

**9 JAMES STREET
CROWN GRANT 202, LOT 33 IN SECTION O**

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

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

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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**

William Basil DIXON, age 52 and a British labourer, died 17 January 1923.



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

On 9 June 1941 **Ernest, Frederick and Winifred DIXON**, as beneficiaries under **William Basil DIXON's** will agreed to sell his property in James Street to their brother **Percy Stanley DIXON** for £400. [BUG-REG-11; 288]

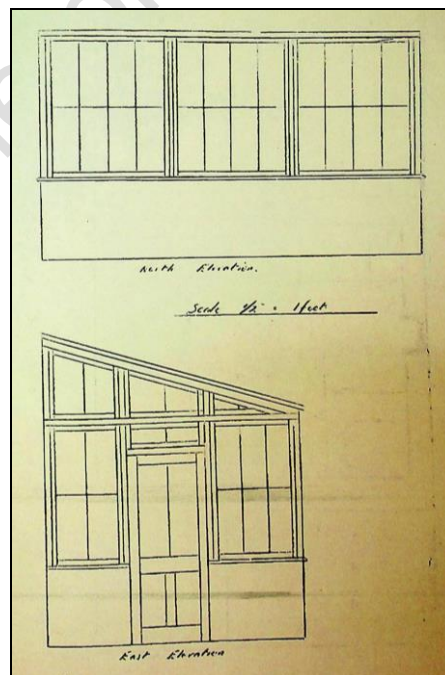
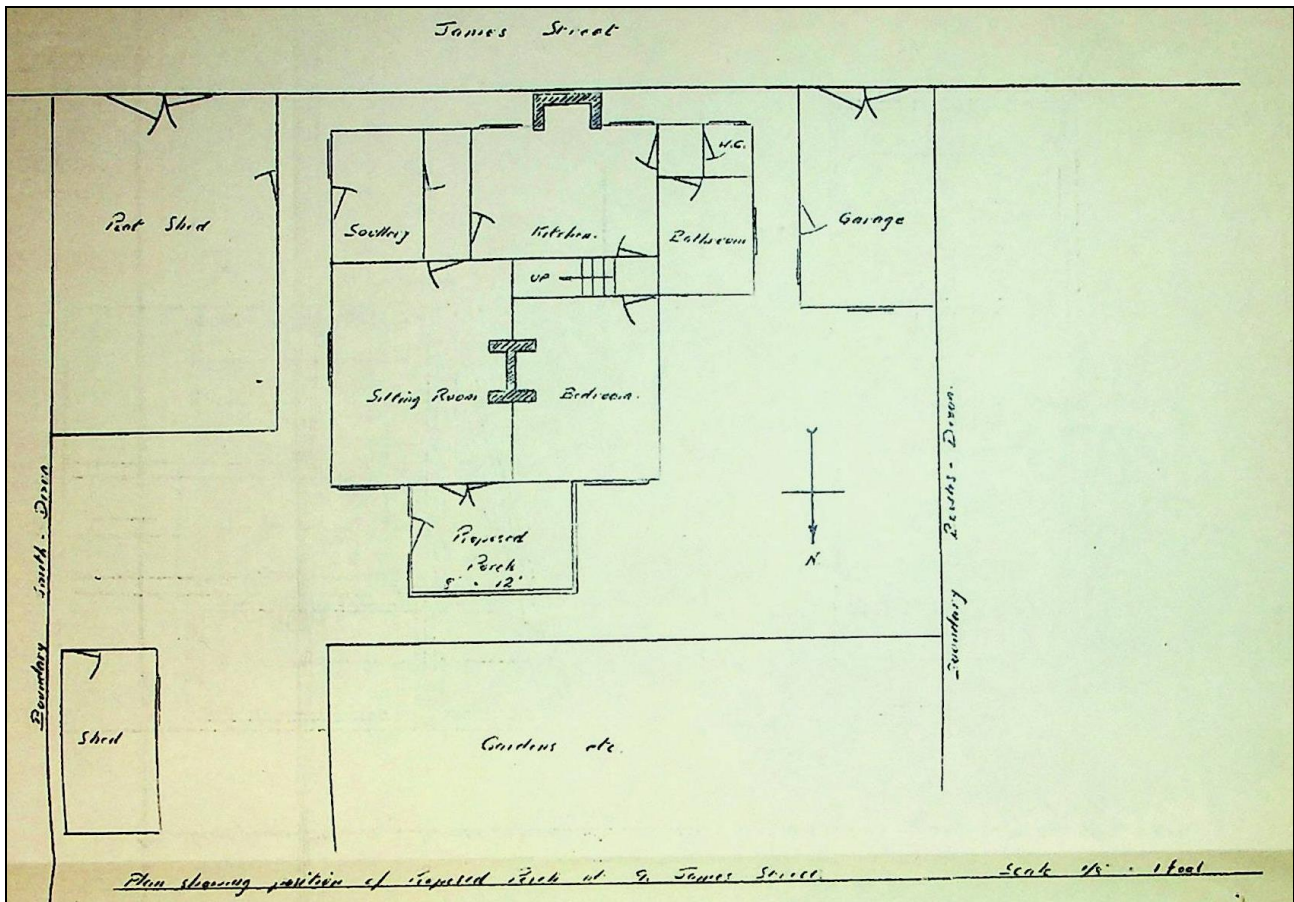
In 1944, 9 James Street consisted of a house, had a rateable value of £30 and was occupied by **Mrs W B DIXON**. [BUS/RAT/2#1]

In 1949, 9 James Street was recorded as a timber house clad in flat iron and a corrugated iron roof and a total floor area of 1,060 square feet. Sanitation was a flushing lavatory. There was also a garage of 160 square feet, a peat shed of 390 square feet, a washhouse of 90 square feet, a potato shed of 120 square feet, a hen house of 72 square feet, and a workshop of 95 square feet. The property was occupied by **Mrs W B DIXON**. [BUS/RAT/2#7]

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Helen DIXON, age 79 and the widow of William, died 17 May 1953

On 11 July 1955 an application by the owner, **P S DIXON**, to change the existing layout of the scullery, passage and east elevation was approved. [Planning applns 1954-1955]



On 12 July 1955 an application by the owner, **P S DIXON**, to erect a porch was approved. [Planning applns 1954-1955]



9 James Street from the East, 2021 - photograph JCNA



9 James Street from the West, 2021 - photograph JCNA