

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED JUN 5 1980  
DATE ENTERED JUL 17 1980

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC Tinker Building

AND/OR COMMON

**LOCATION**

STREET & NUMBER  
16-18 West Pine Street

\_\_\_ NOT FOR PUBLICATION

CITY, TOWN  
Orlando

CONGRESSIONAL DISTRICT  
9

\_\_\_ VICINITY OF

STATE  
Florida

CODE  
12

COUNTY  
Orange

CODE  
095

**CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input checked="" type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER: Profes-

**OWNER OF PROPERTY**

sional Offices

NAME

Russ, James M.

STREET & NUMBER

109 East Church Street, Suite 441

CITY, TOWN  
Orlando

\_\_\_ VICINITY OF

STATE  
Florida 32801

**LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC. Orange County Courthouse

STREET & NUMBER

CITY, TOWN  
Orlando

STATE  
Florida

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE  
Historical, Architectural & Archaeological Survey of Orlando, Florida

DATE  
1976  FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR SURVEY RECORDS  
Florida Division of Archives, History and Records Management

CITY, TOWN  
Tallahassee

STATE  
Florida 32301

# 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED    DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

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## DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The two-story brick and clay-tile masonry Tinker Building is located on West Pine Street in downtown Orlando's older business district. Because the building (26' x 111') is on a narrow commercial lot, the entrance (north) facade is the only one with any architectural detailing. The west side was originally a party-wall but since the demolition of the adjacent structures (sometime in the 1960's), the surface of this wall has been stuccoed. The east and south (rear) sides are only visible from narrow area ways. Originally, the east side contained ten, paired windows spaced equally along the elevation on both stories. The rear elevation had four similarly grouped windows on both stories in addition to a single door in the western-most bay of each story. Several of these windows were filled-in with concrete block but have been re-opened in current rehabilitation work and fitted with fixed steel frame sashes with textured glass.

The street (north) elevation is detailed with buff brick, cream colored terra cotta and glazed ceramic tiles in blue, green, buff and black. The name "TINKER" is delineated in a stepped center panel of the brick parapet. The mustard colored letters are set on a background of blue tiles with a green tile border. The first story is symmetrical with a large, central plate glass show window flanked by single doors, which allow independent access to the first and second floors. Except for the delineation of the window and door openings with contrasting colored tiles, the first story is sheathed with glazed, black ceramic tile. Geometric colored glass originally filled the transom areas over the entrance doors and the large window. Because these elements disappeared in previous remodelings and available evidence indicates the pattern and contrasts, the pattern and colors of the replacement transom sashes will not be literal duplicates.

Slightly projecting molded terra cotta belt courses delineate first and second stories of the entrance facade as well as the parapet; the lower one contains a chain motif (circle and bar) while the upper one has dentils and a raised shield motif. The second-story fenestration is comprised of a single window in the western-most bay (directly above the second floor entrance) and two paired windows in the remaining bays. These windows have concrete sills and lintels and are further defined with glazed contrasting tile panels between each and a brick (herring-bone motif) and tile (border) panel in the corresponding spandrels.

The interior of the Tinker Building is undistinguished. Except for the original ceramic tile floor of the entrance vestibule for the second floor, the interior has been remodeled on several occasions and the original room configuration is no longer in evidence.

# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input checked="" type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input checked="" type="checkbox"/> OTHER (SPECIFY) Development Sports
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES +1925

BUILDER/ARCHITECT H.-C. Construction Company,  
Orlando, Florida

## STATEMENT OF SIGNIFICANCE

The Tinker Building is significant for its association with Joe (Joseph B.) Tinker, one of baseball's legendary personalities, member of the Baseball Hall of Fame and a major Orlando developer during the Florida land boom of the 1920's.

Joe Tinker arrived in Orlando in 1920 to manage the Orlando Tigers, a local baseball team, following a successful playing and managing career in professional baseball which began in 1899 in Coffeerville, Kansas. Tinker had played in several smaller leagues in the western states before he was sold to the Chicago Cubs in 1902. The Cubs team, as assembled in 1902, began an eleven-year winning streak capturing the National League pennant four times (1902, 1907, 1908, 1910) and the World Series twice (1907, 1908). Tinker led the National League shortstops in fielding, was a remarkable clutch hitter<sup>1</sup> (with a distinguished average), and led the Cubs in home runs in five different years. The remarkable double-play combination of the Cubs infield was immortalized in 1910 by Franklin P. Adams, writer for the New York Evening News, with this verse:

These are the saddest of possible words:

"Tinker to Evers to Chance".

Trio of bear Cubs and fleeter than birds,

"Tinker to Evers to Chance".

Ruthlessly pricking our gonfalon bubble,

Making a Giant hit into a double --

Words that are heavy with nothing but trouble,

"Tinker to Evers to Chance".<sup>2</sup>

In the days before radio, ballplayers entertained themselves with monologues, skits and harmonizing.<sup>3</sup> Tinker, like many ballplayers of the time, was no exception. By 1911, he had been attracted to Vaudeville and was a surprising success in his off-season performances. The New York Telegraph called his skit ("A Great Catch") "a clever little piece that deserved the applause it got." His other shows received favorable reviews in Variety and the Chicago Journal, which called him a "refreshing change from most athletic champions who took to the stage--good looking, bore himself like a gentleman, and neither clumsy or obstreperous."<sup>4</sup>

In 1913 Tinker considered switching to a career in Vaudeville, but instead signed with the Cincinnati Reds as shortstop and manager.<sup>5</sup> Because contract conditions were not kept, Tinker resigned as manager and was sold to the Brooklyn Dodgers at year's end.<sup>6</sup> Tinker jumped his contract, dumbfounding organized baseball, and joined the outlaw Federal League as manager and part-owner of the Chicago Whales. He used his influence to attract other players, telegraphing across the nation, "You are invited to come to the Federal League quarters in Chicago and discuss terms. Even if you

(continued)

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

(See Continuation Sheet)

## 10 GEOGRAPHICAL DATA

**UTM NOT VERIFIED**

ACREAGE OF NOMINATED PROPERTY Less Than One (1)

**ACREAGE NOT VERIFIED**

QUADRANGLE NAME Orlando West

QUADRANGLE SCALE 7.5

UTM REFERENCES

A 17 462850 3157010  
 ZONE EASTING NORTHING

B           
 ZONE EASTING NORTHING

C         

D         

E         

F         

G         

H         

VERBAL BOUNDARY DESCRIPTION The east 30 feet of the north 120 feet of the west 1/2 of lot 11, (less the north 6 feet) block 38, plan of Robert R. Reid's Addition to Orlando according to the plat thereof as recorded in Plat Book "C" at page 62 and 63 of the Public Records of Orange County, Florida.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE

STATE	CODE	COUNTY	CODE

## 11 FORM PREPARED BY

NAME / TITLE

Deibler, Dan G., Historic Sites Specialist

5/15/80

ORGANIZATION

Florida Division of Archives, History and Records Management

DATE

STREET & NUMBER

The Capitol

TELEPHONE

(904) 487-2333

CITY OR TOWN

Tallahassee

STATE

Florida 32301

## 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

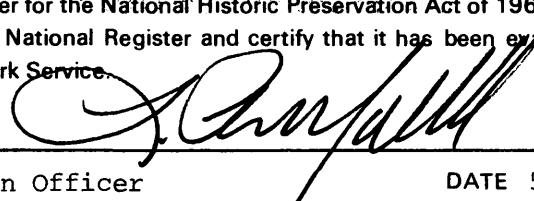
STATE

LOCAL

*rec'd from Dan Deibler 7/17/80*

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE



TITLE State Historic Preservation Officer

DATE 5/15/80

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

*John S. Sallee, G. Adkins*  
 KEYSER OF THE NATIONAL REGISTER

DATE 7/17/80

ATTEST: *Carol Deibler*  
 CHIEF OF REGISTRATION

DATE 7/17/80

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STATEMENT OF SIGNIFICANCE

decide not to sign a contract, all your expenses will be paid by the Federal League."<sup>7</sup> The new League had built or renovated eight ballparks in time for the 1914 season. One of the new fields, later renamed Wrigley Field, was for the Chicago Whales.<sup>8</sup> Under Tinker's management, the Whales won the Federal League pennant in 1915; however, the League itself folded. The Whales' owner then purchased the Chicago Cubs (in the National League) and hired Tinker as manager. Tinker eventually left the Cubs becoming manager and president of the Columbus team (in the American Association) and finally president of the American Association itself.<sup>9</sup>

Marriage attracted Joe Tinker to Orlando in 1920 where he owned and managed "Tinker's Tigers."<sup>10</sup> Under his direction, the "Tigers" won the Florida State Baseball League Championship capturing the "Temple Cup" in 1921.<sup>11</sup> Baseball seems to have been Orlando's passion in 1921 with the city building a regulation size field larger than that of the New York Yankees as a home for the championship "Tinker's Tigers."<sup>12</sup> Two years later Tinker sold his interest in the ballpark and team, and retired from managing.<sup>13</sup> In conjunction with Roy C. McCracken, Tinker formed the Tinker-McCracken Realty Company, Inc., a land development and real estate firm in Orlando.<sup>14</sup> The company met with quick success as did many speculative developers during the Florida Land Boom of the 1920's. Tinker's first residential development in the Orlando area, Lawson Park (1921), was quickly followed by Jamajo and Tinker Heights.<sup>15</sup> He was also involved in the location and development of the Seminole Race Course at nearby Longwood which was anticipated to "be one of the premier tracks in the world."<sup>16</sup>

Within a few years, Tinker had converted his baseball earnings into a multimillion dollar fortune. In 1925, he also built a small commercial building on West Pine Street in downtown Orlando for his company's headquarters. The "Tinker Building" was described at the time as being "another achievement of Mr. Tinker" and reputed to cost "\$90,000."<sup>17</sup> Tinker's offices were located on the first floor of the two-story building while the second floor was rented to other firms or individuals. But, by the end of the decade, Joe Tinker's fortune had evaporated as had many others of the land boom years. In straightened financial circumstances, he embarked on a ten week theatrical tour of the country, presenting a baseball skit with his old teammate, Johnny Evers.<sup>18</sup> He later worked with the Joe Stripps School of Baseball teaching skills and techniques to hundreds of youngsters, operated a bar and billiard parlor, held many small jobs and was a regular at the ballfield. [In later years he scouted for the Washington Senators.]

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Although Joe Tinker's financial resources evaporated, his warm personality and fiery spirit made him an important personality in Orlando until his death in 1948. His continued interest in baseball and enthusiasm for Orlando never seems to have waned. It was largely through Tinker's efforts that the Cincinnati Reds, his old team, and the Washington Senators (later Minnesota Twins) selected Orlando as their winter quarters.<sup>19</sup> The Senators/Twins have spent every season since 1935 (except during World War II) at Tinker Field, a distinction which is exceeded only by the Detroit Tigers who have wintered in Lakeland since 1934.<sup>20</sup>

In July 1947 the "Tinkers to Evers to Chance" trio was invested in the Baseball Hall of Fame as a unit, making Joe Tinker Florida's only living member at the time.<sup>21</sup> He died one year later (July 1948) after a long bout with diabetes.

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<sup>1</sup>Appel, Martin and Burt Goldblatt, Baseball's Best-The Hall of Fame Gallery. New York: McGraw-Hill Book Company, 1977, pp. 362-4.

<sup>2</sup>Seymore, Harold, Baseball, the Golden Age. New York: Oxford University Press, 1971, p. 148.

<sup>3</sup>Einstein, Charles, Ed., The Third Fireside Book of Baseball. New York: Simon & Schuster, 1968, p. 260.

<sup>4</sup>Seymore, op. cit., p. 118.

<sup>5</sup>Einstein, op. cit., pp. 260, 304.

<sup>6</sup>Seymore, op. cit., p. 135.

<sup>7</sup>Ibid., p. 205.

<sup>8</sup>Ibid., pp. 202-3.

<sup>9</sup>Appel, op. cit., pp. 262-4.

<sup>10</sup>Charlie Wentworth, personal communication with Leslie Divoll, 14 January 1980.

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<sup>11</sup>Eve Bacon, Orlando, A Centennial History, Chuluota, Florida: The Mickler House, 1976, V.I., p. 316.

<sup>12</sup>Dylan Thomas, Tinker Field Manager, personal communication with Leslie Divoll, 18 January 1980. Real Property Records, 1973, City of Orlando.

<sup>13</sup>Real Property Records, 1923, City of Orlando.

<sup>14</sup>Orlando and Orange County Directory, 1925, Jacksonville, Florida: Orlando Directory Company, p. 100.

<sup>15</sup>Orlando Evening Reporter-Star, 17 November 1925.

<sup>16</sup>Ibid.

<sup>17</sup>Ibid.

<sup>18</sup>Bacon, op. cit., V. II, p. 42.

<sup>19</sup>Orlando Evening Star, 27 July 1948, p. 1; Calvin Griffith, personal communication with Leslie Divoll, interview, 18 January 1980.

<sup>20</sup>Ibid.

<sup>21</sup>Joseph B. Tinker Plaque, July 21, 1947, Baseball Hall of Fame:

"Famous as a member of one of baseball's greatest double play combinations—from Tinker to Evers to Chance. A Big Leaguer from 1902 through 1916 with the Chicago Cubs and Cincinnati Reds and the Chicago Feds, manager Cincinnati 1913 and Chicago N.L. 1916, shortstop on Cubs team that won pennants in 1906, '07, '08, and '10."

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New York: McGraw-Hill Book Company, 1977.

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The Mickler House, 1976.

Einstein, Charles, ed. The Third Fireside Book of Baseball. New York: Simon  
& Schuster, 1968.

Griffith, Calvin. Owner of the Minesota Twins and son of owner of the Washington  
Senators, personal communication (interview) with Leslie Divoll, 18 January 1980.

Orlando Evening Reporter-Star. 17 November 1925.

Orlando Evening Star. 27 July 1948, p. 1; 28 July 1948, p. 6.

Orlando Sentinel Star. 3 July 1966, p. 9.

Real Property Records. 1923, City of Orlando.

Seymore, Harold. Baseball, the Golden Age. New York: Oxford University Press, 1971.

Thomas, Dylan. Manager of Tinker field, personal communication (interview) with  
Leslie Divoll, 18 January 1980.

Wadsworth, Charlie. Personal communication (interview) with Leslie Divoll,  
14 January 1980.