

9 Dalton Street – The Thomas C. Simpson House



Location

9 DALTON ST (Condo Unit 1)

MBLU

35/ 23/A / /

Owner

RAMANOS DIANNE B TRS

Assessment

\$872,200

PID

104110

Building Count

1

Current Value

Assessment

Valuation Year	Improvements	Land	Total
2026	\$872,200	\$0	\$872,200

Owner of Record

Owner RAMANOS DIANNE B TRS
Co-Owner DIANE B ROMANOS REVOCABLE TRUST
Address 9 DALTON ST UNIT 1
 NEWBURYPORT, MA 01950
Sale Price \$940,000
Certificate
Book & Page 42832/0449

Sale Date 07/16/2025
Instrument 00

Ownership History

Ownership History

Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
RAMANOS DIANNE B TRS	\$940,000		42832/0449	00	07/16/2025
ST AMAND LAUREN TRS	\$0		39584/0499	1F	02/26/2021
ST AMAND LAUREN	\$620,000		39275/0421	00	12/09/2020
TOLAN LESLIE LORRAINE	\$589,000		36422/0159	00	12/20/2017
REBER JENNIFER	\$525,000		33461/0415	00	08/06/2014

Building Information

Building 1 : Section 1

Year Built: 1850
Living Area: 1,510

Building Attributes

Field	Description
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Style:	Condominium
Model	Res Condo
Stories:	1
Grade	Average +20
Occupancy	1
Interior Wall1	Drywall/Sheet
Interior Wall	
Interior Floor	Pine/Soft Wood
Interior Floor2	
Heat Fuel:	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Ttl Bedrms:	2 Bedrooms
Ttl Bathrms:	1 Full
Ttl Half Bths:	1
Xtra Fixtres	
Total Rooms:	4 Rooms
Primary Bldg Use	
Atypical	
Fireplaces	
Num Part Bedrm	
Base Flr Pm	
Pct Low Ceiling	
Unit Locn	
Exterior Wall 1:	Clapboard
Exterior Wall 2:	
Roof Structure	Gable/Hip
Roof Cover	Asph/F GlS/Cmp

Foundation	
Security:	
Cmplx Cnd	
Xtra Field 1:	
Remodel Ext:	
Super	
Grade	

Building Sub-Areas (sq ft) Legend

Code	Description	Gross Area	Living Area
BAS	First Floor	1,510	1,510
FOP	Porch, Open	72	0
UBM	Basement, Unfinished	237	0
WDK	Deck, Wood	144	0
		1,963	1,510

Extra Features

Extra Features Legend

Code	Description	Size	Value	Bldg #
FPL4	FIREPLACE, MNF	1.00 UNITS	\$1,600	1
WHL	WHIRLPOOL	1.00 UNITS	\$1,500	1

Land

Land Use

Use Code 1021
Description CONDO

Land Line Valuation

Size (Acres) 0
Depth
Assessed Value \$0

Valuation History

Assessment

Valuation Year	Improvements	Land	Total
2025	\$827,600	\$0	\$827,600
2024	\$775,900	\$0	\$775,900
2023	\$717,300	\$0	\$717,300

Location

9 DALTON ST UNIT 2

MBLU

35/ 23/B / /

Owner

REEDER JOHN W & MARTHA K T/E

Assessment

\$846,500

PID

104111

Building Count

1

Current Value

Assessment

Valuation Year	Improvements	Land	Total
2026	\$846,500	\$0	\$846,500

Owner of Record

Owner REEDER JOHN W & MARTHA K T/E

Co-Owner

Address 9 DALTON ST UNIT 2
NEWBURYPORT, MA 01950

Sale Price \$800,000
Certificate

Book & Page 42446/0210

Sale Date 11/21/2024
Instrument 00

Ownership History

Ownership History

Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
REEDER JOHN W & MARTHA K T/E	\$800,000		42446/0210	00	11/21/2024
MEISTER HANS-PETER	\$519,000		33505/0407	00	08/27/2014
CRONIN CHRISTOPHER B TRS	\$0		33067/0345		01/14/2014

Valuation History

Assessment

Valuation Year	Improvements	Land	Total
2025	\$803,100	\$0	\$803,100
2024	\$752,900	\$0	\$752,900
2023	\$695,800	\$0	\$695,800

Location

9 DALTON ST UNIT 3

MBLU

35/ 23/C / /

Owner

HOPKINS CORY S

Assessment

\$698,700

PID

104112

Building Count

1

Current Value**Assessment**

Valuation Year	Improvements	Land	Total
2026	\$698,700	\$0	\$698,700

Owner of Record

Owner HOPKINS CORY S
Co-Owner JENNIFER R JOPE T/E
Address 9 DALTON ST UNIT 3
 NEWBURYPORT, MA 01950
Sale Price \$550,000
Certificate
Book & Page 39116/0269

Sale Date 10/29/2020
Instrument 00

Ownership History**Ownership History**

Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HOPKINS CORY S	\$550,000		39116/0269	00	10/29/2020
SENDER JANE E	\$525,000		35737/0319	00	03/16/2017
BRICKEL BRETTE M	\$495,000		33612/0462	00	10/17/2014

CRONIN CHRISTOPHER B TRS	\$0		33067/0345		01/14/2014
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Valuation History

Assessment

Valuation Year	Improvements	Land	Total
2025	\$663,000	\$0	\$663,000
2024	\$621,600	\$0	\$621,600
2023	\$574,600	\$0	\$574,600

History of the House

Architecture: Vernacular,

History

Official records show this home to have been built in 1850. This in itself means nothing. A lot of homes were built before 1850 which were labeled as such. 1850 indicating the exact year the "City" of Newburyport came into existence. When a building could not be ascertained as to the exact construction date, 1850 would be assigned to it. In all probability, considering the lack of a distinct architectural style that Mr. Northend took an existing structure and expanded and modified it to fit his affluent lifestyle. Mr. Enoch Northend was a builder and certainly had the means to make the structure fit to his liking. His affluence came from being the operator of the Amesbury-Newburyport Horse car Railroad. After Mr. Northend's death, the property was acquired by Thomas C. Simpson, a native, judge of the District Court and Mayor of Newburyport in 1885. Following his passing, the property was acquired by the Knights of Columbus in April of 1923. However, after a short time, the knights were not happy in their new surroundings and in July of 1923, they swapped the property for the house across State Street owned by Chauncey Dodge. The Knights liked this location and stayed there until 2005, when they sold it and it was converted to condominiums.

In December of 1924, Mr. Dodge sold the former Simpson house to Mrs. Hannah Gillis, the mother of Andrew J. "Bossy" Gillis. Sometimes it is the actions that occurred

years ago which can cause interesting if not tragic events to develop in the future. Mrs. Gillis had worked as a maid for the Simpsons. Her son never forgot how she was treated as a 'second-class citizen'. Through years of hard labor and savvy investing, she ended up purchasing the Simpson Mansion. However she may have been satisfied with this twist of fate and poetic justice, Bossie never forgot how his mother was treated. He wanted to strike at the heart of the "Upper Crust". The events that followed are controversial to this day. Bossy Gillis wanted to establish a gas station where the Simpson House stood. Mr. Gillis moved the Simpson House to 9 Dalton Street in August of 1927. A legally operated gas station has been at this location since March of 1929 (Bossy operated without permits for a while*) He and his wife lived on Dalton for many years and the house, of course, still stands there today though broken up into apartments.

Therefore this home is unique in Newburyport because no less than two mayors lived in this home but the house was in two different places!

References:

Assessor's Records, 1900 to 2010, City of Newburyport.

"9 Dalton Street", Newburyport Historic District, Data Sheets, National Register of Historic Places, 1984.

"House Stories – 9 Dalton Street – Simpson House / Bossie Gillis Homestead", by Jerry A. Mullins, P. Preservationist, www.ppreservationist.com

Front And Center: The Legend of Bossy Gillis, by Peter H. Jacobs, Newburyport Press, Inc., Newburyport, MA., 1968.