

7 POND ST – The Walter B. Hopkinson House

**Location**

7 POND ST

MBLU

35/ 61/ / /

Owner

DOYLE JUSTIN

Assessment

\$1,701,200

PID

1999

Building Count

1

Current Value**Assessment**

Valuation Year	Improvements	Land	Total
2026	\$1,261,700	\$439,500	\$1,701,200

Owner of Record

Owner DOYLE JUSTIN
Co-Owner ASHLEY K T/E
Address 7 POND ST
NEWBURYPORT, MA 01950
Sale Price \$1,000,000
Certificate
Book & Page 39179/0145

Sale Date 11/13/2020
Instrument 00

Ownership History

Ownership History

Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
DOYLE JUSTIN	\$1,000,000		39179/0145	00	11/13/2020
LACEY DENISE DERENZO	\$699,000		23206/0450	00	08/02/2004
ANDERSEN ROBERT N	\$0		06626/0484		08/29/1979

Building Information

Building 1 : Section 1

Year Built: 1880
Living Area: 2,693

Building Attributes

Field	Description
Style:	Conventional
Model	Residential

Grade:	Above Avg
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall	Wood Shingle
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall1	Plastered
Interior Wall	
Interior Flr	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Gas
Heat Type:	Steam
AC Type:	Central
Total Bedrooms:	5 Bedrooms
Total Bthrms:	3
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	11 Rooms
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Layout



Building Sub-Areas (sq ft)Legend

UBM	Basement, Unfinished	60	0
		4,935	2,693

Extra Features

Extra FeaturesLegend

Code	Description	Size	Value	Bldg #
FPL3	FIREPLACE 2 ST	1.00 UNITS	\$2,400	1

Land

Land Use

Use Code 1010
Description SINGLE FAM

Land Line Valuation

Size (Acres) 0.10
Depth 0
Assessed Value \$439,500

Valuation History

Assessment

Valuation Year	Improvements	Land	Total
2025	\$1,124,400	\$410,700	\$1,535,100
2024	\$939,300	\$373,400	\$1,312,700
2023	\$939,300	\$324,700	\$1,264,000



History of the House

Architecture: Queen Anne

History



Walter B. Hopkins was born in 1866 and was the son of William N. Hopkins who served in the Civil War. As a very young man Walter married Alice Tappan Whittier. Alice, who was described as a "lady of rare accomplishments and universally beloved," died in 1898, leaving young Walter Hopkins a widow.

Evidently Walter fell in love again, this time with his younger sister's good friend Eleanor Robinson.

Walter was a descendant of one of the first settlers of Newbury. He was a tea importer, employed by a Boston firm for 40 years and was president of that firm for 12 years. He was mayor of Newburyport during World War I, from 1917-1918.

Walter was chairman of the committee which presented the Civil War Volunteer monument at Atkinson Common to the city, as well as presenting the Civil War tablets that are there. He researched records from all over the country to make sure that the list was accurate .

Walter was also a Republican delegate to the national convention in Philadelphia in 1900 and an alternate delegate in 1904. And when he died in 1946 all municipal flags were flown at half-mast, and the members of the city council met at City Hall and went to the funeral together.

In 1905 Walter and Eleanor move to a lovely Victorian Queen Anne house, built around 1881 at 7 Pond Street. The deed is not in Walter's name, but is in Eleanor's name and it stays that way until she, as a widow sells the home in 1949. It is given to Eleanor for a dollar by Chauncey Dodge of the Newburyport Dodge Shoemaking empire.

References:

7 Pond Street – Walter B. Hopkins House, History and research by Mary Baker Eaton, www.historynewburyport.org

Biographical information from "The Mayors of Newburyport, 1851 to the Present," edited and compiled by Jerie Larson and Todd C. Woodworth.

Image from City Hall house portraits of Mayors.