

FOLK VICTORIAN TREASURER

Schedule An Appointment Today!



***317 W. Sam Rayburn Drive
Bonham, Texas 75418***

Letter from Sellers

Why we purchased the 1880 Victorian home at 317 W. Sam Rayburn Drive, in Bonham Texas...

My wife, Cassondra and I love people, and we enjoy entertaining. We spent many years in law enforcement and public service and so decided to go into the hospitality business after meeting so many people on their worst days. Our aim was to meet folks on some of their best days instead.

We also love history and knew we wanted to find a Victorian house situated on a little bit of land so that we could offer both lodging and have room to expand into an event venue. We also knew that we wanted to stay in Texas. We looked at several properties across the state. There were two other properties that we considered carefully, a beautiful 1890 Victorian home on 11 acres in Gatesville, but it was unfurnished and we were concerned about our ability to manage that much land by ourselves. We also considered an 1897 Victorian in Mineola, Texas, but the home needed a lot of work and was situated on a small lot thereby negating the ability to hold large gatherings/events.

The Bonham house was perfect for us. The home was mostly furnished, in very good condition and located on 2.468 acres in town. Bonham's financial future was also very bright given that the courthouse (1888) was being refurbished to its original glory, two new lakes were being constructed in Fannin County (first time in Texas in 35 years) in addition to the DFW populous continually expanding to the northeast.

If all of that wasn't enough, the property also had a small creek running through the northwest corner which opens into a clearing surrounded by trees allowing room for a prayer garden or the like. We loved it so much that we built a covered bridge across the creek, and had plans to add a gazebo and/or horseshoe pits as soon as we were able.

Letter from Sellers Cont...

The home itself had a ton of history too. The original builder, JP Holmes was a captain in the Confederate army and joined the railroad after the war. Capt. Holmes purchased a section of land there in 1875 for \$154 and then constructed the barn (said to be one of the towns first liveryies) and he then completed construction of the house/smoke house/cistern, etc., in 1880. Considering that the home is a 8 years older than the county courthouse surely meant that there were all kinds of meetings with local leadership within its walls. We have learned many other stories through our own research and have even been fortunate enough to have visited with older folks who lived there as far back as the 1930's.

The home and property simply has a very peaceful feeling about it. We knew from the first time we stepped foot on the place that we were supposed to be there and were honored to share in a small part of its history.

A little background information about the old barn. The barn was built in a pier and beam fashion upon Bois D'Arc stumps, a common practice that continued in Northeast Texas as well into the late 19th century. The barn is a two-story structure with four large stalls on the bottom floor and a hayloft on the second. Not known to be in writing, but well established in town lore is that the barn once served as one of the town's first liveryies.

However, there are a couple of arguments about when the barn was originally constructed.

Letter from Sellers Cont...

One argument submits that the barn was constructed in or about 1875 by JP homes. JP Holmes was a captain in the confederate army. After the war ended he worked as an agent with the railroad. It is unknown what kind of agent, but some suspect he was a land man as he was fairly wealthy for the time. According to the first official land deed, Captain Holmes purchased 640 acres (one square mile, or one “section“) in Bonham in 1875 for \$154. Faults in the school of thought content that he built the bar to house his livestock. Most of the original framing from the bottom floor up is marked by circular kerf chatter, dating the barn’s construction to the mid-1870s. Most of the nails used in the barn have a circular head, indicating that the nails were mass produced by a manufacturer, which places it’s construction post- Civil War.

However, there are some who believe that the barn was actually built as early as the 1850s.

The barn was struck by lightning sometime in the mid 20th century and suffered major fire damage. Evidence of this fire is still visible, mostly in the southeast corner, upper floor hayloft and roof rafters. The barn was restored in about 2016. The builder positioned that the barn was built earlier than 1875, and as early as 1853 after the uncovered bricks in the floor marked 1853. (An interesting consideration regarding these bricks comes from an article that records fan and county selling several tons of bricks that were originally purchased to build a courthouse in 1853. Plans to build this courthouse fell through and the brick was sold to the public.) There are some large timbers on the bottom floor that have straight kerf chatter, indicating that a straight saw was used to hewn timber. There are also a few square, or hand forged nail heads still visible in these timbers, which may also date the bar to the 1850s.

Maybe both schools of thought are correct. Could the bottom floor and/or foundation have been constructed in the 1850s and then improved upon and completed by Capt. Holmes in the 1870’s?

In either case, the bar remains a beautiful structure and adds a tremendous amount of character to the property. If only the walls could talk. ..

- Kevin and Cassondra Davis -

TAX INFORMATION & ISD

- ▶ Zoned Local Business/Commercial/SFR
- ▶ Bonham ISD
- ▶ Fannin County
- ▶ Tax Parcel #83700
- ▶ Tax Parcel #128613
- ▶ Inside City Limits
- ▶ 2.4 Acres (Residential and Commercial Land)
- ▶ Survey - Yes

ABOUT FOUR WINDS VICTORIAN VENUES & SUITES

- ▶ Four Winds Victorian Venues & Suites is owned and operated by Kevin and Cassondra Davis. The Owners purchased the property in July 2020, and opened for business in October 2020.
- ▶ The exquisite Folk Victorian treasure was built in 1880 and is located in the heart of Bonham Historic District, Fannin County, Texas.
- ▶ The property is zoned local business commercial/SFR.
- ▶ Granny Lou's Bed & Breakfast was the original name.
- ▶ The major cities in proximity are Denison and Sherman.

The Victorian Home

- ▶ Built in 1880
- ▶ 4,738 SF
- ▶ 8 bedrooms, 5.1 bathrooms, 3 Living Areas, 2 Dining Areas
- ▶ (2 of the 8 Bedrooms are 1-bedroom cottages)
- ▶ 2 Fireplaces (Mock)

The Venues

- ▶ Parlor
- ▶ Texas Library
- ▶ Gaming Room
- ▶ Formal Dining Room
- ▶ Eat-in Kitchen
- ▶ Catering Kitchen
- ▶ Large Deck

SUITES & COTTAGES

The Suites

- ▶ The John Butler Bonham Suite
- ▶ The Sam Rayburn Suite
- ▶ The Bailey Inglish Suite
- ▶ The Granny Lou's Attic Suite

The Cottages

- ▶ The Burke Trammel Cottage
- ▶ The Judge Roy Bean Cottage

STRUCTURES & UTILITIES

Foundation

- ▶ Pier and Beam (Bois Darc Stumps)
- ▶ Foundation leveling w/concrete blocks & pads
- ▶ Original wood piers
- ▶ Bois D' Arc Stumps

Utilities

- ▶ Water – City of Bonham
- ▶ Sewer – City of Bonham
- ▶ Trash – City of Bonham
- ▶ Natural Gas – Atmos
- ▶ Electric – TXU (200 AMP service panel (west side))
- ▶ Heating: Central/Gas
- ▶ A/C: Central/Electric
- ▶ 2 Water Heaters – Gas (50 Gallon)
- ▶ Range: Gas

STRUCTURES CONT...

The Cottages

- ▶ 1 Bedroom/1 Bath/1 Kitchen
- ▶ 2 Hot Water Heaters
- ▶ 2 Window A/C Units

The Historical Barn

- ▶ Built in 1875 (1853-approx.)
- ▶ Original Wood Stall
- ▶ Dirt Floor
- ▶ Feeding Chutes
- ▶ Loft
- ▶ Recommended Usage: Party Barn

STRUCTURES CONT...

- ▶ Large Deck off Main Residence
- ▶ Two (2) Balconies – 2nd Floor
- ▶ Carriage-House Pavilion – Built in 2020 (1500 SF)
- ▶ Outdoor Entertainment Area

PARKING

Parking

- ▶ Empty lot behind cottages
- ▶ Lot spaces across street
- ▶ Lot- One block east of funeral home (Free & Owned by City)
- ▶ Neighbors allow owners to use their parking – New Buyers will have to talk to Neighbors for usage

UPDATES

The Victorian Home

- ▶ Home Exterior Painted September 2020
- ▶ Installed Fence and Sidewalk
- ▶ Furnishings
- ▶ Piano
- ▶ Owners furnished the entire first floor and Granny Lou's Attic Suite
- ▶ Kitchen was part of the original Smoke House
- ▶ Parlor – Wall-Paper
- ▶ Library – Owners built the doors
- ▶ Attic Suite – Remodeled (Neutral), 2 trendle beds, Snack Bar, Sitting Area, Extra outlets (Sleeps 6)

Roof

- ▶ 2015 (Composition)

UPDATES CONT...

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The Carriage-House Pavilion

- ▶ Built in 2020 by Winslow
- ▶ Commercial ceiling fans (4)
- ▶ Accent Lighting
- ▶ Projector, Screen and ample outlets
- ▶ Old Cistren Well was found when digging for electrical line

The Cottages

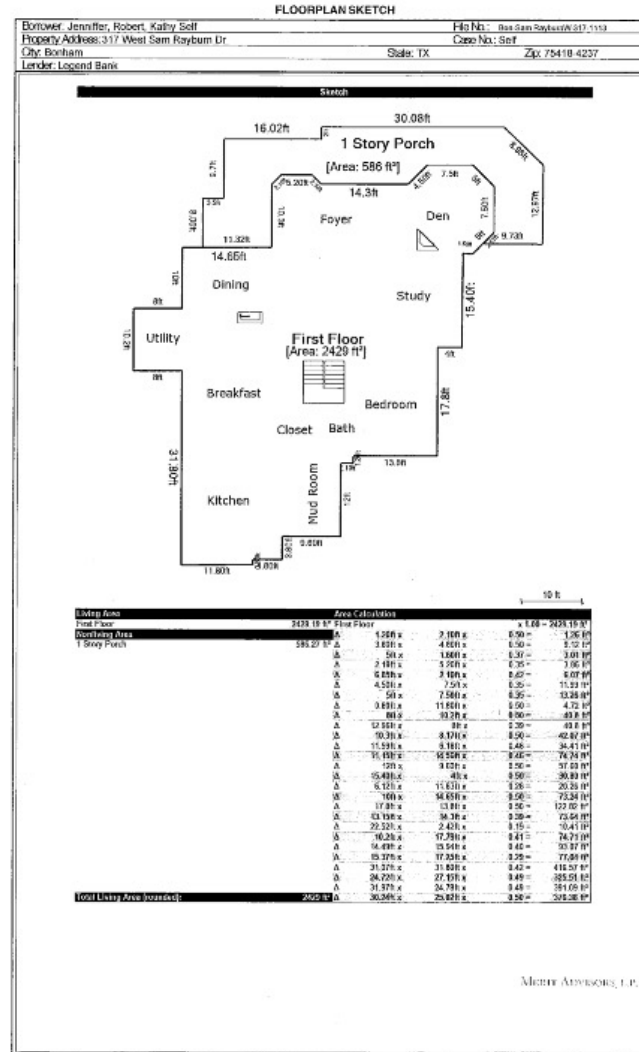
- ▶ Ramp installed for handicap (Not ADA compliant)
- ▶ Breezeway was installed

Land

- ▶ Bridge Over Creek – Owner's built

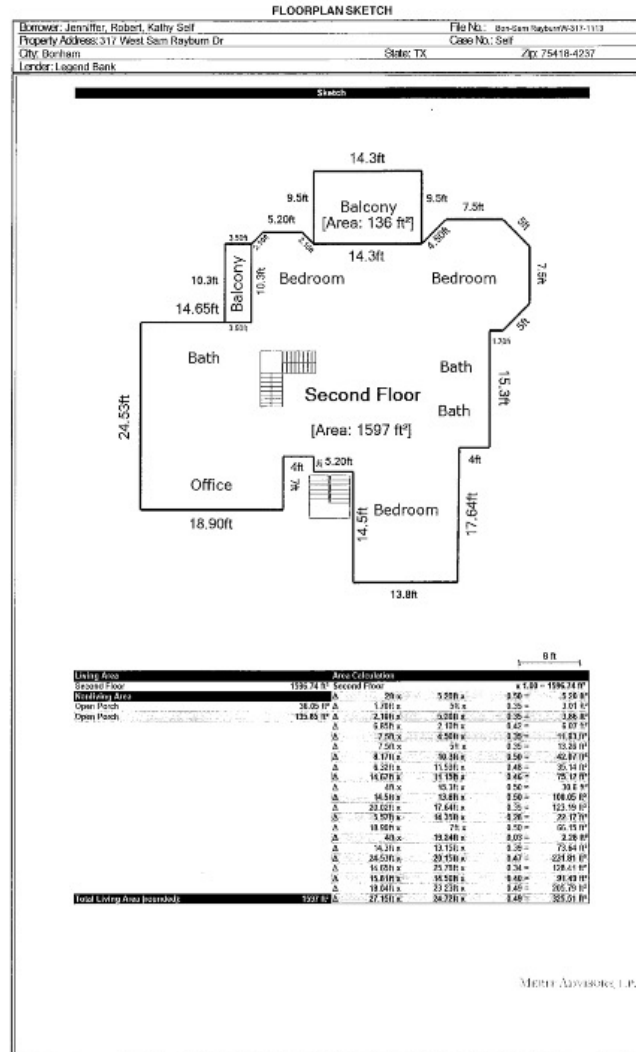
Floor Plan First Floor

15



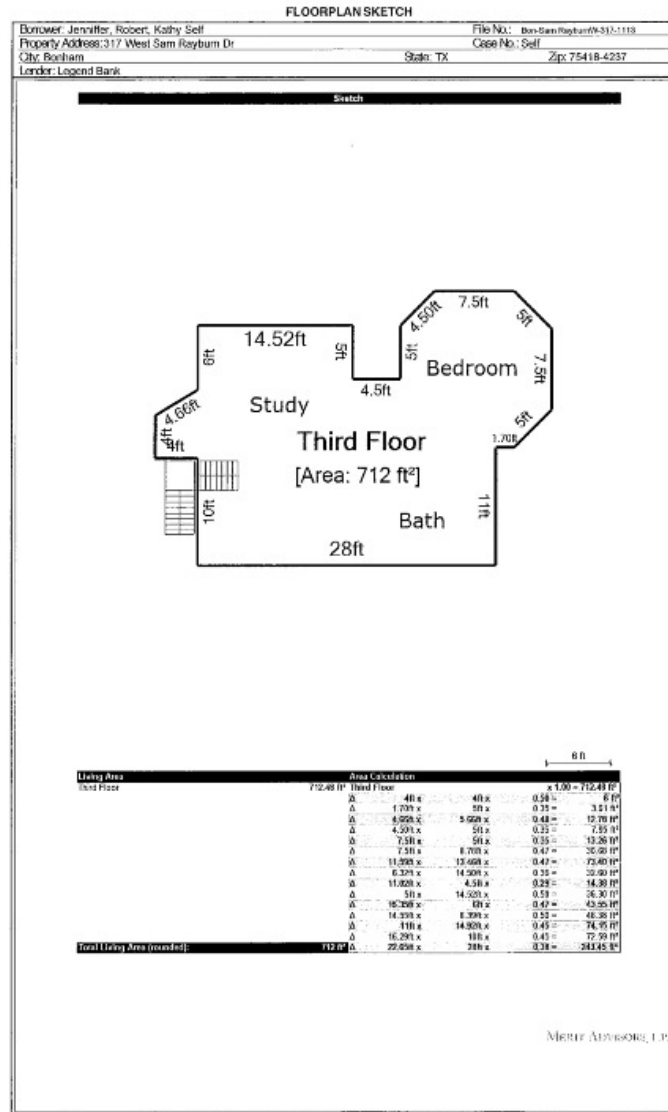
Floor Plan Second Floor

16



Floor Plan Third Floor

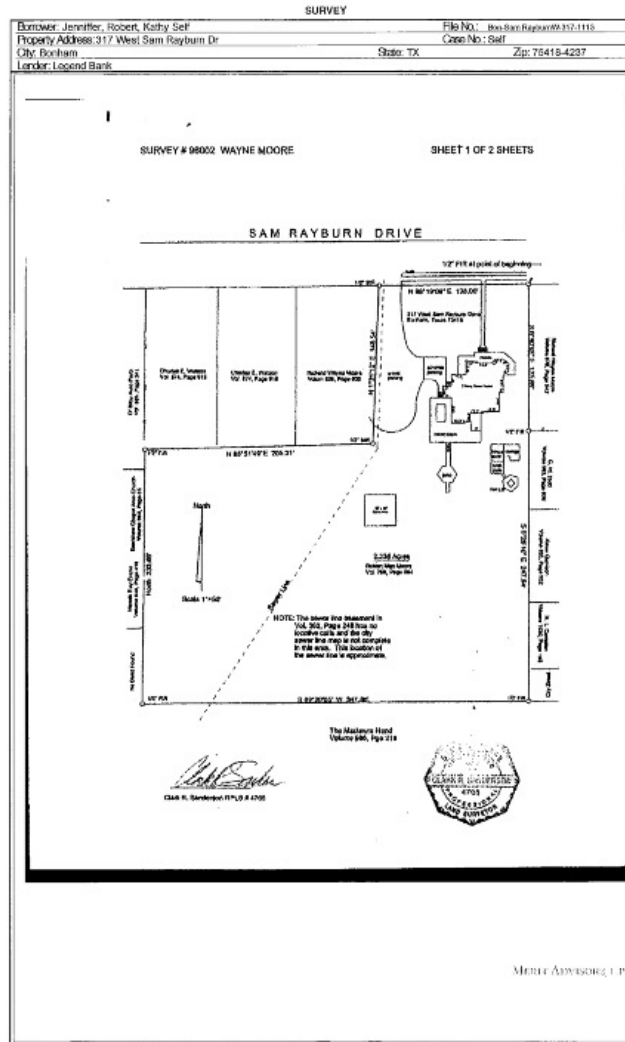
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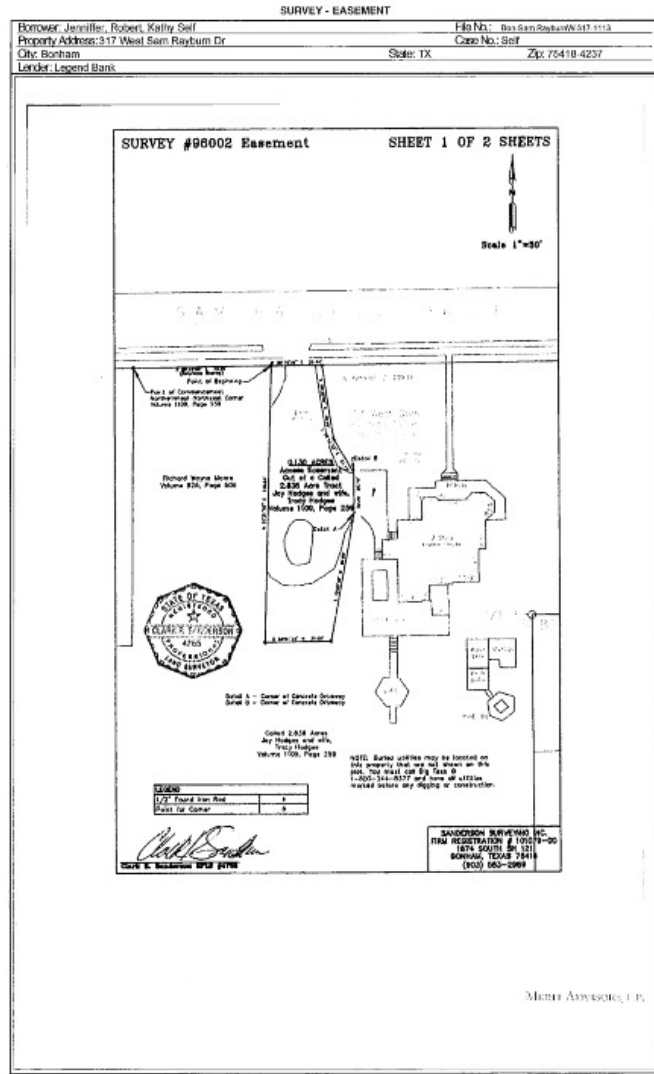
SURVEY - 2004

2.318 AC

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SURVEY- 2013 ACCESS EASEMENT .136 AC





Exclusively Listed By:

Wendy Johnson, ALC

Broker/Owner

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