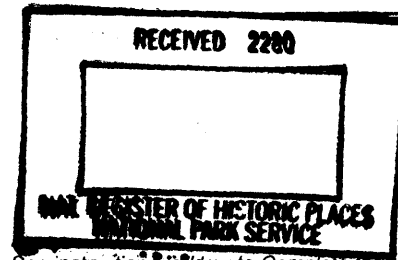


1504

United States Department of the Interior
National Park Service



National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in "How to Complete the National Register of Historic Places Registration Form" (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being nominated, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Tinker, C.H., House

other name/site number Virginia's House

2. Location

street & number: 6838 North 59th Drive _____ not for publication
city/town: Glendale _____ vicinity
state: AZ code: AZ county: Maricopa code: 013 zip code: 85301

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments).

James Gowen, AZ State 23 November 2005
Signature of certifying official Date

ARIZONA STATE PARKS
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments).

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register
 See continuation sheet.

determined eligible for the National Register
 See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other (explain): _____

[Signature] Edson H. Beall 1.11.06
Signature of the Keeper Date of Action

5. Classification

Ownership of Property Category of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

(Check only one box)

- building (s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing		Noncontributing		
1	2			buildings
				sites
				structures
				objects
1	2			Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing).

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/Single Dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC/Single Dwelling

COMMERCE/TRADE/ Business

7. Description

Architectural Classification

LATE 19TH AND 20TH CENTURY REVIVALS/ Classical Revival/ Neoclassical Revival

Materials

(Enter categories from instructions)

foundation

Concrete

walls

Wood

roof

Asphalt

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or a grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

 Community Planning and Development

Period of Significance

 1913-1930

Significant Dates

 1913

 1930

Significant Person

(Complete if Criterion B is marked above)

Tinker, C. H.

Cultural Affiliation

 N/A

Architect/Builder

 J. R. Kibbey

Tinker, C.H., House

Name of Property

Maricopa County, Arizona

County and State

10. Geographical Data

Acreage of Property < 1 acre

UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	<u>12</u>	<u>389750</u>	<u>3711397</u>	3	_____	_____
2	___	_____	_____	4	_____	_____

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Robert G. Graham, AIA/ Doug Kupel, Ph. D.

organization Metropolis Design Group LLC date June, 2005

street & number 2601 N. 3rd St. #308 telephone (602) 274-9777

city or town Phoenix state: AZ zip code 85004

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **Black and White photographs** of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO)

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instruction, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P. O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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Tinker, C.H., House
Maricopa County, AZ

NARRATIVE DESCRIPTION

SUMMARY

The C. H. Tinker house is a two-bedroom Neoclassical style residence located on the west edge of Glendale's central business district. The property includes the main house and two residential outbuildings, once used as apartments. Major architectural materials include painted clapboard siding, concrete foundation walls and an asphalt shingle roof. The house is one story with an enclosed second floor sleeping porch. Originally a single family residence and today used as such, the property is also rented out for weddings as a commercial venture. The property has suffered only minor alterations after the period of significance.

DESCRIPTION

The C. H. Tinker House is located at the southwest corner of Glendale Avenue and 59th Drive in Glendale. While most of the surrounding properties are residential, Glendale Avenue has been largely redeveloped with low density commercial uses. The site (and building) faces east, toward 59th Drive, with the north side facing busy Glendale Avenue. The building is sited on a double lot, 93 feet wide and 180 feet long.

The Tinker House is more or less centered on its 59th Drive frontage, and set back about thirty feet from the street. The site is defined by modern steel fencing in the front yard and concrete block walls around the rear yard. Two other permanent buildings, both used as additional residential units (guest houses or apartments) are found in the back yard, near the rear property line. The site is well landscaped with grass, shrubs, and mature shade trees.

Typical of similar period homes in Glendale, the Tinker house is constructed of wood balloon framing on a concrete foundation. The first floor is constructed over a crawl space. There is a partial second floor containing two rooms. Wall surfaces are clad in painted wood clapboard. The house form is a foursquare shape with added porches and additions front and rear. The roof is a pyramidal hip with a central, front-facing hip dormer. Concrete steps lead up to a small recessed entry porch. This configuration results from an early (1919) enclosure of most of the front porch; originally, the porch was open the full width of the house, supported on four symmetrically placed piers. There is a secondary (enclosed) utility porch on the south side adjacent to the Kitchen, and a modern wooden porch deck at the north side. Windows are predominantly nine-over-one double hung type.

The interior arrangement of rooms is typical of its day. The enclosed front porch forms an entry vestibule and front parlor. The vestibule leads into a large living room, dominated by a massive fireplace, which occupies much of the north side of the house. The south side, adjacent to the living room, is a formal dining area featuring a bay window seat, and served by a half-screened Butler's Pantry. A door from the pantry leads to the small Kitchen. The back of the house (west side) is given over to the bedrooms and bathrooms and is accessed by a short hallway from the Living Room. The bedroom at the northwest corner of the house was reportedly used as Mr. Tinker's office. It originally featured a pair of French doors leading out the north side and was used as a private business entrance. These doors have since been relocated to the Living Room. The bathroom and several closets separate the northwest bedroom from the original Master Bedroom to the south. Several additions have been made to the southwest corner, including a child's bedroom and a new master bedroom that allowed the old one to be used as a den or office. Stairs lead from this space to the second floor bedroom, originally a sleeping porch. The stairs are also a late alteration, as the sleeping porch was originally reached by a ladder (now removed) from a closet adjacent to the Kitchen. An exterior balcony patio to the south of the sleeping porch has also been enclosed for storage space. Original finishes, including wood and ceramic tile floors, plaster walls, and stained wood trim are in evidence throughout the home.

The two Guest House outbuildings in the back are classified as noncontributing buildings, as they are not related to the ownership of C. H. Tinker. Both are simple, one-story wood frame buildings with wood siding and medium pitched gable roofs. While post-dating the period of significance of the property, they are nonetheless compatible in their design and use of materials and do not adversely affect the feeling of the site or the context for the Tinker House.

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Tinker, C.H., House
Maricopa County, AZ

CONTRIBUTING ELEMENTS

C. H. Tinker House

NONCONTRIBUTING ELEMENTS

Guest House #1
Guest House #2

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Tinker, C.H., House
Maricopa County, AZ

NARRATIVE STATEMENT OF SIGNIFICANCE

SUMMARY

The C. H. Tinker House takes its historic name from Cullen H. Tinker, who was the original owner of the building when it was constructed in 1913. The C.H. Tinker House is considered significant under National Register criterion "B" for its association with Cullen H. Tinker, an early community leader in Glendale. Significance under Criterion B is described under the following historic context "Cullen H. Tinker and Early Community Development in Glendale, 1911-1930." The house was originally designed as a comparatively small Neo-Classical style bungalow, but was extensively remodeled in 1919. The period of significance for the C.H. Tinker House starts with its construction in 1913 and continues until 1930 when Tinker moved out of the house.

HISTORICAL CONTEXT STATEMENT

Cullen H. Tinker and Early Community Development in Glendale, 1911-1930

Cullen H. Tinker was a prominent banker in early Glendale, and later served the town as its third mayor from 1916 to 1922. Tinker began his business career in Texas in 1897. In 1911, Tinker relocated his family to Glendale, Arizona. Tinker and his family continued to reside in Glendale until 1930.

A contemporary once described C. H. Tinker as "an excellent type of the wide-awake, progressive businessman." Tinker was born in Missouri in 1880 and as a young man went to Texas. In 1908, he married Josie Bramhall of Dallas. The couple had two children, Katherine and Josephine. Tinker was associated with several banking ventures in Texas and Oklahoma. These included the Citizen's National Bank of Hillsboro, Texas, the Brandon Banking Company of Brandon, Texas, and the City National Bank in Cordell, Oklahoma. Shortly before coming to Arizona, he helped to organize the First National Bank at Sayre, Oklahoma. By 1901, he rose to the position of cashier.

Upon his arrival in Arizona in 1911, Tinker purchased the Glendale State Bank. W. H. Slaughter had started this institution in 1909. By 1912, it had assets nearing \$50,000. Tinker built the bank up over the next four years until its assets reached \$125,000. This expansion included moving into the corner room of the newly constructed Hill-Weigold Block, a building completed at a cost of \$8,000 and leased by the bank. Tinker remained the head of the bank until July of 1915 when he liquidated his interests in the Glendale State Bank. Subsequently, the Glendale State Bank was owned by the Spence Bothers, and later still by Lafe Myers and associates. The Glendale State Bank fell victim to an economic collapse in 1921, a short downturn in the economy that occurred after World War One.

In June of 1916, Tinker started his own bank in Glendale. He organized and opened for business the Security State Bank. In its first year of operation the bank took in nearly \$150,000 in deposits. Tinker skillfully applied his business acumen and banking experience to his new enterprise, which was a quick success.

In 1917, Tinker acquired the Hotchkiss Building (constructed 1909) and remodeled it for his new bank. This included the addition of a unique terra-cotta façade in the Neo-Classical Revival Style. Completed in 1918, the new building was a concrete example of Tinker's success. The bank building is listed on the National Register of Historic Places under the areas of significance of "architecture" and "commerce." Also in 1918, the Security State Bank became the first Glendale Bank to join the Federal Reserve system. At this time, Tinker changed the name of the institution to the First National Bank of Glendale.

It was at this same time that C.H. Tinker embarked on his political career in Glendale. He was elected mayor in 1916. He was re-elected in 1918 and again in 1920, serving for a total of three terms. His six-year tenure as mayor came during an era of considerable activity and expansion in Glendale. Tinker himself was an agent of this prosperity. In addition to his banking enterprise, Tinker became president of the Glendale Ice Company. The ice business was particularly important to Glendale, not for residential purposes but for packing railroad cars to cool shipments of produce. During the early twenties, the Glendale Ice Company handled twenty tons of ice daily. Tinker also expanded

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Tinker, C.H., House
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his interests to include cattle ranching at this time.

The First National Bank of Glendale survived the short economic crisis in 1921, as Arizona and America adjusted to post-World War One conditions. Tinker soon bounced back. By 1924, deposits had reached \$500,000. That same year, Tinker negotiated an agreement with the Valley Bank to merge institutions. Valley Bank, which had merged with the Gila Valley Bank in 1920, and was later known as Valley National Bank, emerged as one of Arizona's most important banking institutions in the years to come.

On February 1, 1924, the First National Bank of Glendale officially became the Glendale branch of the Valley Bank. The merger with the First National Bank resulted in the creation of the twelfth Valley Bank in Arizona. Tinker continued to manage the Glendale branch.

Tinker stayed on as branch manager in Glendale for two years. In 1926, he became vice-president of Valley Bank's Phoenix branch. In 1931, he became vice-president of the Valley Bank itself. He remained in that position until January 1, 1943, when he resigned due to poor health.

Construction of the C.H. Tinker House is associated with the development of the Glendale area outside of the original townsite. During the second decade of the twentieth century, Glendale experienced tremendous economic growth. This was associated with a number of factors, including the completion of Roosevelt Dam in 1911, the achievement of statehood for Arizona in 1912, and increased demand for Arizona's products due to the war in Europe.

In 1908, real estate speculators in the Glendale area reached across the railroad tracks for the first time to develop a subdivision south and west of the original townsite. On June 29, 1908, the Glendale Land Company completed a subdivision plat map of the Orchard Addition to Glendale. Represented by President Lloyd B. Christy and Secretary Charles Hinckley, company officials recorded the plat with the Maricopa County Recorder on July 1, 1908. Just a few months later, in October of 1908, Christy and Hinckley modified the plat a bit by re-patting the lots in Blocks 1 through 4. They recorded the modified plat, known as the Amended Plat of the Orchard Addition, on November 7, 1908.

Sales of lots in the new subdivision were brisk, not surprising considering the hot real estate market in Glendale at the time. The Phoenix Trust Company picked up a number of lots on speculation in April of 1909. The lots where the Tinker House would be built were sold in March of 1910 to the Green & Griffin Realty and Investment Company. In turn, Green & Griffin sold lots 1 and 2 to J.P. Graham and his wife Inez in December of 1910. The Graham family continued to own the lots until September of 1912 when C.H. Tinker purchased the property.

In 1913, C.H. Tinker completed construction of his residence. The house was designed by J.R. Kibbey of the noted architectural firm of Lescher and Kibbey as a comparatively small Neo-Classical Revival style bungalow. In 1919, Kibbey extensively remodeled it.

A number of changes took place during the 1919 remodel. This included the addition of wainscoting and built-in cabinets to match. At this time the house was also wired for electricity. Additional changes included modifications to door moldings. It appears that that goal of the remodel was to evoke a more Victorian feel for the home, an architectural style that may have been considered more appropriate for a businessman of Tinker's stature.

After Tinker left Glendale in 1926 to manage the Phoenix branch of Valley Bank, he continued to commute from Glendale for a time. However, Cullen and Josie Tinker soon moved to Phoenix, eventually relocating at 310 W. Granada. In 1930, they rented the property at 6 South 1st Street in Glendale to Alph L. and Dorothy May Jorgenson. A native of Minnesota born on August 31, 1892, Mr. Jorgenson took over in 1929 as the manager of the J.C. Penney store in Glendale. He commuted from Phoenix during his first year on the job, but in 1930 settled in Glendale at the Tinker House.

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Subsequent Development of the C.H. Tinker House

On September 1, 1936, the Jorgensons purchased the property from the Tinkers. This ended the formal association of the Tinkers with the property, although they had moved to Phoenix in 1930. Cullen H. Tinker died on March 28, 1944, in San Jose, California, where he had gone to stay with his daughter Catherine T. Fields in an attempt to gain back his health. His beloved wife Josie followed him in death less than a month later, on April 20, 1944.

Alph Jorgenson managed the J.C. Penney store in Glendale through the difficult years of the Depression and continuing until after World War Two. During the war, like a lot of property owners in Glendale and elsewhere, Mr. Jorgenson converted portions of the Tinker House and an outbuilding into rental apartments. This was in response to the demand for housing by service men and women stationed at local military facilities and by defense plant workers.

The close proximity of Luke Field, the Alcoa Aluminum plant, and the Goodyear aircraft plant to Glendale meant a steady demand for housing in the Glendale area during World War Two. The location of the Tinker House, in the west side of Glendale on a major thoroughfare to Luke Field, made it a particularly attractive spot for renters. By the end of the war, the Tinker House was known to military personnel and defense plant workers as the "Jorgenson Apartments." There were two dwelling units in the main house, and two apartments in bungalow outbuildings. The house units were "sleeping porches," a feature common to Arizona homes where summer heat required plenty of screened windows to capture the breeze.

One of those renters was John J. Hook, a foreman at the Alcoa Aluminum (later Reynolds) plant at 35th Avenue and Van Buren. John married wife Virginia after the war and the young couple took up housekeeping at the Jorgenson Apartments. Soon after, John Hook opened his own business in the Tinker House, Hook's Flag Shop. He specialized in flags, awnings, and banners. The couple eventually purchased the property from the Jorgenson family.

By 1960, the Hooks had closed one apartment. This left just two rental units on the property. The Hooks continued to rent apartments in the outbuildings through the sixties. Over time, Mrs. Hook gradually returned the Tinker House into a "home." The couple raised their only son Jack in the house. Modifications during the Hook years included protecting and restoring original elements, as well as adding some more modern touches. One of the "modern" improvements consisted of adding flagstone to the fireplace mantle.

On February 28, 1997, James and Natalie M. Stahl acquired the Tinker House from the Hook family. Since that time they have slowly and lovingly restored the old home to its earlier 1919 appearance. Part of the reason for the restoration was to use the property as a location for weddings in the home's Great Hall or in the outdoor garden. The couple named the property "Virginia's House" to honor long-time owner Virginia Ann Hook, who lived in the home for nearly fifty years. It has been featured on the Home & Garden Television channel (HGTV) program "Restore America."

Significance

The C.H. Tinker House is considered significant under National Register criterion "B" for its association with Cullen H. Tinker who played an important role in early community development in Glendale from 1911 to 1930. This nearly twenty-year period corresponded with tremendous growth in Glendale. C.H. Tinker, who arrived in Glendale in 1911 and left the community in 1930, was closely associated with this economic development. This era came to an end in 1930, when the depression set in following the stock market crash of 1929. That same year, Cullen H. Tinker left Glendale, ending his association with the community.

The Tinker House is significantly associated with Cullen H. Tinker as his principal residence during the time he was prominent in Glendale as a business and political leader. The home was designed and constructed for Tinker, and was subsequently remodeled during the period Tinker served as mayor of Glendale.

Tinker's arrival to Glendale in 1911 came just one year after the community was organized as a town. As the

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town's third mayor, Tinker served the community at a critical time during its growth. His term of office, covering the period of World War One and the immediate post-war years, was an era of growth and change of which Tinker was the enthusiastic leader. As mayor during this time period, Tinker's contribution was distinctive.

Beyond his political accomplishments, Tinker was a leader in business. He founded his own bank and expanded it. This bank survived the tough times in the years after World War One. Tinker successfully brokered a merger with Valley Bank, bringing Glendale into the statewide banking community. In addition, Tinker was president of the local ice plant during the crucial war years. He helped secure Glendale's place as an important agricultural packing and transportation hub.

Tinker's selection of the Orchard Addition to Glendale as the location for his home is evidence of the relationship between Tinker and community development. Orchard Addition was viewed as the prime location for residential homes during the second decade of the twentieth century. Although its close proximity to the railroad would later render it less competitive with subsequent subdivisions such as Catlin Court, at the time Orchard Addition was home to Glendale's most prominent merchants, bankers and politicians. Chief among these was Cullen H. Tinker, proprietor of the First National Bank of Glendale and mayor of the town. With his presence in the Orchard Addition, Tinker served as a model to encourage others to follow.

Cullen H. Tinker continued to have a prosperous career after he left Glendale, but did not have a substantial impact on community development in Phoenix where he lived from 1930 until his death in 1944. He did not have a political career after he left Glendale. In contrast, Cullen made a substantial impact on the small town of Glendale as president of the bank and ice plant. He served three terms as mayor. He influenced the growth of the Orchard Addition when he selected it as the location of his home. The Tinker House in Glendale is directly associated with C.H. Tinker because it was constructed and remodeled to his specifications. It was his home during his productive life as a political and business leader in Glendale. It represents in concrete terms his desires and aspirations for greater community development in Glendale.

INTEGRITY

While the Tinker House has been modified architecturally since its initial construction, the majority of these changes were made in 1919 by the original architect, and during the period of significance of the home. Major changes occurring after the period of significance include enclosure of the second floor screen porch, installation of an interior stairway in a closet space to reach the second floor room, enclosure of a rear second floor balcony, and addition of a bedroom to the rear at the first floor. All of these changes were sensitively made using materials compatible with the original design. In addition, the exterior French doors of the Office were relocated to the to the Living Room and a new porch was constructed as a landing. While this change alters the perception of the northwest room as an office, the modification as a whole is thought to be minor in nature. The site has also evolved since Cullen Tinker's tenure, primarily with the addition of the two guest house/rental buildings in the rear yard, and the addition of site fencing. These alterations did not remove any significant elements of the original site and mainly affect the back yard. The house still strongly conveys the feeling of time and place related to its ownership by C. H. Tinker between 1913 and 1930.

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United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

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Tinker, C.H., House
Maricopa County, AZ

VERBAL BOUNDARY DESCRIPTION

Lots 1 and 2, Block 21, Orchard Addition to Glendale as amended, Book 3 of Maps, Page 36, Maricopa County records.

BOUNDARY JUSTIFICATION

Boundary corresponds to current and historic ownership of property.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Tinker, C.H., House
Maricopa County, AZ

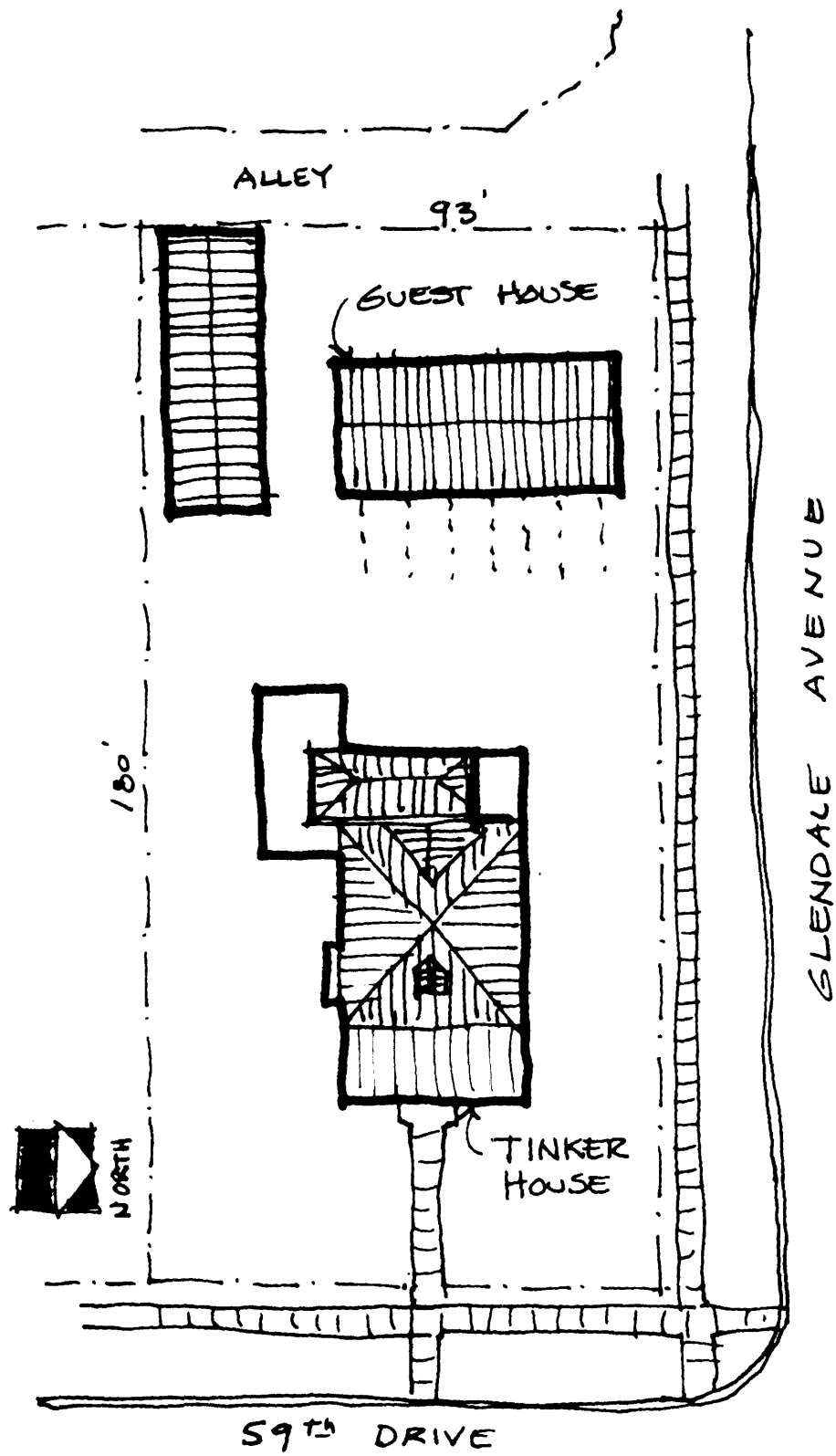
Section Number PHOTOS Page Addl.

Photographer: Roberta Graham
Date: May, 2005

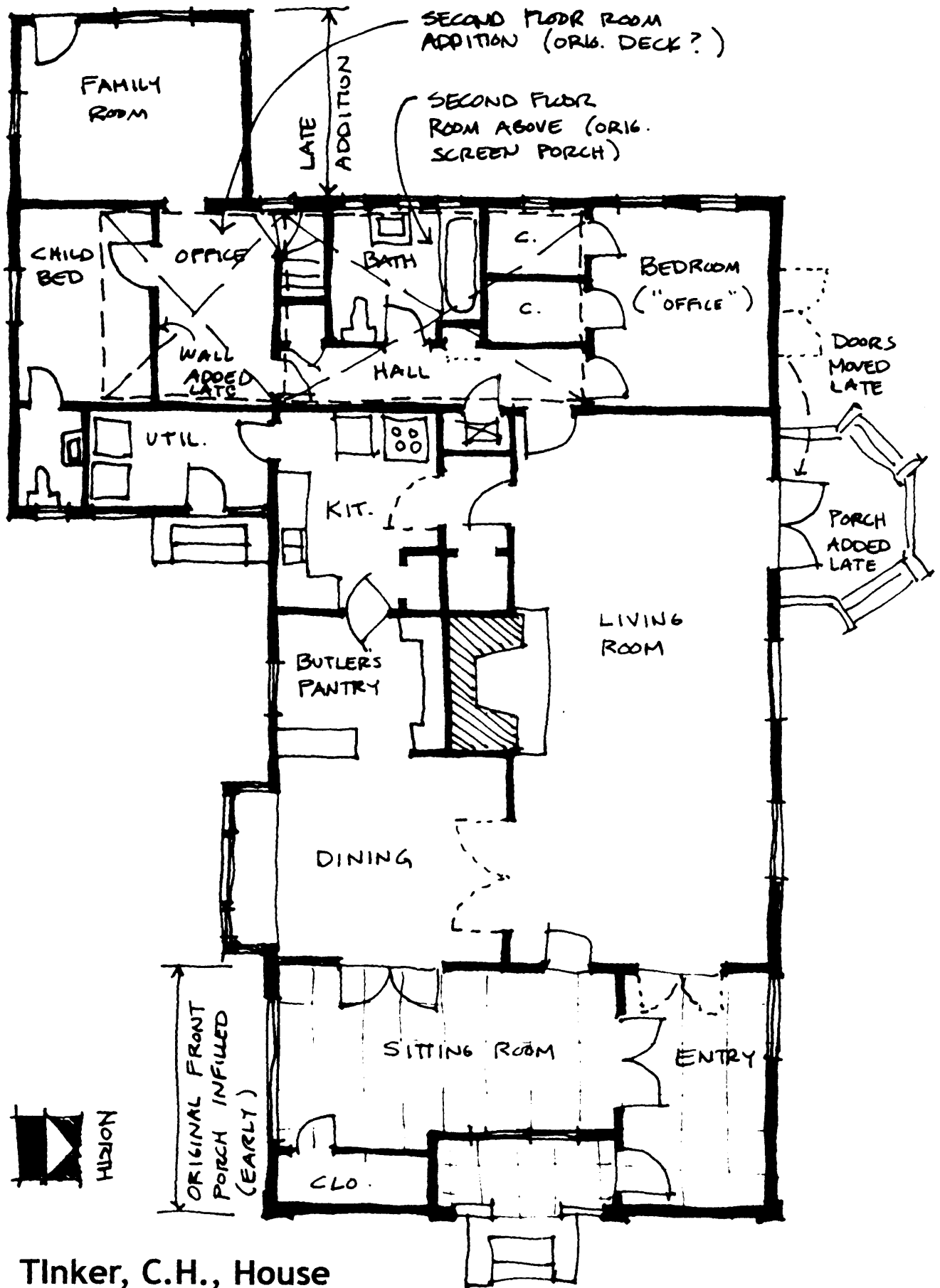
Photographs were taken in digital format conforming to NRHP Expanded photo policy dated March, 2005. A digital compact disk with the original digital photograph files has been submitted as a part of this nomination.

The files are referenced according to the following nomenclature: AZ_MaricopaCounty_Tinker#

Photo #	View to	
1	W	Front (east) elevation
2	SE	Rear ¾ view
3	NE	Rear ¾ view
4	E	Interior of Living Room
5	NW	View from Dining into Butler's Pantry
6	W	North guest house
7	SW	South guest house



Tinker, C. H., House
Site Plan



Tinker, C.H., House
 Floor Plan
 1/8" = 1'