

MEMORANDUM

To: City of Seguin Mayor, Council Members, and City Manager

From: Melissa Zwicke, Historic Preservation Officer of Planning & Codes

Through: Pamela Centeno, Director of Planning & Codes

Subject: **Resolution authorizing the designation of the Nolte-Daniels House located at 102 East Live Oak Street, as a Local Historic Landmark in the City of Seguin**

Date: August 4, 2026

Historical Background

Constructed in 1895, the home is said to be one of four Nolte-built structures including it and the former Gibbs home facing South Austin Street, The Starke house on Nolte Street, and a house that once stood on North Austin Street but no longer remains. The Nolte-Daniels House is an excellent example of late 19th-century residential architecture, exhibiting defining characteristics of its type and period. The residence was designed by noted architect James Riely Gordon, who is widely recognized for designing numerous Texas county courthouses and for popularizing innovative, fire-resistant courthouse plans in the late 19th century. His involvement elevates the property's architectural and historical significance. The Nolte-Daniels House has served as a gathering place for prominent figures, including John Wayne, Lyndon B. Johnson, Gene Autry, Price Daniel, and Preston Smith. The presence of these individuals reinforces the property's role as a site of social, cultural, and political significance within the community.

Action Requested

Staff is requesting action on the applicant's request to designate 102 E. Live Oak St. as a local historic landmark.

Recommendation

Per Seguin's Preservation Ordinance, the landmark application was shared with the Seguin Conservation Society and Guadalupe County Historical Commission for comments. No comments were received from the Guadalupe County Historical Commission. It was reviewed and approved by the Seguin Conservation Society. Seguin's Historic Preservation & Design Commission recommended approval on July 10, 2026.

Staff finds the residence eligible for local landmark designation, as it meets the criteria for designation established in the City's Preservation Ordinance. Specifically, the property:

- Has significance in the City's history, architecture, archaeology, or culture;
- Is at least fifty (50) years old;
- Is associated with the lives of significant historical persons;
- Embodies the distinctive architectural characteristics of a type, period, or method of design or construction; and
- Is associated with the work of a master designer, builder, or architect.

Attachments

- Application for Historic Landmark Designation
- Resolution