

HISTORIC PRESERVATION

It's real.

APPLICATION FOR HISTORIC LANDMARK DESIGNATION

City of Seguin, Historic Preservation,
HistoricPreservation@seguintexs.gov
(830) 401-2434

1. Name of Landmark: See Attached form
2. Address of Landmark: _____
3. Legal Description: _____

This information can be found on the property tax appraisal

4. Owner Name: _____
5. Owner Address: _____
Phone: _____ Email: _____

6. **HISTORY:** A brief history is required and should be attached to this application. The following information should be included, if known:

Original owner/builder/architect
Subsequent owners
Present owner
Original and subsequent use of significance
Dates of the above
Any anecdotes concerning the landmark and/or its owners
Photographs - Historic and current
General description of the structure

7. I hereby request consideration of the above-described structure/site as a historic landmark according to the provisions of the City of Seguin Historic Landmark Preservation Ordinance. I have read this Ordinance and fully understand its effect on my property. This application shall be considered as my written permission as owner of the above described property for historic designation by the City of Seguin City Council.

Owner Signature: _____ Date: _____

FOR OFFICE USE ONLY

Application received by: Melissa Zwicke

Date: 11-7-25 Receipt No. NA Check No. NA

RECOMMENDATIONS FOR APPROVAL

HISTORIC PRESERVATION AND DESIGN COMMISSION
CITY COUNCIL Date: _____

Date: July 10, 2026

APPLICATION FOR HISTORIC LANDMARK DESIGNATION City of Seguin, Historic Preservation HistoricPreservation@seguintexas.gov (830) 401-2434

1. Name of Landmark:

Daniels Mansion (also referred to as The Nolte-Daniels House)

2. Address of Landmark:

102 East Live Oak Street, Seguin, Guadalupe County, Texas

3. Legal Description:

Lot 5, 6-9, Block 144, Addition: Inner

4. Owner Names:

Hollis Alvin Daniels, II, Janis Turk Daniels, Dian "Gigi" Daniels Benson, and Harry Benson, CBE

5. Owner Address:

102 East Live Oak Street, Post Office Box 608, Seguin, TX 78156-0608

Phone: 830/491-8634

Email: janis@janisturk.com

6. HISTORY:

Original Owner/Builder/Architect: The home was commissioned in 1895 by Mr. and Mrs. George Eduard ("Edward") and Dorothea I. Christian Schucart Nolte, together with their son Eugene and daughter-in-law Claudia (née Gallaher) Nolte, and designed/built by nationally recognized architect **James Riely Gordon**, famed for his Richardsonian Romanesque courthouses and public architecture. Oral tradition, based on accounts from numerous Nolte descendants, suggests Eugene's father, George Eduard Nolte, built the home as a wedding gift to the couple, though their marriage took place September 2, 1891 according to the UTSA Libraries Archives "A Guide to the Eugene Nolte Family Papers, 1886-1964," and Guadalupe County deed records show that Eduard Nolte sold the property to son Eugene in 1895.

Gordon's architectural contributions are well-documented in archives at the University of Texas at Austin and in books such as *James Riely Gordon: His Courthouses and Other Public Architecture* by Chris Meister and *Inside Texas* by Cynthia Brandimarte.

The home reflects Gordon's early adaptation of natural ventilation via a central multi-story atrium and curved walls that direct airflow through the space.

Subsequent Owners: In 1940, the widowed wife of Eugene Nolte, Claudia Gallaher Nolte sold the home to Mr. and Mrs. Hollis Alvin Leonard Ward Daniels of Seguin. Windy, as Hollis was called and his wife Maxi LaVista Maxwell Daniels, the homeowners, were also proprietors of Seguin Theatres Inc. and owned and operated theatres throughout South Texas.

Prior to selling the property, sometime between 1895 and about 1923, the Noltes had made alterations to the home, adding bathrooms and enclosing porches. The Daniels made only modest changes to the mansion in the early 1950s.

in Franklin, Texas,

Hollis Alvin “Windy” Daniels I, born on May 29, 1890, passed away on September 6, 1973, in San Antonio, Texas, at the Nix Hospital. He was later buried in San Geronimo Cemetery in Seguin, Guadalupe County. His wife, who would later remarry and at that time went by the name Maxine Maxwell Daniels Roscoe, passed away on April 30, 1993, in Seguin, Guadalupe County, Texas. She was born on March 23, 1913, and was laid to rest at San Geronimo Cemetery in Seguin.

Today, the Daniels Mansion estate property is owned by their son Hollis Alvin “Dan” Daniels II and his wife, Janis Turk Daniels, together with their daughter Maxie Dian “Gigi” (Daniels) Benson and her husband Harry James Benson, CBE. This Daniels/Benson family has preserved and restored the property for 32 years. Janis (Turk) and “Dan” Daniels have resided in the house since their marriage on August 9, 1995 and since then lived there with their children, Carrie Reid Daniels (born 1988 in Austin) and Hollis Alvin James Reid Daniels (born 1998 in Seguin).

Original and Subsequent Use: The home has served continuously as a private residence since its construction in 1895.

Dates of Significance:

- 1895: Completion of home and sale to Eugene and Claudia Nolte
- 1895-1923 Addition of bathrooms, enclosure of porches, changes to the first-floor banister of the grand staircase and other changes to the structure by the Noltes.
- 1940: Purchase by Mr. and Mrs. H.A. Daniels, I
- 1950s: Minor changes to the home, including kitchen renovation, the addition of a large window in the kitchen, the expansion of a kitchen doorway. The removal of a servants' staircase to create a closet on the second floor and a half-bath downstairs.
- 1960s–1990s: Site of multiple prominent social events, including weddings of two generations including the October 21, 1967, wedding of Maxi Dian “Gigi” Daniels to Harry Benson.
- 1993: Passing of Mrs. Daniels and the new ownership of the home by the Daniels/Bensons. H.A. Daniels, II moved back into the home and began restoration.
- 1995: Marriage of Mr. and Mrs. H.A. Daniels, II in the home. It was on this date they took residence in the home as a family.
- 2025: Application for Local Historic Landmark status

Anecdotes/Notable Events:

- Mr. Daniels was a personal friend of President Lyndon B. Johnson and actor John Wayne.
- Actor John Wayne frequently visited and stayed in the home.
- Guests to the home have included many celebrities and politicians, including but not limited to Gene Autry, Jeff Chandler, Mary Pickford, John Wayne, Keenan Wynn, and

Chill Wills, Michael Landes, Texas Governor Price Daniel, Texas Governor Preston Smith, and others.

- Famed Scottish photographer Harry Benson, CBE, married Maxie Dian “Gigi” Daniels in the home on October 21, 1967.
- Los Angeles-based television and film personalities/actors with major motion picture and television careers, Michael Landes and Wendy Benson (Landes), are family members who frequently return to the home, as they are the son-in-law and daughter of Mr. and Mrs. Harry Benson.

Photographs, Letters, Architectural Records, Historic Collection Archives:

- Historic interior photographs and architect’s records are held at the University of Texas at Austin, Alexander Architectural Archives
- Historic exterior photographs and Nolte family papers and photographs are held in the archives of the University of Texas at San Antonio Libraries John Peace Library Special Collections/Institute of Texan Cultures collection, in Eugene Nolte Family Papers

General Description of the Structure and Estate: Designed in a Victorian Queen Anne style with notable signature- J. Riley Gordon architectural features and flourishes, including two turrets, along with an eagle weathervane fifty-feet (50-ft) above the ground on the largest turret, the home covers approximately 8,000 sq. ft. on the lot, twenty (20) rooms, including an oval-shaped formal parlor with its original hand-painted ceiling, original Tiffany chandeliers, and handmade silk draperies. It sits on a nearly 1-acre block in Seguin’s Downtown Historic District one block from the Heritage Village, featuring five of the first buildings in Seguin: Los Nogales, Dietz Doll House, Texas’ Oldest Protestant Church, Campbell-Hoerman Log Cabin, and the Calaboose.

The mansion has three stories (four split levels) plus a small basement, six fireplaces (four working), working Nolte-installed radiator heat system, twelve-foot high (12ft.) ceilings in many rooms, a 14-foot high ceiling in one room, a third-floor verandah, a hand-painted ceiling from the Nolte period in the oval parlor, hand-painted walls from the Daniels (1990s), light fixtures original to the house from the Nolte’s era, including two Tiffany & Co. chandeliers and other antique light fixtures, as well as two rugs Mrs. Nolte purchased in China. The home features elegant hand-inlaid wood floors on the first level, long-leaf pine floors on the third floor and in other rooms, and elegant woodwork throughout. Architecturally significant original features remain intact, including the third-floor atrium, hidden wall-panel passage, a servant call system, and coal-burning fireplace adaptations. The home currently has 7 bedrooms (though one is now used as an office), three full and one-half baths.

The home’s formal design aesthetic has been preserved, with enhancements by notable regional artists and artisans including hand-painted details by the late Polly Stevenson Holmes of New Orleans and the late John Crawford of San Antonio. The décor is French/Parisian and Louis XVI-inspired in the great room, oval drawing room/parlor, and formal dining room.

The property includes a two-story original carriage house (now two apartments), servant quarters (later used as a darkroom), multiple fenced yards including an area that the Nolte’s referred to as

the “East Rose Garden” noted in 1929s local newspaper’s social pages, a nine-car garage and carport, and a large parking lot space that once housed a historic late 1800s-mid 1900s Presbyterian church. The property is home to numerous ancient Live Oak trees, palm trees, pecan trees, a mimosa tree, and more.

Architectural Significance: Gordon’s adaptation of the Richardsonian Romanesque style in a private home and his signature open-ventilation atrium render the Nolte-Daniels home a rare example of his residential work. The house exhibits many hallmarks of Gordon’s courthouse designs, reinterpreted for domestic use.

Historical Significance:

- Associated with the work of famed master American architect James Riely Gordon.
- Residence of influential Republican leader Eugene Nolte, Sr.
- Residence of prominent Democratic political figure H.A. Daniels I.
- Wedding site of world-renowned and UK Crown-recognized photographer and historic photojournalist Harry Benson, CBE (age 95 at this writing and one of the home’s co-owners).
- Host to notable events and national cultural figures.

Sources:

1. Meister, Chris. *James Riely Gordon: His Courthouses and Other Public Architecture*. Texas Tech University Press, 2012.
2. Brandimarte, Cynthia. *Inside Texas: Culture, Identity and Houses, 1878–1920*. Texas A&M University Press, 1991.
3. Alexander Architectural Archives, University of Texas at Austin. James Riely Gordon Collection.
4. Eugene Nolte Family Papers, UTSA Libraries Special Collections.
5. Additional materials cited or referenced from the Dolph Briscoe Center for American History, Texas State Library and Archives Commission, and the Library of Congress Digital Collections.
6. Gesick, E. John, Jr. *Under the Live Oak Tree: A History of Seguin*. Seguin State Bank and Trust Company publisher, 1988.

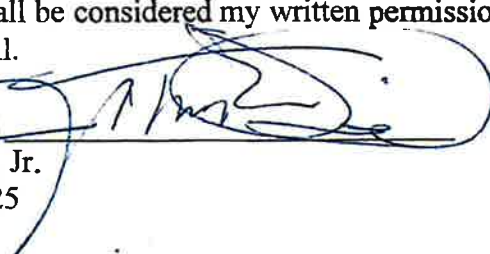
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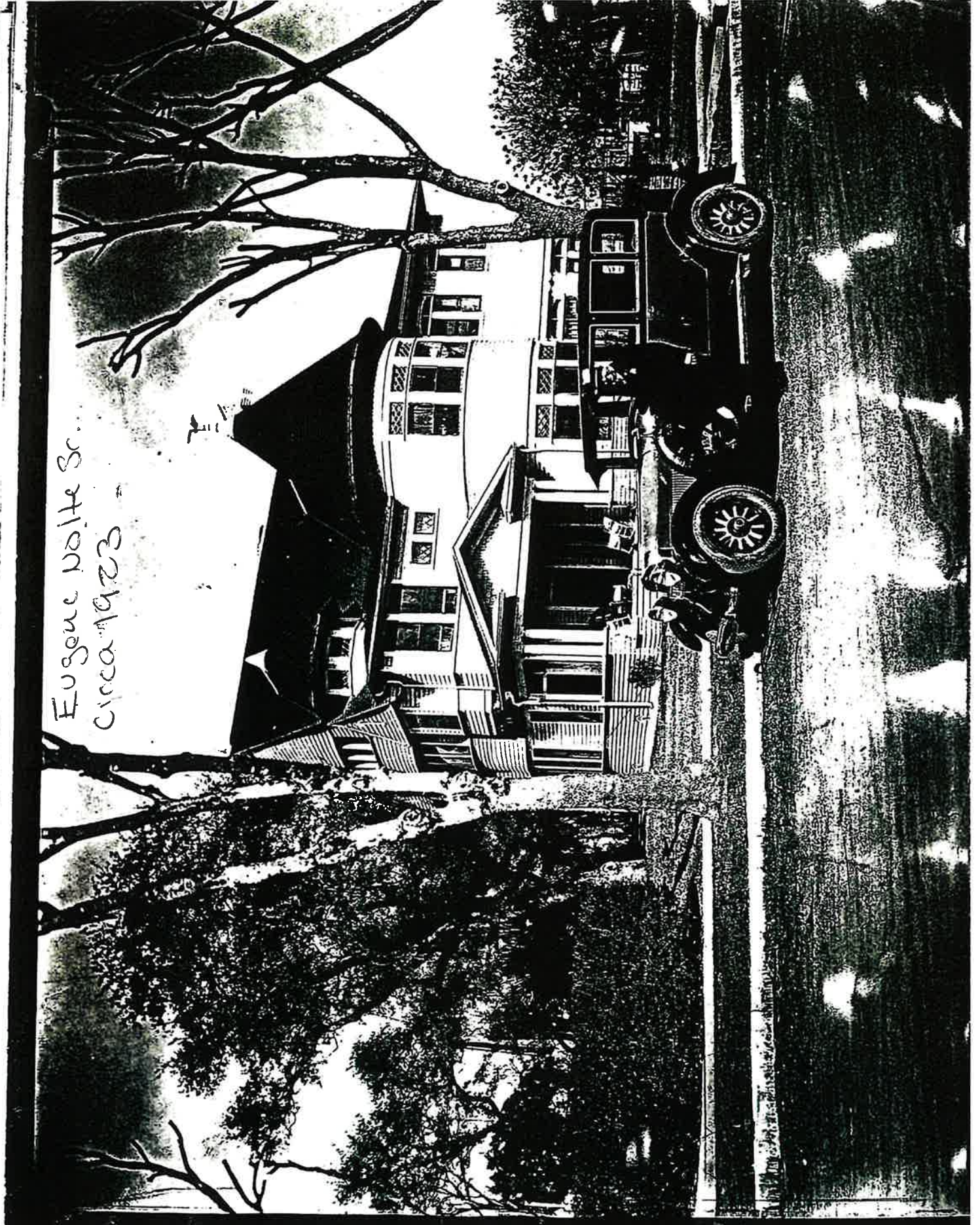
Owner Signature:

Mrs. H. A. Daniels, Jr.

Date: August 1, 2025

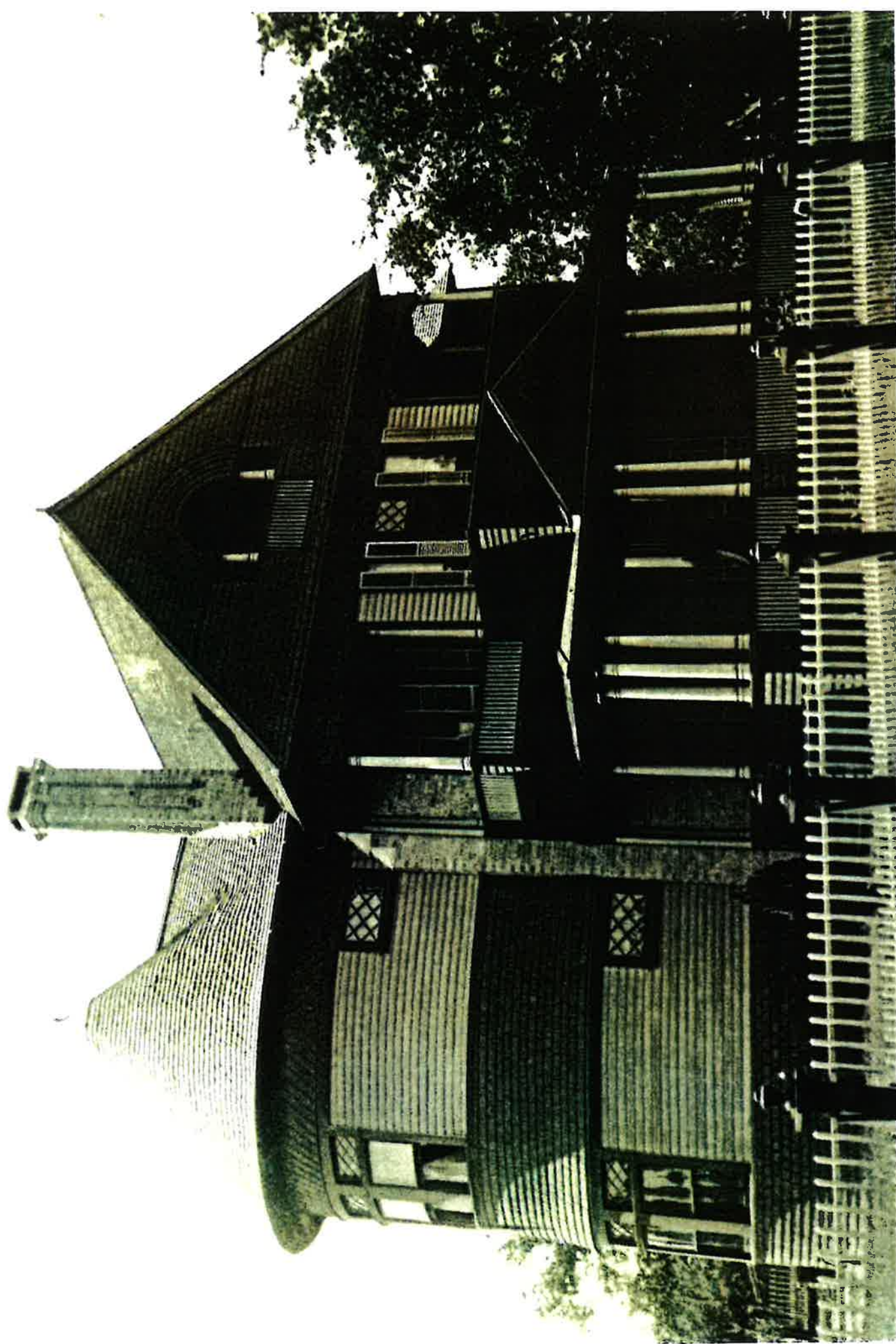
A handwritten signature in blue ink, appearing to read 'H.A. Daniels, Jr.', is written over a horizontal line. The signature is stylized and cursive.

Eugene Volte Sr.
circa 1923

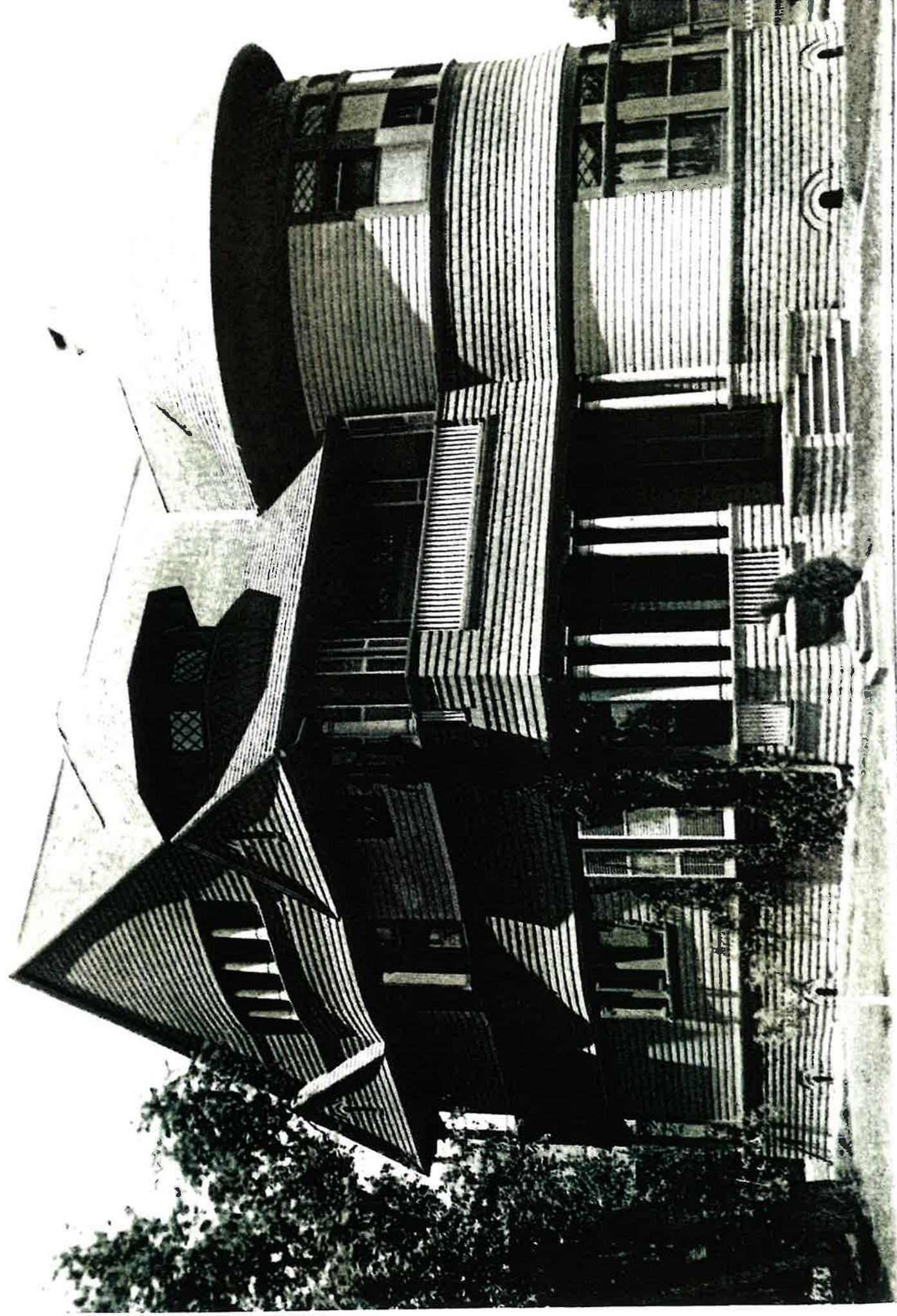


Eugene Volte Sr.
circa 1923

- Prior to 1923. Porches not yet enclosed.



Pr 115 to 1a23. Front upstairs porch not yet turned into bathroom.





1951

"Movie Time in Texas" Visitors & Daniels Family
Friends, Actors

R-Left

Jeff Chandler, Keenan Wynn, John Wayne



Tancred-Nolte

The Nolte home on Live Oak street was the scene of a beautiful garden wedding on Saturday evening when Miss Nell Nolte, youngest daughter of Mr and Mrs Eugene Nolte, was united in the holy bonds of matrimony by the Rev Samuel Capers, before a large assemblage of relatives and friends.

Flood lights concealed in the trees vied with the moon in lighting the spacious walled garden and banks of flowers in full bloom, with blue and yellow shades predominating, the bridal color scheme, served as beautiful natural decorations. Seats were arranged on both sides of a pathway, leading from the breakfast room terrace to the improvised altar against the south wall. The altar was banked with ferns, palms and graceful vines. Fan shaped floor baskets filled with yellow gladioli and blue daisies, electric tapers in tall wrought-iron candelabra were placed on the terraced steps forming the altar, above which a natural canopy of boughs of trees swayed in the evening breeze.

Partially concealed behind the altar were Mr and Mrs H H Starcke and Nolte Starcke, who gave the delightful wedding music on flute, violin and piano; Lohengrien's "Bridal Chorus" for the processional, "Lieber Fruehling" during the ceremony, and Mendelssohn's "Wedding March" for the recessional. They also accompanied Mrs Sam Bennett, who sweetly sang "Because". Mrs. Starcke wore a becoming fluffed frock of blue chiffon and blue picture hat. Mrs. Bennett was gowned in yellow and blue printed chiffon with blue picture hat.

The bridal party entered the garden from the breakfast room terrace in the following order: the ribbon bearers, Misses Mary Louise Tips and Annie Boyle, pausing at the foot of the terraced steps, Misses Claudia Goode and Anne Harley proceeding to the altar, forming an aisle for the attendants. The ribbon bearers wore frocks of printed cornflower blue chiffon.

The groomsmen, Allen Montgomery and Charles McGayha, Dillard Anderson and Roger Moore, Jarrell Gose and Eugene

Nolte jr, wearing white trousers and dark coats with boutonnieres of lilies of the valley, walking two and two, preceded the bridesmaids and matrons walking singly: Misses Mary Tancred and Ivy V. Larken, of Wichita Falls, Miss Gladys Hood of San Antonio, Mrs. Oliver Flato of Laredo, Mrs. Jarrell Gose of San Antonio, Mrs. T. C. Blakely, of Houston; Miss Eleanor Nolte, of San Antonio, maid of honor. All wore filmy frocks of yellow chiffon, each one in a different model suited to her individual style. Large transparent picture hats of yellow, and arm bouquets of yellow and blue daisies completed the costumes.

Little Misses Johnnie Boyle and Kitty West Burns and tiny Miss Eleanor Goode as flower girls wearing little frocks of cornflower blue chiffon, and carrying baskets filled with yellow rose petals, and John Goode Jr. as ring bearer, in a white suit, immediately preceded the bride.

Escorted by her father, the bride made a lovely picture in her exquisite gown of ivory satin, fashioned long waisted, close fitting bodice outlined at the neckline, wrists, and long waistline with rose point lace from Brussels and seed pearls. The long full skirt was elaborated with panels of rose point lace and seed pearls, with draperies of tulle. Over the long court train was draped the magnificent point lace veil from Brussels which fell from the close fitting cap banded with tiny orange blossoms and seed pearls. Her bouquet was of brides roses and lilies of the valley.

The bride was met at the altar by the bridegroom and his best man, T J. Wagner of Wichita Falls, and the impressive marriage ceremony was read by the Rev. Samuel Capers, who before being ordained to the ministry served as escort to the bride when she was Duchess of Seguin in the "Court of Chivalry" several seasons ago.

After the ceremony, the bridal party received the guests in the drawing room, which was decorated in a profusion of yellow gladioli, ferns and smilax. They were assisted by Mr and Mrs Nolte and Mr and Mrs Tancred. Mrs Nolte was lovely in an exquisite model of peach colored chiffon and lace. Mrs Tancred's

gown was an imported model of black lace.

In the dining room, which was decorated in yellow roses and ferns was the rectangular wedding cake, embossed with yellow lilies around the mound and the plateau of white in the center of which were cupids, wreathed in tiny pink roses, with clasped hands, was the centerpiece of the table which was covered with a Venetian lace cloth and flanked with yellow tapers in silver holders.

Presiding at cutting the cake were Mesdames John Boyle, J. W. Goode, Edgar Nolte, Wm. Bedell, Chas Burns, S.S. Staley and Dick Wall.

Punch was served in the east and west gardens by Mesdames Max Bergfeld, Leleyn Baker, Robert Blevins and Charles R. Tips. Mesdames Adlai Breustedt, R. O Koch, Walter Nolte, and C. E Tips poured coffee and served sandwiches in the west garden. Misses Laura Tips and Dorothy Holmes had charge of the bride's book.

The bride's bouquet was thrown from the balcony and caught by Miss Ivy V. Larkin.

Mr and Mrs Tancred left for a bridal trip to Colorado, where they will visit points of interest. The bride's traveling costume was a Nemser model of gray crepe romaine with all accessories of gray.

The charming bride attended school at St. Mary's Hall, San Antonio, Mount Vernon, Washington, and Kent Place, New Jersey. She made her debut in San Antonio where her father has large business interests. Mr Nolte is well known throughout the state as a prominent banker.

The gallant groom graduated from Kenepner Military School and the University of Colorado where he was a member of the Phi Delta Theta fraternity. He is in the structural engineering department of the Panhandle Steel Product Co., of which his father, Mr John Tancred, Sr., is vice president and manager.

Mr and Mrs John Tancred Jr. will make their home in Wichita Falls. Hosts of friends join the Enterpriser in congratulations and best wishes for a happy wedded life for the young couple.

—Seguin Enterprise, July 6th. 1928.