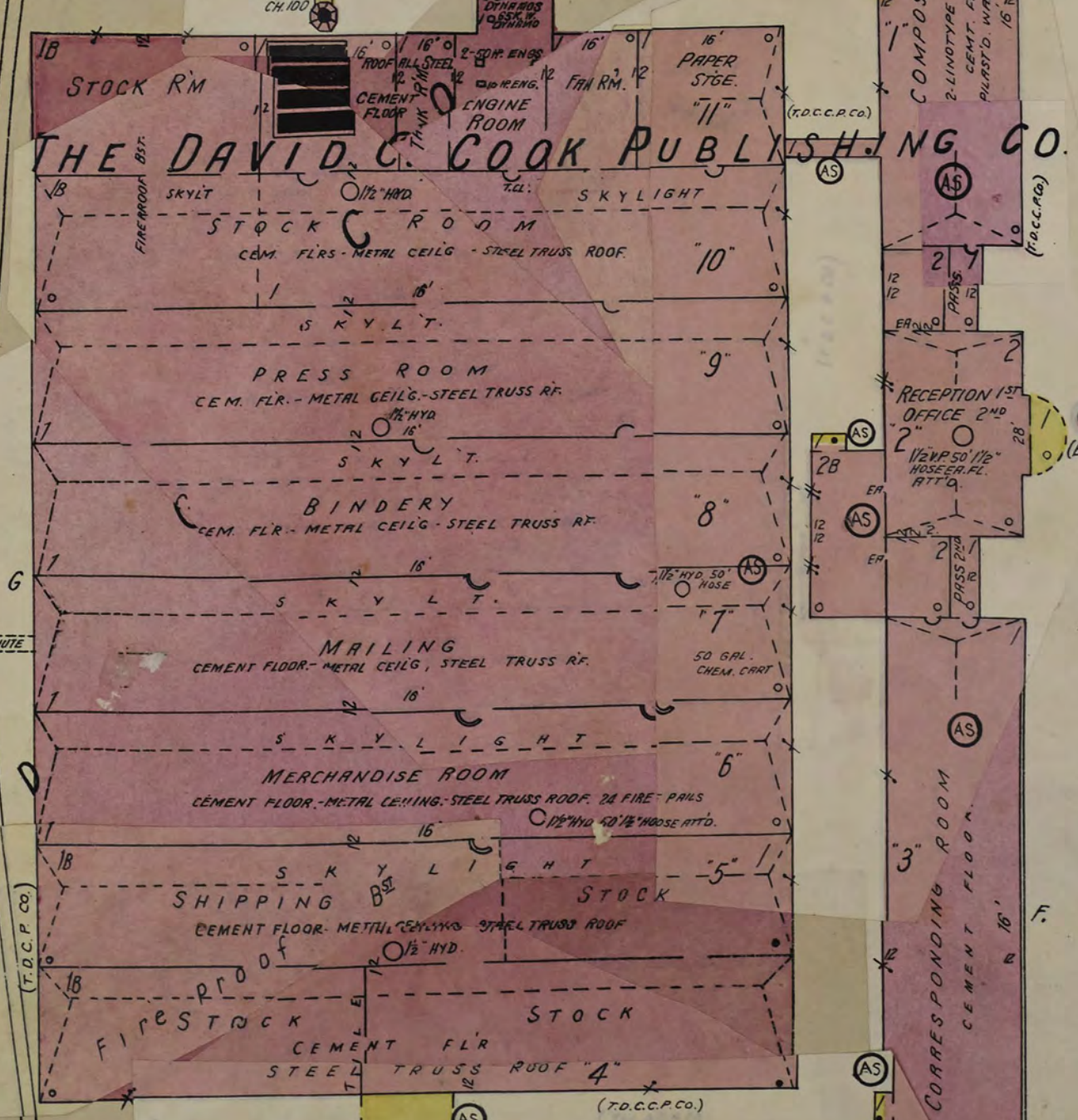
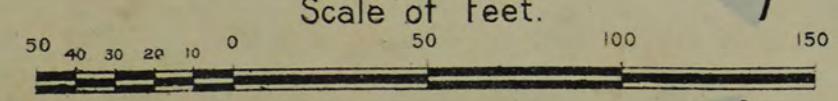
66'



ELGIN STATE HOSPITAL FOR INSANE
(For report see sheet No. 80)



Scale of Feet.



3-WATCHMAN WITH CLOCK HEAT, HOT AIR DUCTS & BLOWER & STEAM LIGHTS, ELEC. LED POWER, ELEC. L.E.P. PIER, DOWN CITY WATER, 2-DHS 200 1/2" HOSE, 500 3/4" HOSE, 1-SD CAL. CHEM. EXT. P. 50, SER. TOP WATER PAILS, SPEAKERS IN BLDGS. 1-TO 11 INCL ONLY

19"

18"

17"

8-CARS CONC. FL.

LINCOLN AV.

9



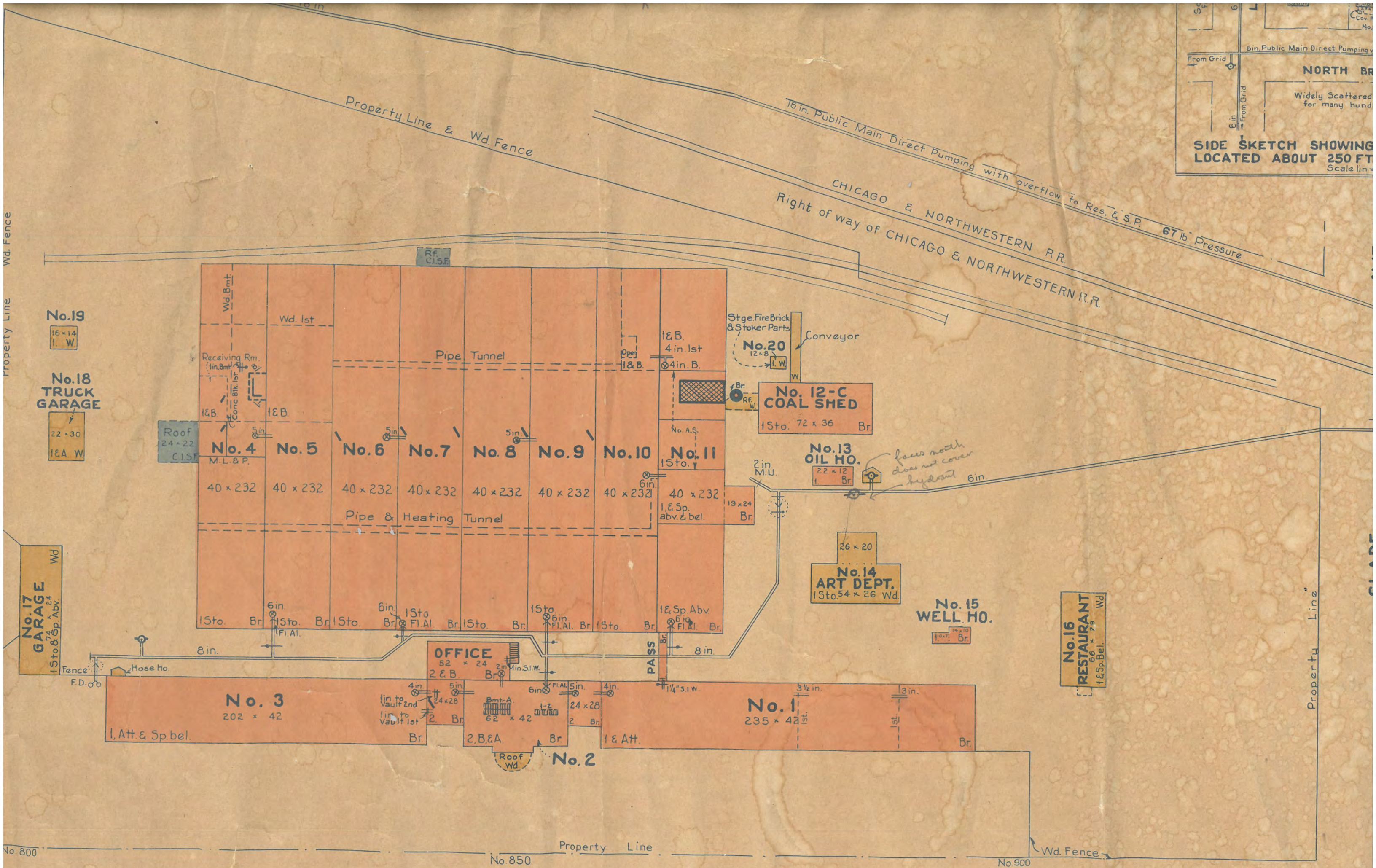
APPENDIX C. DRAWINGS

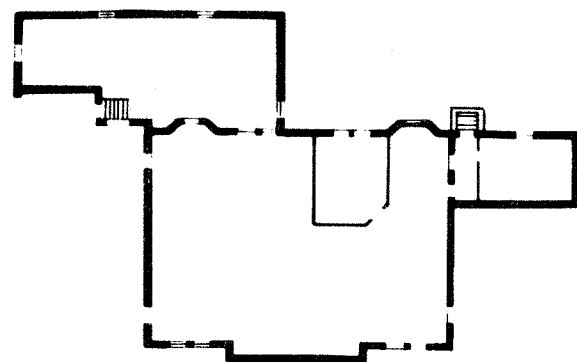
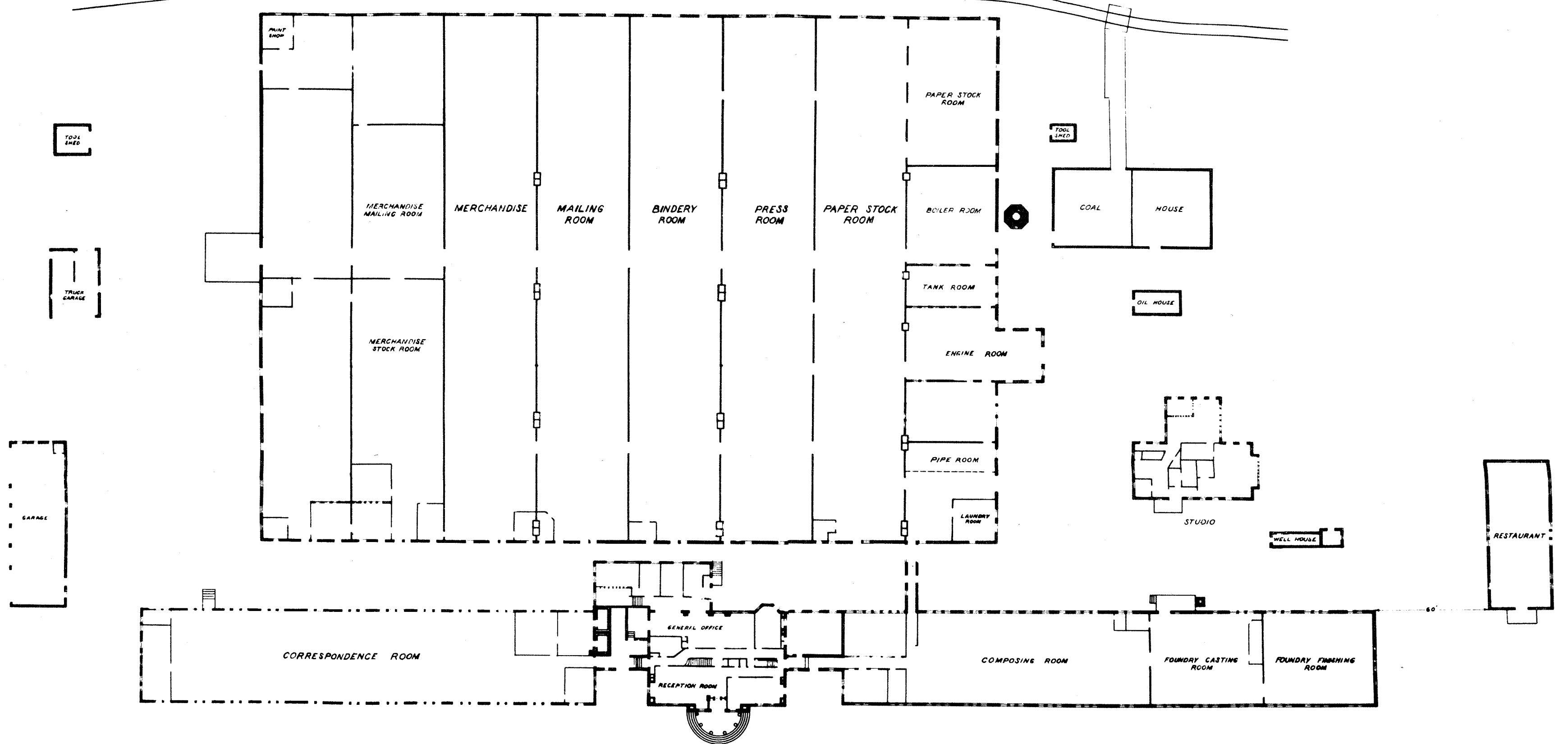
Floor Plan, 1945

Floor Plan, 1950

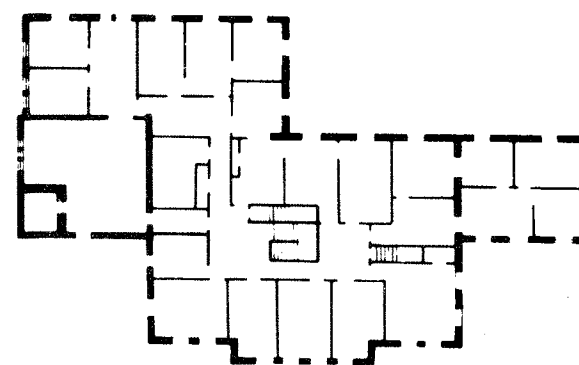
Floor Plan, 1984

New Warehouse Addition Plans, 1999

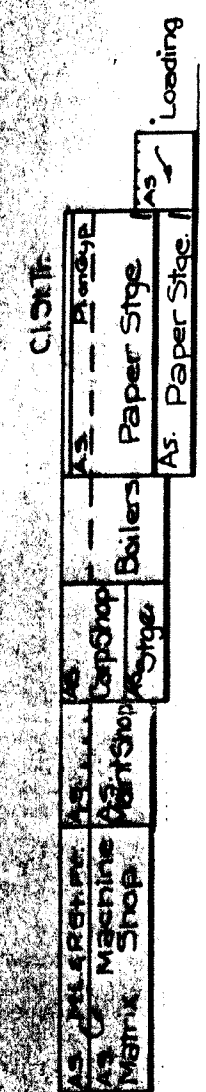
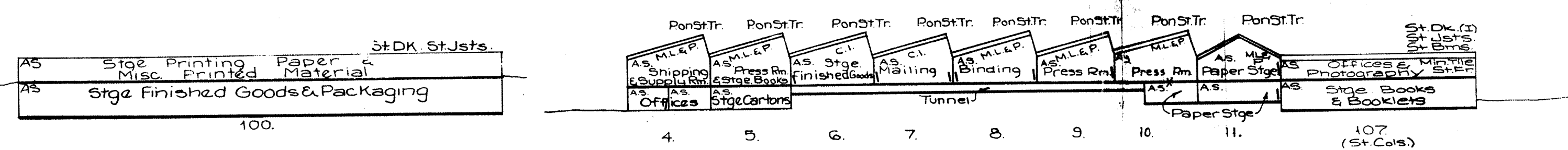




OFFICE BASEMENT



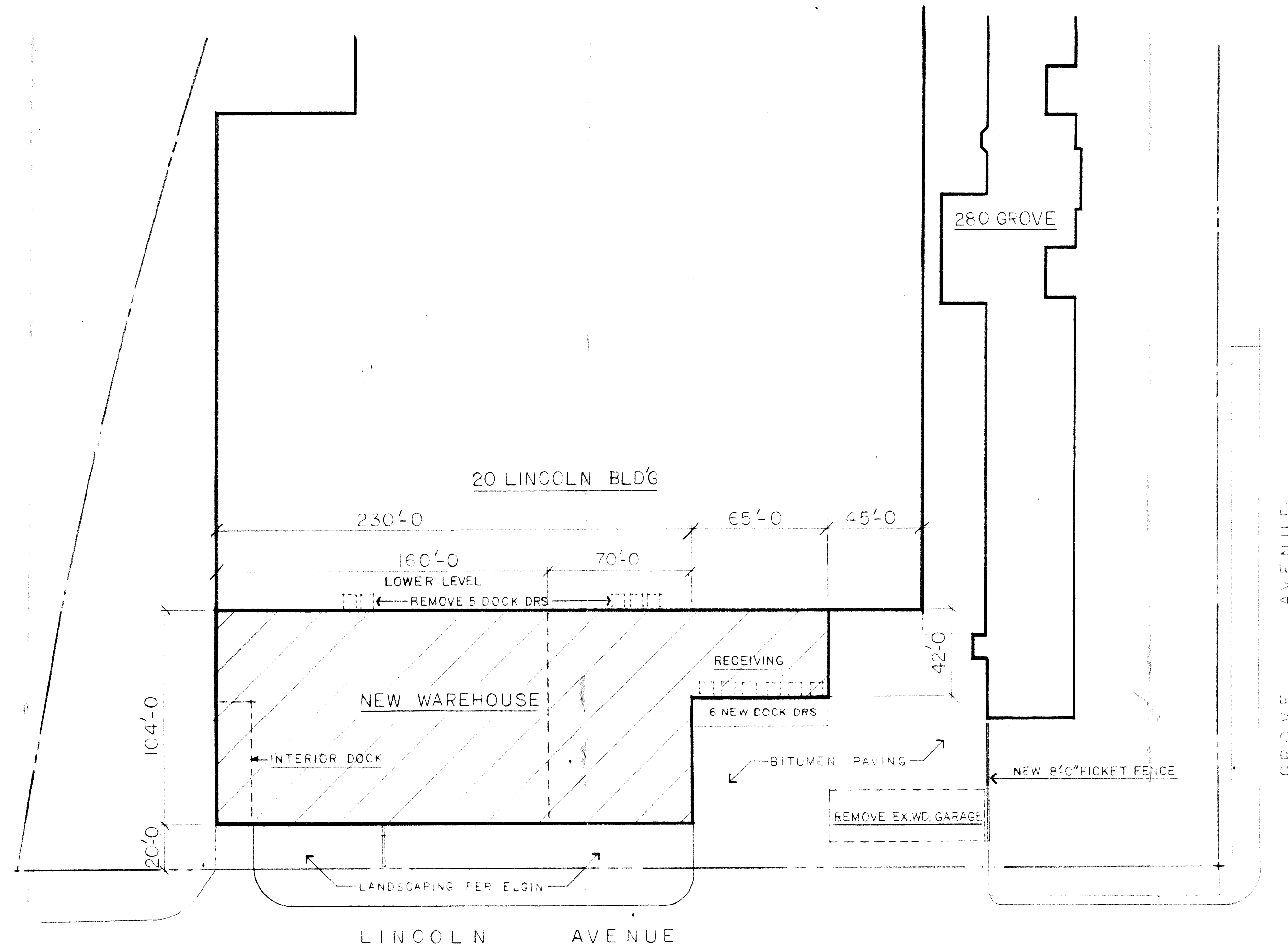
EDITORIAL - SECOND FLOOR OF OFFICE



FOR REMAINDER OF PLAN SEE SERIAL NOS 55375-76 A

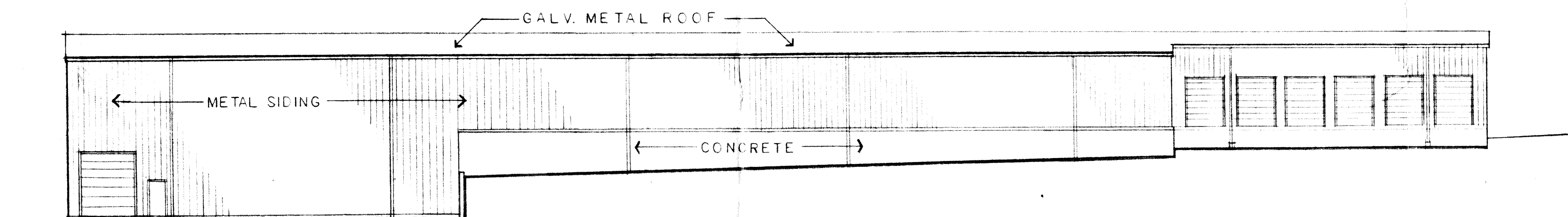
DAVID C. COOK PUBLISHING COMPANY
Elgin, Ill.

Rev. 6.7.84
Data From Div. Files
50 ft
Katak Jr.
FACTORY MUTUAL ENGINEERING ASSOCIATION
Factory Mutual System
SERIAL 68676A
INDEX 86124.8
1151 BOSTON - PROVIDENCE TURNPIKE, NORWOOD, MASS 02062



SITE PLAN

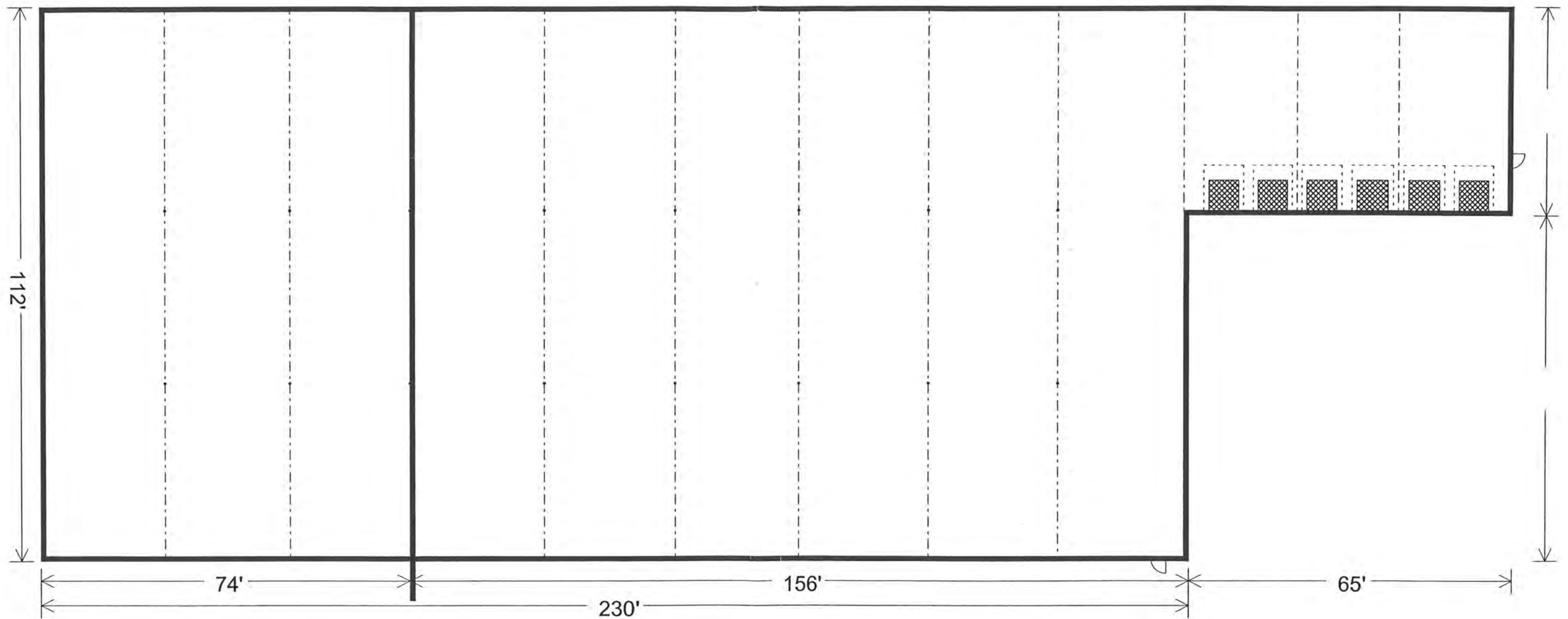
1" = 30'-0"



SOUTH ELEVATION

1" = 15'-0"

BUILDING AREA	
EXISTING	172,260 SQ. FT.
NEW	43,200 SQ. FT.
TOTAL	215,460 SQ. FT.



Project: Cook Communications Distribution Center Addition
Contractor: Lamp Incorporated
Drawn By: ICL
Date: May 26, 1999
Scale: 1" = 20'

