

7 JAMES STREET CROWN GRANT 169, LOT 32 IN SECTION O

NB: Various spellings of names are recorded as written at the time.

Originally a small stone cottage the building has had a flat iron clad timber second floor and lean-to added over the years since it was built. The original stone work has also been clad with flat iron.

On 1 August 1867 Crown Grant 169 being Lot 32 in Section O, with a frontage to Ross Road and rear to James Street and containing one rood, 24 perches, was issued to **Horace Newbegin WATTS** for £40. [CG 169]

On 7 October 1872 Crown Grant 202 being Lot 33 in Section O, bounded on the North by Ross Road and on the South by James Street, was issued to **Horace Newbegin WATTS** for £43. [CG 202]

On 1 February 1873 **Horace Newbegin WATTS**, MD of Stanley, granted to **Pedro VARELA**, of Stanley, the Southern half portions of Lots 32 and 33 bounded *'on the South by a frontage to James Street 44 yards in length on the north by the remaining half portions of Lots 32 and 33 and by a line 44 yards in length, on the East by lot 34 by a line 44 yards in length on the west by lot 31 by a line 44 yards in length. Pedro Varela binds himself to build a suitable fence or wall on the northern boundary of the said land running east and west 22 yards in length by August 1873'*, for £49. [BUG-REG-1; 347] - 7 and 9 James Street

On 21 April 1874 **Horace Newbegin WATTS**, MD of Stanley, granted to **Charles HANSEN**, of Stanley, the Northern half portions of Lots 32 and 33 for £20. [BUG-REG-1; 373] - 5 Ross Road East

Pedro VARELA, age circa 55 and a gaucho, died 18 January 1884 in Stanley. His widow, Juana, age 37 and Chilean, was married to **Daniel E CAMERON**, age 32 and English, 6 November 1887 in Magallanes.

In January 1891, for tax purposes, the house on James Street was valued at £18 on the tenement list. The owner was listed as **Mrs D CAMERON**. [FI Gazette 22 Jan 1891]

On 6 June 1894 **Jane Moralis de CAMERON** of Punta Arenas formerly of the Falkland Islands, granted to **John BAILEY**, of Stanley, *'All that parcel of land in the Falkland Islands situate in the Falkland Islands situate in Stanley with all buildings thereon consisting of the Southern half portions of Lots numbered 32 & 33 in the original grants bounded on the South by a frontage to James Street of 44 yards in length on the North by the remaining half portions of Lots 32 & 33 and by a line 44 yards in length, on the East by Lot 34 by a line 44 yards in length, on the West by Lot 31 by a line 44 yards in length'* for £250. [BUG-REG-5; 30]

On 12 April 1897 **John BAILEY**, of Stanley, granted to **Lucy Maud TURNER** *'All that parcel of land in the Falkland Islands situate in Stanley with all buildings thereon consisting of the Southern portions of Lots numbered 32 and 33 in the original grants bounded on the South by a frontage to James Street of 44 yards in length on the North by the remaining half portions of lots 32 & 33 and by a line 44 yards in length on the East by Lot 34 by a line 44 yards in length on the West by Lot 31 by a line 44 yards in length'* for £235. [BUG-REG-5; 211]

On 5 February 1903 **Lucy Maud TURNER**, of Stanley, granted to **William WATSON** *'All that parcel of land in the Falkland Islands situate in Stanley with all buildings thereon consisting of the southern portion of lot 32 in the original grant bounded on the South by frontage to James Street of 22 yards in length on the North by the remaining portion of lot 32 on the East by a line*

44 yards in length by lot 33 on the West by a line 44 yards in length by lot 31' for £315. [BUG-REG-6; 19] - **7 James Street**

On 21 April 1904 **Lucy M TURNER**, of Stanley, granted to **William Basil DIXON** 'All that parcel of land in the Falkland Islands situate in James Street bounded on the East by Mr James Smith, West by lot 32 on the North by half lot No 33 being the Southern half of lot No 33 being twenty two yards by forty four yards' for £400. [BUG-REG-6; 90] - **9 James Street**

On 28 February 1924 **William Henry WATSON** granted to **William John BOWLES** 'All that parcel of land situate in Stanley with all buildings thereon consisting of the Southern portion of Lot 32 in the original Grant bounded on the South by Frontage to James Street of 22 yards in length, on the North by the remaining portion of Lot 32, on the East by a line 44 yards in length by lot 33, on the West by a line 44 yards in length by Lot 31' for £600. [BUG-REG-9; 181]



**7 James Street from the south west (first house, partially obscured by chimney of No 5),
15 June 1925 - photograph JCNA**

In 1944, 7 James Street consisted of a house and workshop, had a rateable value of £28 and was occupied by the owner, **W J BOWLES**. [BUS/RAT/2#1]

In 1949, 7 James Street was recorded as a stone house with a total floor area of 1,056 square feet, a peat shed of 253 square feet, two workshops of 352 and 150 square feet, a hen house of 60 square feet, and an outside earth closet of 20 square feet. The property was occupied by the owner, **W J BOWLES**. [BUS/RAT/2#7]

On 7 March 1955 an application by the owner, **W J BOWLES**, to move the existing front porch to use as a wash house and erect a new front porch was approved. [Planning applns 1954-1955]

On 7 March 1995 7 James Street was owned by **Leonard MIDDLETON** and Miss Caroline MIDDLETON applied to build an extension on the north side of the house for a new living room. Her application was approved 6 April 1995.



7 James Street from the south west, 2021 - photograph JCNA



7 James Street from the south east, 2021 - photograph JCNA