

## 79 High Street

*This is the only site measuring 3/8 burgages in Cowbridge, so the first three entries are based on this fact only.*

- 1603 Matilda John alias Hughes, widow, and John Hughes, yeoman to Robert Robinson  
MA, Cowbridge; messuage gdn &c in Cowbridge *D/D D 145*
- 1607/8 Robert Robinson to William Morrice of C, tailor *D/D D 146-8*
- 1621/2 Sale, John Richard Hughes of C, yeo, to Thos Andrewes of C, gent, Mess,  
curtilage & gdn (*one* quarter burgage and half *one* quarter burgage) within walls of  
Cowbridge. *D/D D 149-51*
- 1719 Lease and release, John Wyndham to Mary John, spinster  
*Gwyn & Gwyn, Box A, Bundle 3*
- 1738 John Jones, 3/8 burgage *BR#155*
- 1794 Lease and release, between John Owen, yeoman, and Catherine Williams,  
widow, then occ John Reynolds, tailor *Gwyn & Gwyn, Box A, Bundle 3*
- 1891 Conveyance, Ann Williams, widow, (1), William Jenkins, gent, of Llanmihangel  
Place, trustee of will of Edward Williams (2), and Richard Pickard (3)  
*Gwyn & Gwyn, Box A, Bundle 3*

**Owners and Occupiers**

Dates	Owner	Occupier/Tenant
1738	John Jones, 3/8 b	
1744	John Jones	Edward Hopkin
1762	Joan John, late John Johns	Richard Thomas
1773		Joseph Keys
1783,4	John Jones	Mr Keys, shoemaker
1784-1806	John Owen	James Reynolds I
	John Owen	James Reynolds II
1806-1816	Catherine Williams	James Reynolds I
1816-1874	Rees Williams	William Lewis
		William Williams
		John Elliot
		Lewis Morgan
		Henry Johnson
		Richard Pickard
1874-1881	Edward Williams	Richard Pickard
1881-1891	Anne Williams	David & Anne Jones
1891-1904	Richard Pickard	David Hopkin
1904-1911	Pickard children	
1910	Messrs Pickard	D. Davies
1911-1913	George Pickard	
1913-1922	Sarah David	
1922-1941	David & Lydia Davies	
1942	William Davies	
1942-1973	Mabel Caines	George & Mabel Caines
1973-1980	Watts & Morgan	Watts & Morgan
		Reid Television Repair
1980-	Mr & Mrs K. Davies	Becki's

## **The people associated with the house**

1. **John Jones** was recorded in the burgage rentals (#155) of 1738 and of 1744 as the freeholder. By the 1762 rentals, Joan John 'late John Johns' is shown as owner (#151) - possibly John's widow.

2. **Joseph Kayes** or Keys, from 1773. He was a member of a family reputed for their large girth [1], His wife was called Mary and they had two children: John born in 1768 and Mary in 1770 [2],

1. *Old Cowbridge, Hopkin- James*

2. *Cowbridge Parish Records, Glamorgan Records Office, Cardiff*

### **3. James Reynolds I**

The Reynolds were a large Cowbridge family and produced at least three tailors. James I was born in 1764 and he married Margaret Walters in 1786 [1], She was born in 1763, the daughter of Christopher and Margaret Walters. James I and Margaret went to live at no 79 in 1788 [2] with their first child, Elizabeth, born in 1787. Whilst they lived in the house, several more children followed. Mary (1789), James II (1792), David (1795) [1]

The house may have started to be a little cramped and the Reynolds may have moved when John was born in 1798 as the following year James is no longer shown as the tenant. However, this is not absolutely certain as is shown below.

Whilst living at no 79 or elsewhere in Cowbridge, three more daughters, Margaret (1801), Anne (1807) and Sarah (1814) were born [ 1 ]

For a year or so, after Margaret and James I ceased to be shown as tenants, the house was occupied by Samuel Reynolds [3]. He was probably a brother of James I.

1. *Cowbridge Parish Records, Glamorgan Records Office, Cardiff*

2. *Glamorgan Land Tax Returns, Cowbridge 1788, Glamorgan Record Office, Cardiff*

3. *Glamorgan Land Tax Return, Cowbridge 1799, Glamorgan Record Office, Cardiff* 4.

### **John Reynolds II**

In 1800, the landlord was still John Owen (or Jones) but the tenant was now John Reynolds II [1],

There were several 'Johns' in the Reynolds family, but this John was probably the one born in 1746. His father was also a John Reynolds and he had married Mary Morgan in 1745. It is possible that he was the brother of James I. However there would be an age gap of eighteen years. It is always possible that John I married a second time.

John II and Mary lived in the house with their three children, John III, Thomas and Margaret until about 1805.

1. *Glamorgan Land Tax Return, Cowbridge 1800, Glamorgan Record Office, Cardiff*

### **5. Catherine Williams**

By 1806 the house had a new owner in Catherine Williams [1], She was probably the Catherine Robert of Tregochas, St Fagans, whose marriage is recorded by William Thomas on 2 May 1769. Her husband, Morris Williams of Pendoylan, died in 1788. She died, aged 80, in 1816 and left the house to her son Rees Williams [2].

1. *Glamorgan Land Tax Return, Cowbridge 1806, Glamorgan Records Office, Cardiff*

2. *Her will proven 8th June 1816, now in private hands*

### **6. James Reynolds I [second occupation]**

Also 1806 saw the return of James Reynolds I as tenant [1]. It may be that he was living there all the time but for some reason his brother or cousins were shown as tenants for certain years.

The family stayed in the house until 1814. It is James Reynolds's name which is shown as the tenant [2], That same year, the name James Reynolds appears as the tenant next door at no 81 High Street [2], It might appear that James had simply moved next door to a larger house.

For that time, Margaret was bearing children at a late age. She died in 1817, aged 54.

James I survived her for many years and died in 1843, aged 79. They are both buried in Cowbridge churchyard. It would seem that right up to his death he was still operating his tailor's business as both he and his son, also James, are named as Cowbridge tailors [3].

1. *Glamorgan Land Tax Return, Cowbridge 1806, Glamorgan Records Office, Cardiff*
2. *Glamorgan Land Tax Record, Cowbridge 1814, Glamorgan Record Office, Cardiff*
3. *Pigot's Directory 1844*

## 7. Rees Williams

Having inherited the house from his mother in 1816, Rees Williams [1] continued to own it for a very long time right up until 1853 [2],

Whilst Catherine Williams still owned the house in 1815, a new tenant had arrived, William Lewis, who was to stay four years until 1819 when the new tenant was William Williams [3].

William Williams left in 1824 and was replaced by James James until 1827 [4], John Elliot occupied the house from 1828 until 1831 [5]. He was variously described as a Grocer, Tea Dealer and Teaman. He and his wife Mary had three children. The first two were born whilst their parents lived in the house. John (1829), Marion Elizabeth (1831) and Jennet Mary born 1834 [6],

After the Elliots left, they were replaced as tenants by Lewis Morgan in 1831 [7].

The long-time owner, Rees Williams had three sons, George who died in February 1863, John who died on 21 st December 1859 and Edward who lived at Trehedyn in the parish of Pendoylan and died on 22nd May 1881. Edward, who had inherited the property, married Anne Jenkin, sister of William Jenkin [b. 1831] of Llanmihangel Place. Anne inherited no 79 from her husband Edward Williams with his wish that his children should inherit in turn [8].

1. *Will of Catherine Williams, proven 8th June 1816, now in private hands*
2. *Will of Rees Williams*
3. *Glamorgan Land Tax Return, Cowbridge 1819, Glamorgan Records Office, Cardiff*
4. *Glamorgan Land Tax Return, Cowbridge 1827, Glamorgan Record Office, Cardiff*
5. *Glamorgan Land Tax Return, Cowbridge 1831, Glamorgan Record Office, Cardiff*
6. *Cowbridge Parish Records, Glamorgan Record Office, Cardiff*
7. *Glamorgan Land Tax Return, Cowbridge 1831, Glamorgan Record Office, Cardiff*
8. *Statement made by William Jenkin dated 16th June 1891, now in private hands* 1851  
Property of late Mr Thomas Rees *Deeds of 81 High St. (Gwyn & Gwyn papers)*

## 8. Henry Johnson

Henry Johnson was a clockmaker, watchmaker and jeweller. He was born in Worcester in 1810. By 1851 he was living in the house with his son William [b. 1844] and his unmarried sister, Rebecca, who was a dressmaker [1],

In 1861 the house was registered as unoccupied as by this time Henry Johnson had moved to no 18 High Street where he had been joined by his daughter Sarah [b. 1842]. His son William was now apprenticed to him and Rebecca was recorded as the Housekeeper [2].

1. *Cowbridge Census 1851*
2. *Cowbridge Census 1861*

## 9. Richard Pickard

Richard Pickard was born in Trowbridge, Wiltshire in 1830. He was married to Catherine, a local girl, two years his junior, born in Cowbridge. They first set up home in

Canton, Cardiff, where their first four children were born. George [1856], John [1860], William [1865] and Sarah [1867],

By 1871 the Pickards had set up a greengrocers at No 79 and a year earlier their daughter Elizabeth had been born in Llanblethian [1],

In 1880, the business was moved to Eastgate together with the Pickard family. It continued there until about 1910 when it was taken over by Richard's son John. There may have been some sort of change in Richard Pickard's plans because on the 16th June 1891 he purchased No 79 from Anne Williams [2].

Richard Pickard died in or shortly before 1904. His sons and daughter Sarah, now married to someone called Ralls, inherited the house [3].

In 1906 all the others conveyed their share of no 79 to George [4]

For more on William Pickard, please see numbers 56 and 81 High Street

1. *Cowbridge Census 1871*
2. *Conveyance dated 16th June 1891, in private hands*
3. *Will of Richard Pickard, proven 20th June 1904, now in private hands*
4. *Conveyances dated 16th and 17th October 1906, now in private hands*

#### **10. David and Anne Jones**

In 1881 the house was occupied by David and Anne Jones [1]. He was a Methodist Minister. When he died, his widow, Anne set up a grocer's shop in the house. Anne Jones was still at no 79 in 1891 when Anne Williams sold the house to Richard Pickard [2]-

1. *Cow bridge Census 1881*
2. *Conveyance dated 16th June 1891 in private hands*

#### **11. More Pickards**

The Pickard children all inherited a share of the house when their father died in 1904. At the time, it was occupied by a grocer called David Hopkin [1].

In 1906, William Pickard sold his share to his brother John, who, in 1911, sold both shares to his brother George as did their sister Sarah Ralls [2],

In 1912, the occupants were David Davies (see 12 below). [4]

In 1913, George Pickard sold the house to Sarah David [3],

1-3. *Conveyances in private hands: 1, dated 21st March 1905 concerning no 81 High Street, 2. dated 16th & 17th October 1906 and 20th February 1911, 3. dated 8th November 1913.*

4. *PRO Valuation; IR 58/184662/336*

#### **12. Davies**

In 1922, Sarah David sold the house to David Hopkin Davies and his wife Lydia. He had a double occupation as Saddler and Grocer [1], David Davies died in 1941 and at the time was living at no 11 Westgate. He was seventy five years old [2].

The following year Lydia Davies died. She left no will, but her son William Hopkin Davies obtained probate and inherited no 79 [3],

1. *Conveyance dated 1st May 1922, in private hands*
2. *Death certificate dated 1st November 1941*
3. *Probate registered 1st September 1942*

#### **13. Caines**

Four months after having obtained his mother's probate, William Davies sold no 79 to Mrs Mabel Lydia Caines, the wife of George Caines. The house seems to have remained

as a grocers and greengrocers for a long time. This continued to be run by Mr and Mrs Caines.

People still remember the shop window because it seemed to be permanently occupied by a sleeping cat. When Mr Caines died, Mrs Caines carried on the business. It was still a grocers in 1973 when the building was purchased by Watts & Morgan who needed additional office space for their auctioneering business based next door at no 81. Mrs Caines sold the property to the three partners. Robert Lougher Morgan and Gwilym Morgan Joseph each purchased five-twelfths; the remaining two-twelfths went to William Haydn Lewis[I], When he died, his executor Miss Kitty Lewis of Porthcawl sold his share equally to the other two [2].

1. *Conveyance dated 26th June 1973 in private hands*
2. *Conveyance in private hands*

#### **14. Reids of Llantrisant**

During the ownership of Watts & Morgan, they occupied the first and second floors as offices. The ground floor and shop were occupied by a television repair business, Reid's of Llantrisant.

#### **15. Becki's**

In about 1980 no 79 was purchased by a Mr & Mrs K. Davies. For the next ten years it was a ladies' shoe shop and later became 'Becki's' a ladies fashion boutique, as it is today.

*c Geo H Haynes*

#### ***Sources/abbreviations :***

*GRO Glamorgan Record Office*

*PRO Public Record Off (Kew)*

*LTA Land tax assessments (GRO)*

*BR Burgage rents (GRO)*

*D/D Deposits in GRO*

*Gwyn & Gwyn solicitors' papers seen in 2004 by Jeff Alden*