



CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC PRESERVATION**

February 20, 2018

**APPLICATION FOR CHANGE OF ZONING**

**Request:**

The Office of Historic Preservation is requesting a change in zoning to add “HL” Historic Landmark designation to 348 Thomas Jefferson Drive.

OHP Staff recommends approval.

**Case Comments:**

On December 20, 2017, the HDRC approved a Finding of Historic Significance and recommends approval to the Zoning Commission and City Council for the historic landmark designation of 348 Thomas Jefferson Dr.

**Case History:**

February 20, 2018	Zoning Commission hearing
December 20, 2017	Historic & Design Review Commission (HDRC) hearing
November 14, 2017	Property owner submitted application

**Applicable Citations:**

Note: In accordance with the process for designation of a historic landmark, as outlined in Section 35-607 of the UDC, properties must meet three of sixteen criteria. This property meets three of the Criteria for Evaluation.

*UDC Section 35-607 – Designation Criteria for Historic Districts and Landmarks:*

a. Process for Considering Designation of Historic Districts and Landmarks. Historic districts and landmarks shall be evaluated for designation using the criteria listed in subsection (b) and the criteria applied to evaluate properties for inclusion in the National Register. In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the criteria listed. Historic districts shall consist of at least two (2) or more structures within a legally defined boundary that meet at least three (3) of the criteria. Additionally, all designated landmarks and districts shall demonstrate clear delineation of the legal boundaries of such designated resources.

b. Criteria for Evaluation.

(5) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;

(8) Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;

(13) It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif;

**Findings of Fact:**

- a. The request for landmark designation was initiated by the property owner.
- b. HISTORIC CONTEXT –

The property is located in Jefferson Manor. The neighborhood was subdivided in November 1931 by local developers Dickinson & Fite. Located adjacent to Thomas Jefferson High School, the development's large lots are filled with an eclectic mix of styles including Tudor Revival, Spanish Eclectic, and Colonial Revival homes. Later construction introduced modern Ranch and Minimal Traditional style homes. The house at 348 Thomas Jefferson was built c. 1937 for Robert Newnam by local contractor W.H. Moore with materials supplied by Alamo Lumber Company. Construction of the home was completed in 1937 and was featured as 310 Thomas



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Jefferson along with other properties in the San Antonio Light under the heading “San Antonio A City of Beautiful Homes.”

Staff conducted a site visit on December 1, 2017, and found that the physical details of the rear of the principle structure match those shown in the photo printed in the 1937 newspaper article.

c. **SITE CONTEXT -**

The structure is situated on a residential block among single story homes. Though the street is of standard residential width, there is a boulevard sense on approach, due to deep setbacks, approximately 55 feet, which contain large lawns and mature trees. The street has a prominent bend. 348 Thomas Jefferson Dr is located at the elbow of that bend and situated on a small ridge. The surrounding residential structures are primarily single-story homes built prior to and after WWII. The architectural designs include features reminiscent of Tudor, Mediterranean, Craftsman and other eclectic styles, most are considered production tract houses. Roof forms are primarily cross-gabled. Materials in the area are primarily rock siding, all roofs are composed of shingle tile. The location of 348 Thomas Jefferson, its distinction as the only two-story stucco home on the block, and its unique and original design make it a highly visible landmark on approach.

Staff finds the structure to contribute to the character of the Jefferson Manor neighborhood. Set along an intact residential block, it is from the period of the neighborhood development and is a style typical for this conservation district.

d. **STRUCTURE –**

The structure at 348 Thomas Jefferson is a two-story single family home flanked by a single-story side-gabled wing on the east elevation. The front door does not face Thomas Jefferson and instead faces the neighboring property to the east. The structure has stucco siding and a low-pitched, side gabled roof with composition shingles. The porch features a decorative tile floor, an arched entryway and two rectangular window openings. The single-story wing on the east elevation features a bay window beneath a gabled roof. A single door is located in the middle of the north elevation, which faces Thomas Jefferson.

The fenestration (window) pattern on the first-floor is asymmetrical; it includes a porthole and one-over-one wood window on the north elevation. Photographic evidence indicates that the current door on the north elevation was installed at a later date and is not an original feature to the structure. Photographs also show that a second porthole window once existed in this location. The second-story features three (3) one-over-one wood windows with wooden shutters and a balconet below the center window. Each shutter features two wooden diamond patterns, one over the other.

There is a non-original rear addition with horizontal wood siding, and aluminum windows. Most of the windows on the primary structure are wood, double-hung, one-over-one. The three windows in the bay window have been replaced with fixed glass and are not operable. A curved, stucco, bracketed overhang with a metal roof can be seen over the side door on the west elevation. Photographic evidence depicts the overhang once had composition shingle roof material.

The primary structure embodies certain elements of Spanish revival architecture, including stucco siding, decorative tiles, arches, wing walls, a balconet (a full-length window and railing without a projecting floor) and asymmetrical façades. The form and massing of the structure embody Colonial Revival architecture with its side gabled roof and large two-story rectangular footprint.

There is a single story accessory structure situated toward the rear of the property, and has wood siding, a side gabled composition shingle roof and two overhead garage doors. Although the wood siding material differs from the stucco on the primary structure, they share a common roof form and material. Rear accessory structures are common in the neighborhood. Staff finds the accessory structure to be contributing to the property.

There is a front, curved concrete walkway that leads from the sidewalk to the front entrance. The orientation, design and materials are consistent with other front walkways historically found along the block.

The property owner is planning to make repairs to the structure and is working with OHP staff on the design review process as well as qualifying for the tax incentive program.



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- e. **EVALUATION** – As referenced in the applicable citations, 348 Thomas Jefferson Drive meets UDC criterion [35-607 (b)5], [35-607 (b)8], [35-607 (b)13], for a finding of historic significance in the process of seeking designation as a local historic landmark. In order to be eligible for landmark designation, a property must meet at least three of the criteria; 348 Thomas Jefferson Drive meets three.
- (5) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials:** The two-story structure has a mix of Spanish eclectic elements combined with Colonial Revival form and massing. The asymmetrical and restrained primary façade with minimal fenestrations combined with Spanish eclectic elements is unique and representative of the evolving architectural trend of the time which looked to free itself of traditional and expected forms.
- (8) Its historical, architectural, or cultural integrity of location, design, materials, and workmanship:** The structure, footprint, materials and style are largely intact with few intrusions or modifications and it retains high architectural integrity. The stucco exterior, wood windows and architectural detailing and restrained asymmetrical façade are unique in design. It's unique design and its location at the bend in Thomas Jefferson Drive makes it a highly visible landmark.
- (13) It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif:** The house at 348 Thomas Jefferson is set within the Jefferson Neighborhood Conservation District among a fully intact residential block. Many of the surrounding homes share a similar modest massing, setbacks and age, forming a distinct neighborhood character. This block of the Jefferson Manor subdivision is fully intact, and this property contributes significantly to the neighborhood as noted in finding c.
- f. The City offers a tax incentive for the substantial rehabilitation of historic properties because historic landmarks possess cultural and historical value and contribute to the overall quality and character of the City and its neighborhoods. If historic designation is approved, rehabilitation and restoration work may be eligible for this incentive. State and Federal tax incentives are also available for properties listed on the National Register of Historic Places and provide substantial relief for rehabilitation projects.
- g. If the HDRC approves the Finding of Historic Significance, then the recommendation for designation is submitted to the zoning commission. The zoning commission will schedule a hearing and then forward its recommendation to the City Council. City Council has the ultimate authority to approve the historic designation zoning overlay.
- h. Per UDC Sec. 35-455, once the property is determined eligible and the property owner is notified, then the property owners must receive a written approval (a Certificate of Appropriateness) for any exterior work until the City Council makes their final decision.

**ATTACHMENTS**

HDRC Recommendation  
HDRC published Exhibits



# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

December 20, 2017

**HDRC CASE NO:** 2017-621

**ADDRESS:** 348 THOMAS JEFFERSON DR

**LEGAL DESCRIPTION:** NCB 7079 BLK 10 LOT 2 W 10 FT OF 3

**PUBLIC PROPERTY:** No

**APPLICANT:** Richard Pozos - 348 Thomas Jefferson

**OWNER:** Richard Pozos - 348 Thomas Jefferson

### REQUEST:

The applicant is requesting a finding of historic significance for the property at 348 Thomas Jefferson Drive.

### FINDINGS:

a. The request for landmark designation was initiated by the property owner.

#### b. HISTORIC CONTEXT –

The property is located in Jefferson Manor. The neighborhood was subdivided in November 1931 by local developers Dickinson & Fite. Located adjacent to Thomas Jefferson High School, the development's large lots are filled with an eclectic mix of styles including Tudor Revival, Spanish Eclectic, and Colonial Revival homes. Later construction introduced modern Ranch and Minimal Traditional style homes. The house at 348 Thomas Jefferson was built c. 1937 for Robert Newnam by local contractor W.H. Moore with materials supplied by Alamo Lumber Company. Construction of the home was completed in 1937 and was featured as 310 Thomas Jefferson along with other properties in the San Antonio Light under the heading "San Antonio A City of Beautiful Homes."

Staff conducted a site visit on December 1, 2017, and found that the physical details of the rear of the principle structure match those shown in the photo printed in the 1937 newspaper article.

#### c. SITE CONTEXT -

The structure is situated on a residential block among single story homes. Though the street is of standard residential width, there is a boulevard sense on approach, due to deep setbacks, approximately 55 feet, which contain large lawns and mature trees. The street has a prominent bend. 348 Thomas Jefferson Dr is located at the elbow of that bend and situated on a small ridge. The surrounding residential structures are primarily single-story homes built prior to and after WWII. The architectural designs include features reminiscent of Tudor, Mediterranean, Craftsman and other eclectic styles, most are considered production tract houses. Roof forms are primarily cross-gabled. Materials in the area are primarily rock siding, all roofs are composed of shingle tile. The location of 348 Thomas Jefferson, its distinction as the only two-story stucco home on the block, and its unique and original design make it a highly visible landmark on approach.

Staff finds the structure to contribute to the character of the Jefferson Manor neighborhood. Set along an intact residential block, it is from the period of the neighborhood development and is a style typical for this conservation district.

#### d. STRUCTURE –

The structure at 348 Thomas Jefferson is a two-story single family home flanked by a single-story side-gabled wing on the east elevation. The front door does not face Thomas Jefferson and instead faces the neighboring property to the east. The structure has stucco siding and a low-pitched, side gabled roof with composition shingles. The porch features a decorative tile floor, an arched entryway and two rectangular window



openings. The single-story wing on the east elevation features a bay window beneath a gabled roof. A single door is located in the middle of the north elevation, which faces Thomas Jefferson.

The fenestration (window) pattern on the first-floor is asymmetrical; it includes a porthole and one-over-one wood window on the north elevation. Photographic evidence indicates that the current door on the north elevation was installed at a later date and is not an original feature to the structure. Photographs also show that a second porthole window once existed in this location. The second-story features three (3) one-over-one wood windows with wooden shutters and a balconet below the center window. Each shutter features two wooden diamond patterns, one over the other.

There is a non-original rear addition with horizontal wood siding, and aluminum windows. Most of the windows on the primary structure are wood, double-hung, one-over-one. The three windows in the bay window have been replaced with fixed glass and are not operable. A curved, stucco, bracketed overhang with a metal roof can be seen over the side door on the west elevation. Photographic evidence depicts the overhang once had composition shingle roof material.

The primary structure embodies certain elements of Spanish revival architecture, including stucco siding, decorative tiles, arches, wing walls, a balconet (a full-length window and railing without a projecting floor) and asymmetrical façades. The form and massing of the structure embody Colonial Revival architecture with its side gabled roof and large two-story rectangular footprint.

There is a single story accessory structure situated toward the rear of the property, and has wood siding, a side gabled composition shingle roof and two overhead garage doors. Although the wood siding material differs from the stucco on the primary structure, they share a common roof form and material. Rear accessory structures are common in the neighborhood. Staff finds the accessory structure to be contributing to the property.

There is a front, curved concrete walkway that leads from the sidewalk to the front entrance. The orientation, design and materials are consistent with other front walkways historically found along the block.

The property owner is planning to make repairs to the structure and is working with OHP staff on the design review process as well as qualifying for the tax incentive program.

e. EVALUATION – As referenced in the applicable citations, 348 Thomas Jefferson Drive meets UDC criterion [35-607 (b)5], [35-607 (b)8], [35-607 (b)13], for a finding of historic significance in the process of seeking designation as a local historic landmark. In order to be eligible for landmark designation, a property must meet at least three of the criteria; 348 Thomas Jefferson Drive meets three.

(5) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials: The two-story structure has a mix of Spanish eclectic elements combined with Colonial Revival form and massing. The asymmetrical and restrained primary façade with minimal fenestrations combined with Spanish eclectic elements is unique and representative of the evolving architectural trend of the time which looked to free itself of traditional and expected forms.

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(13) It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif: The house at 348 Thomas Jefferson is set within the Jefferson Neighborhood Conservation District among a fully intact residential block. Many of the surrounding homes share a similar modest massing, setbacks and age, forming a distinct neighborhood character. This block of the Jefferson Manor subdivision is fully intact, and this property contributes significantly to the neighborhood as noted in finding c.

f. The City offers a tax incentive for the substantial rehabilitation of historic properties because historic landmarks possess cultural and historical value and contribute to the overall quality and character of the City and its neighborhoods. If historic designation is approved, rehabilitation and restoration work may be eligible for this incentive. State and Federal tax incentives are also available for properties listed on the National Register of Historic Places and provide substantial relief for rehabilitation projects.

g. If the HDRC approves the Finding of Historic Significance, then the recommendation for designation is submitted to the zoning commission. The zoning commission will schedule a hearing and then forward its recommendation to the City Council. City Council has the ultimate authority to approve the historic designation zoning overlay.

h. Per UDC Sec. 35-453, once the commission makes a recommendation for designation, property owners must

receive a written approval (a Certificate of Appropriateness) for any exterior work until the City Council makes their final decision.

**RECOMMENDATION:**

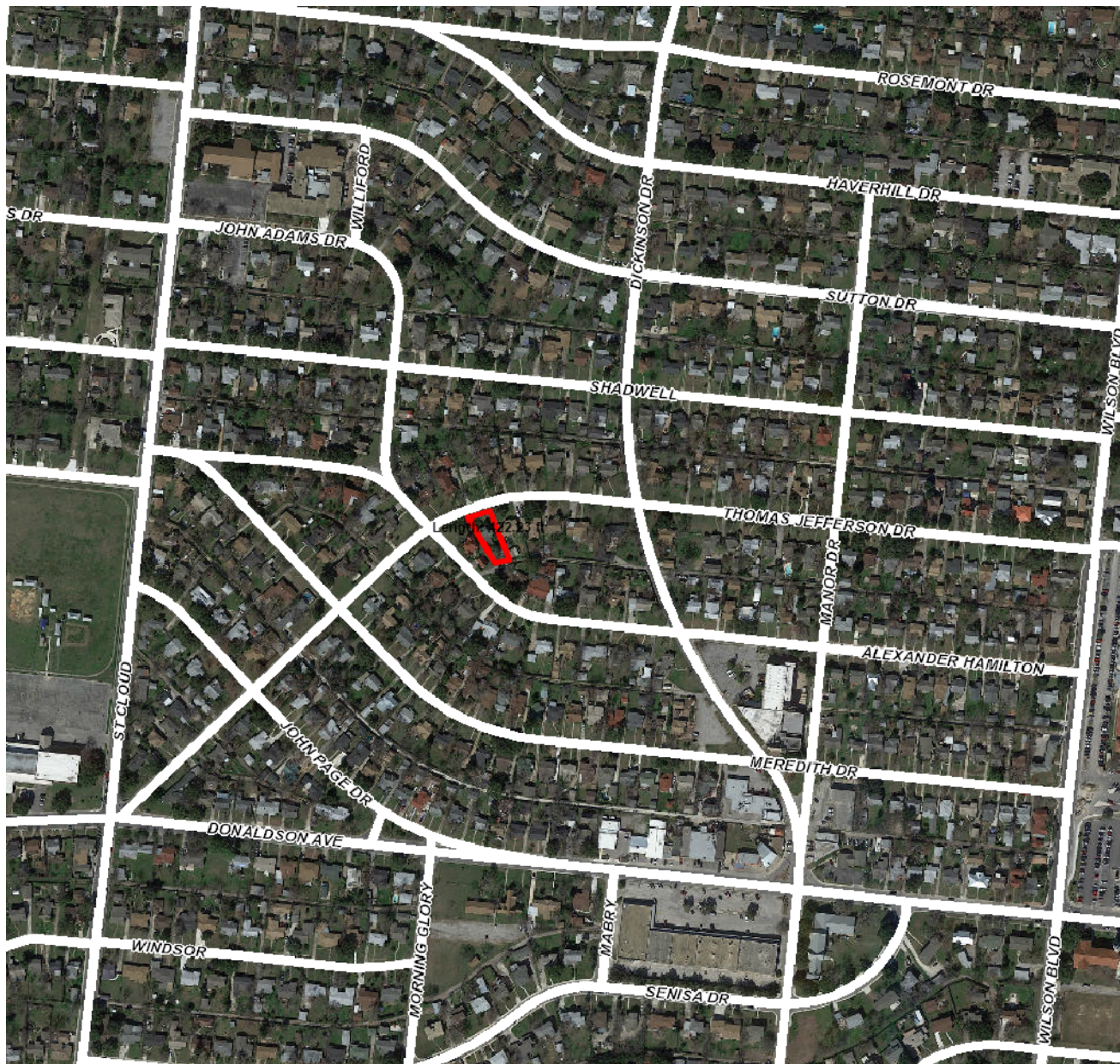
Staff recommends approval of a Finding of Historic Significance and that the Historic & Design Review Commission recommend approval for the landmark designation of 348 Thomas Jefferson to the Zoning Commission and to the City Council based on findings b through e.

**COMMISSION ACTION:**

The HDRC approves a Finding of Historic Significance and recommends approval to the Zoning Commission and City Council for the historic landmark designation of 348 Thomas Jefferson Dr.

A handwritten signature in black ink, appearing to read "Shanon Shea Miller". The signature is fluid and cursive, with the first name "Shanon" being more prominent.

Shanon Shea Miller  
Historic Preservation Officer



## Flex Viewer

Powered by ArcGIS Server

Printed: Dec 05, 2017

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#### Historic Context:

The house at 348 Thomas Jefferson was built c. 1937 by contractor W.H. Moore with materials supplied by Alamo Lumber Company for Robert Newnam.<sup>1</sup> Newnam was the son of Pat Newnam, a local minor league baseball player and team manager who later founded the San Antonio Novelty Amusement Company.<sup>2</sup> After his father's death in 1938, Robert Newnam and his mother ran the business until Robert joined the Air Corps. When the home was completed in 1937, it was featured in the *San Antonio Light* under the heading "San Antonio A City of Beautiful Homes."<sup>3</sup>

The home is located in Jefferson Manor, west of Fredericksburg Road. The neighborhood was subdivided in November 1931 by Dickinson & Fite, local developers whose portfolio also included Woodlawn Park.<sup>4</sup> This 100 acre tract boasted lots of infrastructure improvements, including widening Donaldson and Wilson Avenues. The first home was completed in February 1932, the same month that construction of spectacular Thomas Jefferson High School was finished.<sup>5</sup> The neighborhood virtually full by 1941, with an eclectic mix of styles including Tudor Revival, Spanish Eclectic, Colonial Revival, and modern Ranch homes.<sup>6</sup>

#### Architectural Description:

The structure at 348 Thomas Jefferson is a two-story single family home constructed in the Spanish eclectic architectural style. The house features stucco siding and a side gabled roof with composition shingles. The front entrance is located on the east façade, behind a wing wall with a decorative opening. A shed roof has been added over this main entrance, creating a small porch with a decorative tile floor. The first-floor front fenestration includes a porthole and one-over-one wood window. On the front façade is a centered wooden door that leads to a space under an interior stairway. Since there is neither a stoop nor a front walkway leading to this entrance, this door appears not to be an original feature. The second-story features three one-over-one wood windows with wooden shutters and a Juliet balustrade over the front second-story center window. There is a non-original rear addition with vertical wood siding and aluminum windows. Most of the windows on the primary structure are wood, double-hung, one-over-one. The windows within the side bay have been replaced with fixed wood windows. A small garage, original to the main structure, is present in the southeast corner of the lot with horizontal wood siding. The house is set within a residential neighborhood among houses that share similar materials, character, forms, and setbacks.

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<sup>1</sup> "San Antonio A City of Beautiful Homes," Part 7 p1, Sunday, November 14, 1937, *San Antonio Light*.

<sup>2</sup> "Men & Machines," p. 97, January 31, 1942, *Billboard*.

<sup>3</sup> Ibid, C1.

<sup>4</sup> Plat, filed November 10, 1931, Bexar County, Texas, Plat Book 980, page 303.

<sup>5</sup> "Huge Crowds See New High School," C1-2, Sunday, February 7, 1932, *San Antonio Express*. "Jefferson Manor Said A Success," C1, Sunday, March 13, 1932, *San Antonio Express*.

<sup>6</sup> Sanborn Map Company, 1941, sheet 549.



















## PLAN CITED FOR AMENDMENTS IN F.H.A. ACT

Action Follows Adoption of  
Broad General Platform  
for Housing Advance.

Amendments to existing Federal legislation and administrative changes needed for encouragement of sound new home building and national housing advance are outlined in a program supported by the National Association of Real Estate Boards after discussions at its recent annual convention in Pittsburgh, and after subsequent conferences between officers of the association and administration leaders upon present needs and outlook in housing and new building.

The program backed by the association is built upon the conviction that in the present economic situation immediate and nationwide stimulus to home building is an urgent national necessity. Action in the past convention conference follows adoption by the association at Pittsburgh of a series of resolutions constituting a platform as to national needs in housing, real estate finance, taxation, and calling for a re-study of American cities looking to protection of homes and other urban investment against neighborhood deterioration.

**SUGGESTED CHANGES.**  
The association through Paul F. Stark, Madison, Wisconsin, president, asks for the following as amendments in the law governing the Federal Housing Administration and administrative changes under the act:

1. Amendment of the F. H. A. act to permit insurance of mortgages up to 90 per cent of the value of land and structures on homes of \$6000 or under. Such mortgages would be insured under procedures already established by F. H. A.

2. Rewriting or revival of Title I of the F. H. A. act so as to provide for insurance of bank loans made to operative home builders to assist in financing construction.

3. The development of an approved list of operative home builders eligible for F. H. A. insurance on their construction loans as well as for insurance of general mortgages covering their entire operations.

4. A reduction of the interest rate on insurable mortgages from 5 to 4 per cent and lengthening of the period of amortization through appropriate amendments to the act.

5. Rewriting of Title III of F. H. A. act so as to provide for a central mortgage bank to purchase sound mortgages.

Other changes previously requested in the F. H. A. act, including: reduction of insurance premium as capital amount of the insured mortgage is reduced; provision that in case of a defaulted mortgage the mortgagee receives cash or its equivalent for his claim; provision for insurance of any sound large scale housing project without unwarrantable limitation on rentals; scale projects for sales made.

**PRODUCTION METHODS.**  
That the average American family can make only a 10 per cent payment for its home was the consensus of delegates present at the association's recent Pittsburgh convention. President Stark points out that four-fifths of all homes are bought with 10 per cent down payments and therefore carry 90 per cent mortgages of one kind or another. He believes that on the whole it is better that first and second mortgages be consolidated in one instrument with one mortgagee so that the borrower can have the benefit of a repayment plan over a long period of years which is adjusted to his needs.

The association, at its Pittsburgh convention, affirmed its belief that the production of housing for our



## New Decorating Studio Opens

Two interior decoration experts have recently combined their talents and formed the firm of Stempelmann and Biggs, 1109 Main avenue. Max Stempelmann, a noted decorator of world wide experience, brings to San Antonio the charm and taste of the modern school. He has been associated with eminent decorators in several European countries, and has in recent years been with noted American houses.

In his new and different style, Stempelmann has already achieved very striking effects for homes in this city at moderate costs.

J. W. Biggs has for a number of years been with several of the city's leading stores. He has been recognized as one of the foremost color and style experts in the country.

Miss Daisy Fulton, also associated with the firm as decorator and designer, has studied interior decoration at Texas university, Texas State College for Women and Oklahoma university.

people has, due to new materials, new equipment, and new devices, which modern life requires, become such a technical and difficult process as to require the best available skill and experience; and that to lower housing costs best hope lies in encouraging development of large scale operations sufficiently stable and well financed to plan their operations far ahead, to give continuous employment to labor at a wage commensurate with all year around employment and to apply to such operations the methods of efficiency which have demonstrated their worth in other fields of manufacture.

Upper left: Home of A. H. Seeley, 2115 West King's Highway in Woodlawn district, an attractive white colonial. W. J. Aldrich was general contractor. Materials by Thrift Lumber company. Upper right, two-story rock home at 539 Donaldson avenue, open now for inspection by C. M. Furr, builder. Center left, home of D. M. Shafer at 2215 W. King's Highway, J. B. Mar-

tin, general contractor. Materials by Ed Steves and Sons, an English type rock residence designed by Phil Lloyd Shoop. Center right, new residence of Sam Rosenberg at 438 Mary Louise Drive, built by C. M. Furr company. Below, rear patio view of new home of Robert Newnam at 310 Thomas Jefferson Drive in Jefferson Manor. W. H. Moore was general contractor. Materials by Alamo Lumber company.

### NATURE SOUNDS THE NOTE

Nature forms the foundation for good color schemes in interior decoration. The subdued tones employed for floor surfaces correspond to the dark colors of earth; the medium tones of walls to the medium green of trees, and, until the present modern idea of colorful ceilings came into being, ceilings were always light similar to the paler tints of the sky.

### Apricot and Black Gay Bathroom Colors

Apricot and coral towels add a gay note to a sophisticated bathroom where black is used prominently. The entire wall above the tub is painted silver-gray; the other three are marbled from the black to the palest upward. A black and white tilework covers the floor.

### COLOR INSPIRES CONFIDENCE

The psychology of color has been used by at least one doctor, a child specialist, to counteract fear in his patients. Brilliant color was applied to the woodwork of the waiting room with stenciled animals rollicking above the dado. The draperies contrasted agreeably with the woodwork and, except for the few seats necessary for grown-ups, the furniture was of diminutive size.

## Famed Painter to Exhibit Here

After his usual four months sojourn in Rockport, Mass., Dawson-Watson, international known painter, has returned to San Antonio and will have an exhibit about twenty of his pictures at the San Antonio Art gallery, 128 Losoya street, starting November 10.

Charles Pabst Jr., owner of the San Antonio Art gallery, has viewed Dawson-Watson's work in his studio and declares it is much wider in scope and far more fully developed in color than anything he has yet done.

While in Rockport Dawson had as one of his entries in the North Shore Arts association, of which he is a member, his water-color entitled "Zephyr" which gained a popular vote prize and The Alice Hughes Smith prize in the Southern States art league exhibit in 1931. This picture was also favorably commented upon in the Christian Science Monitor, Pabst explained.

### Business Prospects

**Impress Paisley**  
G. J. Paisley, vice president of Hickey Freeman company of Rochester, N. Y., was greatly impressed with business conditions in Southwest Texas, according to Ed S. Fomby, president of Fomby Clothing company whom Paisley has been visiting. Paisley has just completed a tour of the nation and stopped for his periodical visit with Fomby. In reviewing the business outlook for his firm, Paisley declared: "Our company has made an increase every month this year and our plans for the coming season have already been made and we are launching them with an expected increase for next year."

Paisley added that he expects to spend a winter vacation in San Antonio next year.

## RAILROADERS PESSIMISTIC OVER OUTLOOK

Wage, Material Costs Up,  
Freight Volume Down,  
Executives Report.

By B. C. FORBES.  
CHICAGO, Nov. 13.—Railway executives are blue. Wage rates have been forced up. Ditto material and equipment costs. Freight volume is declining. Adequate profits cannot be earned.

Regulation has savored of strangulation. Abnormal importations of agricultural products from foreign countries are complained of. Fred W. Sargent, president Chicago & Northwestern, says: "I am not panicky over the immediate outlook. Yet I cannot give much encouragement."

"After a most thorough analysis of our territory, I do not see immediate prospects for any material increase in volume. Carloadings are on the decline. "If I were to point to one single item that is having a bad influence, I would name the tax on undistributed profits. This is depleting reserves and, as you know, 97 per cent of our industries employ 250 men or less. We are a country of small industries, contrary to the general popular opinion. Especially is this true throughout our territory."

"Small industries are dependent on surplus earnings to tide them over recessions and to also provide for additions and betterments to meet competitive conditions."

"Another thing that is hurting our country is the terrific amount of our agricultural imports. Here in the heart of the agricultural region our markets are flooded with pork, canned beef and grains from abroad."

"Costs have gone up so drastically that the prospects for profits are greatly diminished, not only in transportation but in industry. Increased costs are bound to increase prices. This will curtail consumption, so that another readjustment is going to be necessary."

"Sustained recovery can only come when complete confidence is restored and when net profits are available."

Ralph Budd, president, Burlington lines:

"In Burlington territory, which means the Middle West generally, crop conditions and farm income are much better than for some years. Our traffic in point of volume, will be larger than in 1936, but increased cost of materials and labor will leave us less net."

"The worst situation at present is that wages were increased August 1 and October 1, while it will be several months before freight rates can be advanced (if the I. C. C. grants the increase), and during this period of lag the railroads, of necessity, must stop buying and reduce employment. This is quite serious; there is no possible way of avoiding it until revenues are sufficiently increased."

L. A. Downs, president, Illinois Central:

"Things in our business have not been going so well. Increased costs are a heartbreaking handicap. "The outlook is decidedly blue at present; but as I look back I can see when it looked just as blue, and I have faith that we can work things out as we have before. There being no practical alternative to railroad transportation, I believe all interested groups—users, owners, creditors and employees—can and will be brought to co-operate in solving the difficulties, which are vitally financial."

Admittedly, railway prosperity is essential to national prosperity. Copyright 1937, by B. C. Forbes.

# Your Own Land—Your Own Home—Your Own Country

(Editorial written by the late Arthur Brisbane)

REAL ESTATE is the safest property, the only property that is permanent and that its owner really controls.

What are the great fortunes that have lasted, and WHY have they lasted through a hundred years? They are the fortunes of such families as the Astors, Goetschs, Gerrys. They have lasted because the ancestors of those families BOUGHT REAL ESTATE.

IN GOOD times and bad, in doubtful times and boom times, there is just one real wealth, and that is well-selected REAL ESTATE.

Real estate has its troubles. Dishonest politicians overtax it. It suffers when business, depressed, and tenants, temporarily impoverished, cannot pay their rent.

But for those that know how to select it, and are able to hold it, good real estate is the best investment.

There are only four corners of 4th and Pike,

University Way and 45th, and there will be NEVER be any more.

"High finance" may peddle ten million shares of this, fifty million shares of that, and then add a hundred million shares, if the people are in a gambling mood.

But they cannot add to the size of the earth's surface.

They cannot permanently, by any device, multiply the number of good city real estate corners.

When you ask yourself, "What shall I buy?" ask yourself also, "What will remain firm and solid, no matter what happens?"

The answer is, "THE GROUND BENEATH YOUR FEET."

Everything that men do must be done on the earth—apart from flying and going to heaven when we finish here.

Goods must be bought and sold, factories built,

hotels and apartments raised on the earth's surface. You can't hang them suspended in the air. They must all be on the ground. And he who OWNS the ground, his part of it well chosen, owns best and safest wealth.

It is not necessary to tell the people of San Antonio, proud of their city, who have seen its marvelous growth and have unlimited confidence in its future, that the best, safest and first investment in real estate is a home in San Antonio or the suburbs. As a real estate purchase for INVESTMENT, for PRESENT INCOME or for future increased value, or both, the Texas investor, of course should concentrate on the opportunities offered by San Antonio first, by other growing cities of Texas second.

Every intelligent citizen knows what improved transportation does to increase the value of good

land and build up great cities. Nobody yet appreciates what the AIRPLANE is destined to do and to mean for the future development of the United States and its cities.

The flying machine will make men's BODIES almost as completely independent of distance as their voices and thoughts are now, thanks to the telephone.

Study your own city, its suburbs and the other growing cities of Texas.

The first real estate investment should be the purchase of a home, enabling the owner to say, "This piece of the earth is MINE. It will belong to my family after I am gone and be an inspiration in the minds of my children as long as they live."

BUY AND PAY FOR A HOME FIRST.  
ARTHUR BRISBANE



# Statement of Significance

## Architectural Description

I do not have any sort of architectural background so I can not be exact about the style. The original structure seems to be a basic 2 bedroom home of the time period. But it also has a living room that is offset and also has a little porch on the side. It is stucco so it kinda seems like they were going with a little art deco flair. I have not seen any other homes in the area that have a front door off to the side quite like this home.

## History

The home was first purchased in March of 1937, just over 80 years ago. It was first purchased by Robert Connell Newnam. He was the son of local Baseball player Robert Albert "Pat" Newnam and Grace Agnes Gillespie Newnam. After 3 years he deeded the home to his mother Grace. She owned the home for about 3 years also before selling it to Paul R. Woods and his wife Yetta Fay. They owned it for 4 years before he deeded it to her, then she sold a year later. All of the transactions are found in the deed records of Bexar County.

This short term ownership continued with Thomas B Johnson Jr and wife Hazel Ruth owning the home for about a year. Will A McCabe and wife Eva owned the home for about 3 years. Moss & Laurie Yater owned the home for about 4 years until the end of 1956 when it was purchased by Ivan J. and Evelyn Adair. They owned the home for about 14 years until September of 1970. They sold to L. L. Motes Inc.

Motes owned the property for about a year in which time I am sure that they did some renovation and maybe that is when the 3<sup>rd</sup> bedroom and 2<sup>nd</sup> full bath was added. Ms. Ethel Ruth Weber owned the home for about 10 years until she passed away and it was purchased by Robert Irvine in June of 1981. He was a teacher at Southwest High School. From the many artifacts that we found in the home he was a very artistic man. He was never married and had no children. Upon his death, the property went to his caretaker Donald M. Pena and his wife Sharon in November of 2009. It has stayed vacant and in disrepair since 2009. The Penas have not done anything to the property to repair or maintain it. The grass has been cut and that's all.

I purchased the property with many once valuable pieces of furniture broken, neglected or chewed on by animals.

I flip houses for a living, but when I came across this one, I fell in love. I am going to bring this house back to life and make this my home. I am a graduate of Jefferson High School, 1986. My wife and I are moving back into the area after being close to 1604 for over 15 years where I owned my homestead. We love the charm, beauty and the potential to be the most beautiful house in the area.

The home will take about 60k to 70k to get it back to its former glory. It will need updated plumbing, sewer, electrical as well as opening up a wall to the kitchen. Since it has been neglected for so long and in

disrepair, the stucco will need to be removed from some ceilings in the downstairs area. The addition to the house will need some foundation work and the paneling will definitely need to come down.

The central a/c will need to be moved because it is currently in front of the house. The beautiful floors will be sanded down and the bathroom floors will be cleaned up and brought back to life. Hopefully the bathroom fixtures can be used as well. The windows need to be scraped and painted and made functional again.

I look forward to this big project to make this house into a home again. My wife and I are up for the challenge.

# JEFFERSON MANOR

SAN ANTONIO, TEXAS

BEING  
OCL. 5, RANGE 3, DISTRICT 4.  
SCALE: 1"=200'

980-303

STATE OF TEXAS  
COUNTY OF BEXAR

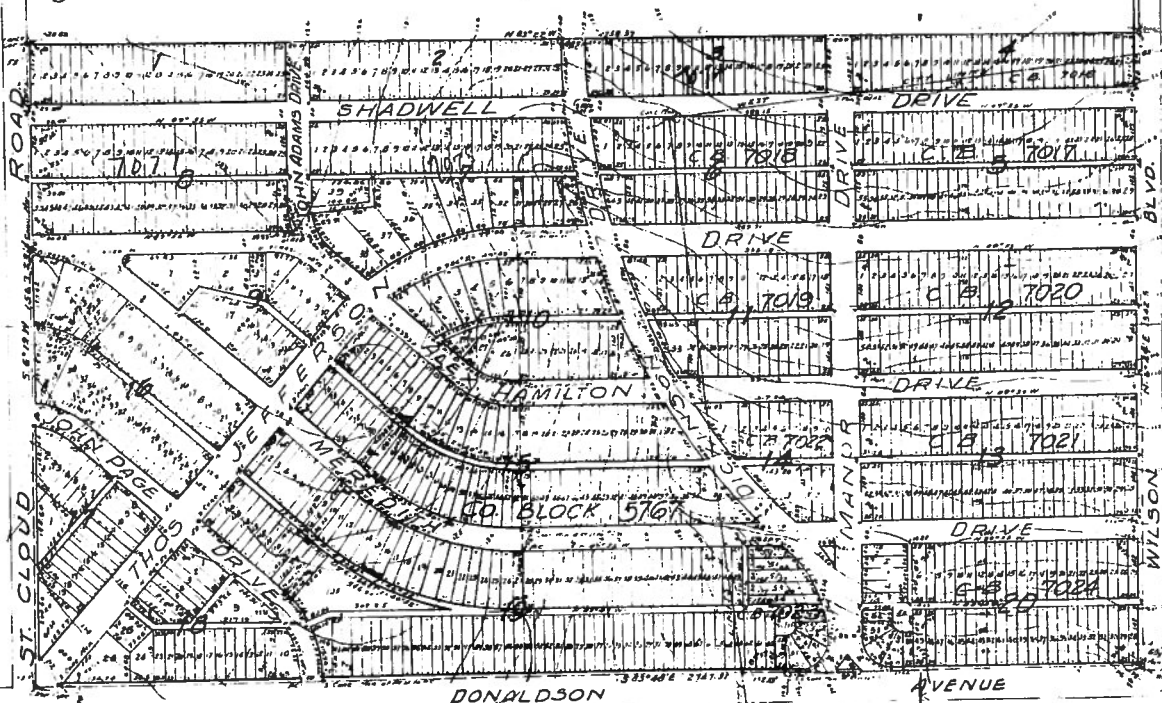
I hereby certify that the foregoing and attached is a true and correct map compiled from field notes of an actual survey made on the ground by me, the Surveyor, this the 10<sup>th</sup> day of November A.D. 1931.

STATE OF TEXAS  
COUNTY OF BEXAR

I Swear to and subscribed before me, this the 10<sup>th</sup> day of November A.D. 1931.

Seal

Notary Public in and for Bexar Co.



The Jefferson Manor Co., Inc. through its duly authorized President, whose name is subscribed hereto in person or through duly authorized agent, acknowledges that this plat was made from an actual survey of the foregoing whose name is underwritten herein, and dedicates to the use of the public all streets, alleys and walks, easements, drains, easements, and public places thereon shown and for the purposes and considerations therein expressed.

Attest, J. B. Campbell  
Secretary

JEFFERSON MANOR CO. INC.  
J. S. Dickinson  
President

STATE OF TEXAS  
COUNTY OF BEXAR  
Before me, the undersigned authority, on this day personally appeared J. S. Dickinson known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office, this the 10<sup>th</sup> day of November A.D. 1931.

Seal

Notary Public in and for Bexar Co.

Wade By: LAWRENCE ANDERSON, C. E.  
San Antonio, Texas  
My Comm. Expires

Pat Newnam

Robert Albert Newnam

Born: 12/10/1880 at Hempstead, TX (USA)

Died: 6/20/1938 at San Antonio, TX (USA)

More From SABR

Searches: [Pictures \(http://sabrmedia.org/includes/active/people/pictures/39ec2907\)](http://sabrmedia.org/includes/active/people/pictures/39ec2907) • [Bibliography \(http://baseballindex.org/tbl.asp?a=srch&do=true&src=pol&txtName=Pat&txtName=Newnam\)](http://baseballindex.org/tbl.asp?a=srch&do=true&src=pol&txtName=Pat&txtName=Newnam)  
Stats: [Baseball Reference \(http://www.baseball-reference.com/players/n/newnama01.shtml\)](http://www.baseball-reference.com/players/n/newnama01.shtml) • [Retrosheet \(http://www.retrosheet.org/boxesetc/N/Pnewmp101.htm\)](http://www.retrosheet.org/boxesetc/N/Pnewmp101.htm)

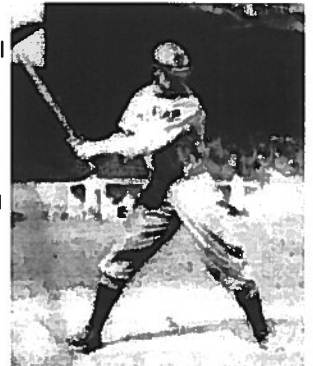
Corrections? Additions?

If you can help us improve this player's biography, [contact us \(mailto:bioproject@sabr.org\)](mailto:bioproject@sabr.org).

## Pat Newnam

This article was written by Bill Lamb (/node/4473)

Apart from a lackluster stint with the 1910-1911 St. Louis Browns, first baseman Pat Newnam spent his long professional career in the minor leagues, mostly in his native Texas. His principal shortcoming as a player was a common one: marginal ability. The righty batting and throwing Newnam had good size (6-feet, 180 pounds), exceptional foot speed, and occasional long-ball pop in his bat. But for the most part, he was no better than a mediocre hitter and fielder, even at the mid-minor-league level. The respect that Newnam gathered over two decades as a Texas League player and manager rested upon intangibles: keen baseball intelligence, leadership abilities, and, most notably, a fierce competitive spirit, sprinkled with a penchant for mayhem. He once floored New York Giants manager John McGraw with a sucker punch, and was known as a man who "always ran toward, rather than away from, a fight."<sup>1</sup> Indeed, at the time of his passing in 1938, Pat Newnam was remembered as "one of the fightingest Irishmen in baseball."<sup>2</sup>



Christened Robert Albert Newnam, our subject was born on December 10, 1880, in Hempstead, Texas, a sleepy town some 50 miles northwest of Houston. He was one of nine children born to printer and spiritualist Charles Newnam (1837-1924) and his wife, Frances (née Farr, 1844-1923), both Missouri natives. Little is known regarding his early years, including when and how he got the nickname Pat.<sup>3</sup> The available evidence indicates that the Newnam family relocated to San Antonio when Pat was still a child, and that he resided there for the remainder of his life.<sup>4</sup>

In his youth Pat attended local schools through graduation from San Antonio High School, and then entered the local work force.<sup>5</sup> Newnam began playing baseball on city sandlots as a boy. Thereafter, he and best-friend Lou Barbour (years later traveling secretary for the Chicago White Sox) organized the Tobin Hill Reds, a neighborhood amateur nine.<sup>6</sup> In 1900 he joined the Katy (or I.&G.N.) Reds of the fast San Antonio City League. Pat entered the professional ranks in 1903, signing with the hometown San Antonio Bronchos of the newly formed Class C South Texas League. Installed at first base – the only position that he would ever play as a pro<sup>7</sup> – Newnam got off well, batting .274 with 13 home runs, for the pennant-winning Bronchos. That year he also commenced a 35-year marriage to fellow San Antonian Grace Agnes Gillespie (1884-1968), the daughter of an Irish Catholic immigrant father and descended from a Confederate Army cavalryman on her mother's side. The birth of son Robert Connell Newnam in 1913 would complete the family.

The budding baseball career of Pat Newnam stalled in 1904. Plagued by early-season arm miseries, he was cut by San Antonio in April,<sup>8</sup> and thereafter declined an offer to play with a league rival, the Galveston Sand Crabs. According to Galveston manager Marcene Johnson, Newnam wanted to avoid further public exposure of his throwing problems.<sup>9</sup> He therefore spent the season playing and managing an independent nine in out-of-the-way Victoria, Texas.<sup>10</sup> Newnam got a fresh start the following year, signing with the Charleston Sea Gulls of the Class C South Atlantic League.<sup>11</sup> But after he had batted a meager .203 in 43 games, Charleston released him.<sup>12</sup> Pat then returned home, where he once again became a San Antonio Broncho.<sup>13</sup> In a harbinger of things to come, Newnam promptly got himself suspended by South Texas League President Bliss Gorham for punching a Houston Buffalo baserunner in the mouth. The incident also gave rise to an assault conviction in the local Justice Court. The sentence imposed on Newnam: \$5 fine, plus court costs.<sup>14</sup>

In 1906 Pat began the first of several tours of duty with the Houston Buffalos, then another member of the South Texas League. By season's end, he had posted solid, if unspectacular, offensive numbers (.261 BA, with the 40 extra-base hits) and played a tolerable first base. But the campaign was punctuated by another trip to court, this one falling into the bizarre-but-true category. In late June, District Court Judge Charles E. Ashe entered an injunction that prohibited Newnam from taking the coaching lines for the Lean Men's Baseball Team in an upcoming exhibition game against the Fat Men's nine. In its wisdom, the court concluded that the 180-pound Newnam "was not of light enough weight to be used on the thin team," and directed that he "should remain an impartial spectator" during the contest. And the court's order was no joke. As noted with regret by the *Houston Chronicle*, the proceedings had been conducted in dead earnest, with both sides "being represented by the very best legal talent in Houston."<sup>15</sup>

In 1907 the Houston, San Antonio, and Galveston clubs joined the reconstituted Class C Texas League. By doing so, two hallmarks of Pat Newnam's baseball career were enabled: (1) longtime association with the Texas League, and (2) managing at the professional level. But Pat began the season far from Texas, having signed over the winter with the Portland Beavers of the Class A Pacific Coast League. But 15 games into the season, Newnam

dislocated his shoulder, whereupon Portland released him.<sup>16</sup> Upon his return home, he once again donned the livery of the San Antonio Bronchos, now managed by infielder Sam LaRocque. That changed after a doubleheader against the Austin Senators on July 23. Game 1 featured Pat Newnam, irate with an out-at-third call, being removed from the grounds under police escort. After another bad umpiring decision, the rest of the Bronchos walked off the field, resulting in a forfeit. The San Antonio players retook the diamond for Game 2, if only to reduce the contest to a farce. Final score: Austin 44, San Antonio 0.<sup>17</sup> Unamused Texas League President William Robbie fined manager LaRocque \$50, which LaRocque refused to pay. Instead, he resigned his position as manager. To fill the void for the remainder of the season, Bronchos boss Morris Block appointed first baseman Newnam playing manager,<sup>18</sup> thus initiating Pat's maiden tenure at the helm of a Texas League club. He brought the club in as a respectable (82-58) third-place finisher.

The following spring, Newnam surrendered the managerial reins to outfielder George Leidy and focused solely on being the Bronchos' first baseman. But with San Antonio clinging to a slim first-place lead in mid-August, "peevish antics" by manager Leidy cost the team an important game against Fort Worth.<sup>19</sup> Displeased club owner Block promptly fired Leidy and reinstalled Newnam at the helm. The move paid handsome dividends, as Pat then steered the Bronchos to their first Texas League flag. Newnam himself had been a significant contributor to the triumph, batting .283 with 44 extra-base hits for the (95-48) pennant winners. But when he and Block could not reach agreeable terms on renewal of his contract, Pat signed a player-only pact with Houston. The Buffalos won the Texas League pennant in 1909, and Newnam was again a significant contributor (.288 BA, with 35 extra-base hits) to the title effort. At this point, however, Newnam did not appear to be a major-league prospect. Rather, he was a reliable 28-year-old journeyman in a mid-level (Class C) minor-league circuit. But happily for Pat, the events necessary to give him an unlikely major-league shot had begun to unfold.

A key component in Newnam's elevation to the majors was the rottenness of the St. Louis Browns, a seventh-place (61-89) finisher in the 1909 American League standings. At season's end, dissatisfied club owner Robert Hedges fired manager Jimmy McAleer, replacing him with former Browns catcher Jack O'Connor. Hedges also went on the lookout for new playing talent. Enter Pat Newnam, brought to Hedges' attention by local admirers while the Browns conducted their 1910 spring camp in Houston. Intrigued by the "wonderfully fast time" posted by Newnam in a club-sponsored track and field meet, Hedges acquired the rights to his services.<sup>20</sup> But for the time being, the Browns first-base job was intended for Bill Abstein, just purchased from the world champion Pittsburgh Pirates. Optioned back to Houston, Newnam picked a most opportune time to have the lone torrid batting streak of his professional career. In 38 games he batted .350 for the Buffalos. Meanwhile back in St. Louis, Abstein had been a complete bust, both at bat (.149 BA) and in the field (11 errors in 23 games). With the Browns stuck in the AL cellar, Hedges sold Abstein to a minor-league club and exercised his option on Newnam.<sup>21</sup>

On May 29, 1910, now-29-year-old Pat Newnam made his major-league debut in a 13-4 home loss to Detroit. Newnam's individual performance was mixed. Facing Tigers right-hander Ed Summers, his foot speed allowed him to scratch out two infield singles in four at-bats. His work in the field was another matter. Newnam was charged with two errors in 17 chances, and failed to make several other plays. But the volume of blistering shots sent his way by Tiger batsmen was taken into consideration by the press. A sympathetic *St. Louis Republic* observed that the club's new first baseman "was almost burned to death by liners, grounders, wild throws, low throws, high flies, and mailed feet. The Detroiters made nineteen hits and it seemed that all of them were aimed at Newnam."<sup>22</sup> And back in Texas, Newnam's defensive work was portrayed as absolutely heroic, with Pat standing tall against "a vigorous attack by the Detroiters. They slashed and hammered at the big fellow ... until he was a mass of cuts and bruises. They lacerated his feelings and his flesh, but they couldn't drive him from the job."<sup>23</sup>

Six weeks into his Browns tenure, Newnam's batting average hovered in the Deadball Era-respectable .280s. By then, local critics had long since declared their views on Pat's abilities, with opinions sharply divided. The *St. Louis Globe-Democrat* was a booster, praising, in particular, the newcomer's aggressiveness: "A few more players of the Newnam kind and the [Browns] might possibly win a few more games."<sup>24</sup> *The Sporting News*, the St. Louis-based house organ of major-league baseball, was in the other camp, opining that "Pat Newnam is not of big leagues timber and will soon be back with brush [*sic*] league teams."<sup>25</sup> Of far more immediate consequence, Browns manager O'Connor was among those unimpressed with Newnam. Shortly after Newnam's debut, the club's signing of touted New York semipro first baseman Joe Higgins led to widespread prediction that Newnam would soon be dispatched to the minors.<sup>26</sup> But Higgins never played a game for St. Louis, and Newnam, although his hitting had begun to decline, hung on as the Browns first baseman. That came to an end in mid-September with the Browns limping toward a woeful last-place (47-107) finish. During a by-now meaningless game against Cleveland, Newnam mishandled a pickoff throw from pitcher Joe Lake and then loafed retrieving the ball, allowing the runner to reach third. That was the final straw for O'Connor, who immediately suspended Newnam for the remainder of the season.<sup>27</sup> At the time, he was seen as no great loss; Pat's batting average had slid to .216, with only 13 extra-base hits and 26 RBIs in 103 games. He had also made 32 errors in the field.

As far as O'Connor was concerned, the underperforming Newnam, whom he also branded a "disorganizer" in the Browns clubhouse, was finished in St. Louis.<sup>28</sup> Home in San Antonio, Pat responded in kind, stating that he would "quit organized base ball before he will ever don another uniform for St. Louis as long as O'Connor is boss."<sup>29</sup> The matter seemed largely moot – until an official league inquiry was undertaken into the Browns' defensive strategy against Cleveland's Nap Lajoie during a final-day doubleheader. O'Connor's distant placement of rookie third baseman Red Corriden whenever Lajoie came to bat was decidedly peculiar, and guaranteed the well-liked Frenchman, then in a corset-tight battle for the AL batting title with the widely reviled Ty Cobb, a slew of bunt base hits. At the conclusion of the inquiry, O'Connor's conduct was deemed a stain upon the integrity the batting race, one that warranted his banishment from Organized Baseball.<sup>30</sup>

An incidental effect of O'Connor's disgrace was the revival of Pat Newnam's fortunes in St. Louis. Club owner Hedges informed the press that he saw "no reason why Newnam should not come back [to the Browns]. I hold nothing against him and as for any trouble with O'Connor, I don't think that will be carried over, but Pat will be called to return."<sup>31</sup> Another thing working in Newnam's favor was the identity of the new St. Louis Browns manager: future Hall of Famer Bobby Wallace, the club's veteran shortstop and a teammate kindly disposed toward Pat. When the 1911 season began, Newnam had been restored as the Browns' regular first baseman.<sup>32</sup> Sadly, he proved unable to hold the job. In 20 early-season games, Pat went 12-for-62 (.194), with little power (four extra-base hits and only five RBIs). His defensive work was also substandard. On May 15, 1911, Newnam was sold to Houston,<sup>33</sup> bringing his major-league days to an end in just under one year's time.



Truth be told, Pat Newnam simply lacked the talent required for an extended major-league playing career. A century later, Newnam is remembered, if at all, for his post-major-league exploits. His return to Houston got off to a rocky start. In June a salary dispute with club management prompted a loud but empty threat by Newnam to quit baseball.<sup>41</sup> Then at season's end, Pat was among seven Buffalos players fined \$250 and suspended indefinitely for refusal to accompany the club on the road for its final games.<sup>42</sup> In time, however, Pat and club brass reconciled their differences, and he remained a useful, if now weaker-batting, member of the Houston clubs that captured back-to-back pennants in the now-Class B Texas League of 1912-1913.

Despite having piloted the Buffalos to consecutive league titles, Houston manager-second baseman Johnny Fillman was not rehired for the 1914 season. Instead, the post went to Newnam.<sup>43</sup> The stage was now set for Pat Newnam's 15 minutes of fame – or infamy. To finish spring training camp, manager John McGraw brought the defending National League champion New York Giants to Houston for a four-game set against the Buffalos. In the third contest, Newnam tangled with Giants outfielder Fred Snodgrass after a collision around first base. This, in turn, precipitated heckling about "bush leaguers" from McGraw, gibes that former big leaguer Newnam deeply resented but suffered in silence, at least for the time being. After intersquad practice the following morning, McGraw led his charges toward a ballpark exit. No words were exchanged when the group walked toward a gathering of Houston players, but as they passed Newnam unleashed a haymaker at McGraw. The punch caught the unwary Giants skipper square in the mouth, splitting his lip and temporarily knocking him cold. New York shortstop Art Fletcher then returned the favor, his overhand right sending Newnam sprawling. But the incident was over in a flash, as the groups separated and Giants players hustled to get the bleeding McGraw back to their hotel. There, McGraw made a speedy recovery and was back at the ballpark in time for afternoon practice.<sup>44</sup>

The incident received attention in newspapers nationwide, with most commentary condemning Newnam for a cowardly sneak attack on an older, much smaller man. Buffalos' management was also angry with Newnam, as his assault of McGraw had come at a particularly infelicitous time. Unbeknownst to Pat, club brass had been in private negotiation with McGraw about his acquiring an interest in the Houston franchise. Based upon a "thorough investigation of the deplorable affair" commenced and completed within hours, Houston co-owners Otto Sens and Doak Roberts telegraphed their apologies to McGraw, and suspended Newnam indefinitely.<sup>45</sup> But once McGraw was safely back in Gotham, the suspension was lifted, just in time for manager Newnam to guide the Buffalos on Opening Day.<sup>46</sup>

Under Newnam's direction, the Houston Buffalos finished first in Texas League standings for a third consecutive time, one game better than the runner-up Waco Navigators. Or so it seemed at the end of the season. But weeks later, minor leagues overseer John H. Farrell's resolution of a dizzying array of game protests and other complaints left Houston and Waco with identical 102-50 records. Too late to conduct a pennant-deciding playoff, the two clubs were officially declared joint Texas League champions of 1914.<sup>48</sup>

Pat Newnam continued at the Houston helm for another four seasons, but was unable to repeat his 1914 success. From 1915 through 1918, the Buffalos finished no higher than fourth in the Texas League standings. During this period, however, Newnam was able to improve his fisticuffs record. In July 1917 he registered a TKO victory over umpire Paul Sentell in a private, prearranged fight to settle their on-field differences. The much taller Newnam peppered Sentell with jabs, and then jarred him with several hard right-crosses. The umpire was still game but his second threw in the towel.<sup>41</sup> The two combatants then shook hands, their disagreements settled. The following July, it was Newnam throwing in the towel. After a dispute with club boss Doak Roberts and with his 38-46 club mired in fifth place, Pat resigned as Houston manager.<sup>42</sup> Two days later, the Texas League suspended operations for the duration of World War I.

Removed from the baseball scene, Newnam gave full-time attention to his offseason occupation of used-car salesman. He specialized in buying and selling second-hand Fords.<sup>43</sup> But not long after the war ended, Pat was back in harness as field leader of another Texas League club, the Beaumont Exporters. With its 40-year-old player-manager providing negligible help (.195 BA in 16 games), the 64-93 Exporters were distant seventh-place finishers in the 1921 league standings. Newnam's discharge at season's end brought a 16-season professional playing career to an end. While only a .262 lifetime minor-league batter, Newnam's longevity permitted him to establish various combined South Texas-Texas League records. At the time of his death almost 20 years later, Pat was still the all-time league leader in games played; runs scored; extra-base hits; total bases; and sacrifices, among other firsts.<sup>44</sup>

Although his playing days were now behind him, Newnam remained in uniform. Hired as an assistant to Galveston Sand Crabs manager Dave Griffith in 1922, Pat took the club reins when Griffith resigned in June.<sup>45</sup> He quickly rallied the Sand Crabs from well back in the pack to atop the league standings, before settling for a fourth-place (79-76) finish. No such luck the following year: The Newnam-led Galveston club (68-80) was a nonfactor in the 1923 Texas League pennant chase. Released, Pat then embarked upon an improbable stint as a Texas League umpire. He lasted until August before quitting. Newnam then went back to selling used Fords. He also purchased a half-interest in the Alamo Club, a San Antonio gaming den that Pat proposed to convert into an upscale gentlemen's club.<sup>46</sup>

Newnam's separation from baseball lasted until early 1926, when he accepted appointment as president-business manager of the six-club Class D Gulf Coast League. The following two years, he served as chief executive of another Class D circuit, the Lone Star (or Texas Valley) League. Pat concluded his long run in professional baseball with one last turn in the Texas League, assuming midyear command of the San Antonio Indians. A last-place (56-106) San Antonio finish brought an inglorious end to a generally competent minor-league managing career.

Pat Newnam spent the final years of his working life as founder-operator of the San Antonio Novelty Amusement Company, purveyor of gumball machines, jukeboxes, and other entertainment industry equipment. His handling of slot machines, however, produced intermittent (but usually inconclusive) skirmishes with local anti-vice police and gambling regulatory authorities.<sup>47</sup> In early 1938, Pat's health went into irreversible decline from the effects of tuberculosis. Confined to bed in his last months, Robert Albert "Pat" Newnam died at home on June 20, 1938. He was 57. Funeral services conducted at the Newnam residence were followed by interment at St. Mary's Catholic Cemetery, San Antonio. Survivors included his wife, Grace; son, Robert; and older brothers Charles, Joseph, and Frank Newnam.

Sources for the biographical detail provided herein include the Pat Newnam file maintained at the Giamatti Research Center, National Baseball Hall of Fame and Museum, Cooperstown, New York; Newnam family info posted on Ancestry.com; and certain of the newspaper articles cited below, particularly memory lane-type columns authored in the 1930s by longtime *San Antonio Express* sports columnist Fred Mosebeck. Stats have been taken from Baseball-Reference.

## Notes

- 1 *The Sporting News*, June 30, 1938.
- 2 *Dallas Morning News*, June 21, 1938. In passing, however, it might be noted that Newnam is not a common Irish surname, and the basis for the widespread belief that Pat was of Irish descent went undiscovered by the writer.
- 3 However he came by the nickname, our subject was known as Pat Newnam his entire adult life. But wife Grace, long active in San Antonio social and civic affairs, was invariably identified in newsprint as Mrs. Robert Newnam.
- 4 As reflected in US Census reports and San Antonio city directories.
- 5 Reminiscences of Pat Newnam and classmate Lou Barbour published decades later refer to their alma mater as Main Avenue High School, the name bestowed on the institution after its reconstruction in 1917.
- 6 Most of the detail regarding Newnam's early baseball days has been drawn from columns authored by San Antonio baseball historian and sportswriter Fred Mosebeck. See, e.g., "Rounding Up the Sports," *San Antonio Express*, October 14, 1929, February 4, 1930, December 22, 1931, March 27, 1932, February 11, 1934, and March 8, 1936.
- 7 Although right-handed, fleet-footed, and athletic, there is, oddly, no record of Newnam's playing as much as one game in the outfield, or at any position other than first base, during his professional career.
- 8 As reported in the *San Antonio Gazette*, April 12, 1904.
- 9 As per the *Galveston Daily News*, May 7, 1904.
- 10 As noted by the *San Antonio Gazette*, April 12, 1904, and later by Fred Mosebeck in various of his columns.
- 11 Newnam's signing with Charleston was reported in *Sporting Life*, February 25, 1905. Note: Until he reached the major leagues in May 1910, *Sporting Life* gave our subject's surname as *Newman*.
- 12 As reported in *Sporting Life*, July 8, 1905.
- 13 According to Baseball-Reference, Newnam also spent time with the Charlotte Hornets of the Class D Virginia-North Carolina League in 1905. The writer, however, was unable to find substantiation of a tour of duty by Newnam with Charlotte.
- 14 As reported in the *San Antonio Express*, July 7, 1905. The Newnam suspension from South Texas League play was lifted days thereafter.
- 15 See the *Houston Chronicle*, June 28, 1906, which also took note of the "considerable time and money spent in arguing the case" and "the depth of feeling that is being displayed by the members of the two teams."
- 16 As per the *San Antonio Gazette*, April 25, 1907, and *Sporting Life*, May 18, 1907.
- 17 The antics of Bronchos players during the second game were sketched in the *Fort Worth Star-Telegram* and *Houston Chronicle*, July 24, 1907.
- 18 As reported in the *Houston Chronicle*, July 31, 1907.
- 19 According to the *Fort Worth Star-Telegram*, August 18, 1908.
- 20 See *Sporting Life*, March 5, 1910.
- 21 As reported the *Dallas Morning News*, May 19, 1910. The cost of Hedges' reacquisition of Newnam varied in newsprint. See, e.g., the *Dallas Morning News*, May 29, 1910 (\$3,000); *Sporting Life*, August 13, 1910 (\$1,200).
- 22 *St. Louis Republic*, May 30, 1910.
- 23 See "Tigers Seek Goat of Our Pat Newnam in Opening Game," *Fort Worth Star-Telegram*, June 1, 1910.
- 24 *St. Louis Globe-Democrat*, June 2, 1910.
- 25 *The Sporting News*, June 9, 1910.
- 26 See, e.g., the *Muskegon (Michigan) Chronicle*, June 11, 1910, *Dallas Morning News*, June 12, 1910, and *Daily (Springfield) Illinois State Register*, June 15, 1910.
- 27 As reported in the *Washington Evening Star*, September 15, 1910, and *Fort Worth Star-Telegram*, September 16, 1910.
- 28 As reported in the *Washington Evening Star*, September 24, 1910.
- 29 *Washington Evening Star*, September 26, 1910.
- 30 For a thorough account of the matter, see Rick Huhn, *The Chalmers Race: Ty Cobb, Napoleon Lajoie, and the Controversial 1910 Batting Title That Became a National Obsession* (Lincoln: University of Nebraska Press, 2014).
- 31 *Houston Chronicle*, November 6, 1910.
- 32 As reported in *Sporting Life*, March 25, 1911, *Cleveland Plain Dealer*, April 9, 1911, and *Houston Chronicle*, April 11, 1911.
- 33 As reported in the *Fort Worth Star-Telegram*, May 15, 1911, and *Sporting Life*, May 27, 1911.
- 34 As per the *Houston Chronicle*, June 14, 1911.
- 35 As reported in the *Dallas Morning News* and *Houston Chronicle*, November 18, 1911.
- 36 As reported in the *Fort Worth Star-Telegram* and *Houston Chronicle*, January 25, 1914.
- 37 The event was reported nationwide. See, e.g., the *Duluth (Minnesota) News-Tribune*, *New York Times*, and *Rockford (Illinois) Republic*, April 1, 1914. See also, *Houston Baseball: The Early Years, 1861-1961*, Mike Vance, ed. (Houston: Bright Sky Press, 2015), 330.
- 38 As per the *Tulsa World*, April 2, 1914. See also, the *Houston Chronicle*, April 1 and 2, 1914.
- 39 As reported in the *Houston Chronicle*, April 8, 1914.
- 40 As explained in the *1915 Reach Official Base Ball Guide*, 193.
- 41 As reported in the *Houston Chronicle*, July 2, 1917. It was later revealed that Newnam had injured his right hand on Sentell's head.
- 42 As reported in the *Fort Worth Star-Telegram*, July 5, 1918.
- 43 Advertisements for "Pat Newnam Used Car Bargains" were regularly published in local newspapers. See, e.g., the *San Antonio Express*, October 19, 1922, and *San Antonio Evening News*, November 16, 1922.

- 44 As noted in Newnam's obituaries published in the *Dallas Morning News* and *San Antonio Light*, June 21, 1938, and *The Sporting News*, June 30, 1938.
- 45 As reported in the *Fort Worth Star-Telegram* and *Galveston Daily News*, June 17, 1922.
- 46 As reported in the *San Antonio Light*, October 12, 1924.
- 47 An attempt by authorities at criminal prosecution via unlawful possession of gambling device-type charges was thwarted when a Bexar (San Antonio) County grand jury declined to return an indictment against Newnam, as reported in the *San Antonio Express*, January 1, 1933.

## SABR

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**WARRANTY DEED WITH VENDOR'S LIEN**

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

Date: August 9, 2017

Grantor: DONALD MICHAEL PENA and SHARON S. PENA

Grantor's Mailing Address: 22604 Sueno Lane, San Antonio, Texas 78256

Grantee: RICHARD POZOS

Grantee's Mailing Address: 9318 Caen, San Antonio, Texas 78250

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, and a note of even date that is in the principal amount of SEVENTY FIVE THOUSAND AND AND NO/100 DOLLARS (\$75,000.00) and is executed by Grantee, payable to the order of ETC CUST FBO ROBERT WALLACE IRA 200338166. The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to KEVIN H. BERRY, Trustee.

Property (including any improvements):

Lot 2 and the southwest 10 feet of Lot 3, Block 10, New City Block 7079, Jefferson Manor, an addition to the City of San Antonio, Bexar County, Texas, according to the map or plat thereof recorded in Volume 980, Page 303, Deed and Plat Records of Bexar County, Texas.

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to conditions, restrictions, and easements appearing of record, if any, in Bexar County, Texas, which affect the hereinabove described property; and

Grantor, for the Consideration and subject to the Reservations from Conveyance and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

ETC CUST FBO ROBERT WALLACE IRA 200338166, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of ETC CUST FBO ROBERT WALLACE IRA 200338166 and are transferred to that party without recourse against Grantor.

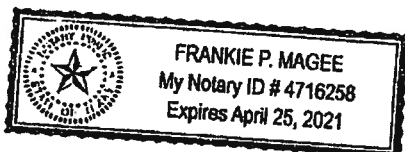
When the context requires, singular nouns and pronouns include the plural.

EXECUTED this the 9th day of August, A.D., 2017.

  
DONALD MICHAEL PENA

THE STATE OF TEXAS     §  
COUNTY OF BEXAR     §

This instrument was acknowledged before me on the 11 day of August, 2017,  
by DONALD MICHAEL PENA.



  
NOTARY PUBLIC, STATE OF TEXAS



Sharon S. Pena

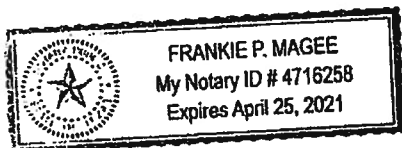
SHARON S. PENA

THE STATE OF TEXAS     §  
COUNTY OF BEXAR     §

This instrument was acknowledged before me on the 11 day of August, 2017,  
by SHARON S. PENA.

Frankie Magee

NOTARY PUBLIC, STATE OF TEXAS



AFTER RECORDING RETURN TO:  
RICHARD POZOS  
9318 Caen  
San Antonio, Texas 78250

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*Gerard C. Rickhoff*