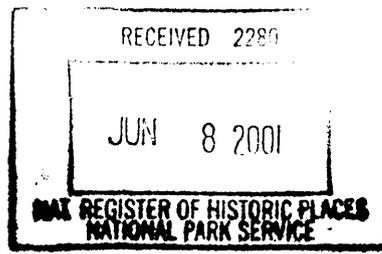


United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form



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This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Dickerman, Jerry E., House

other names/site number 36 Field Avenue

2. Location

street & number 36 Field Avenue  N/A not for publication

city or town Newport  N/A vicinity

state Vermont code VT county Orleans code 019 zip code 05855

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

Emily Wash June 5, 2001  
Signature of certifying official/Title Date  
Vermont State Historic Preservation Office  
State of Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting official/Title Date  
\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.  
 See continuation sheet.
- determined eligible for the National Register  
 See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain): \_\_\_\_\_

[Signature] Signature of the Keeper Date of Action  
Edson H. Beall 7-11-01

Name of Property

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

Domestic/single dwelling

Current Functions

(Enter categories from instructions)

Domestic/multiple dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Second Empire

Materials

(Enter categories from instructions)

foundation concrete

walls weatherboard

roof asphalt

other wood

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Name of Property

County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
B Property is associated with the lives of persons significant in our past.
C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
B removed from its original location.
C a birthplace or grave.
D a cemetery.
E a reconstructed building, object, or structure.
F a commemorative property.
G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Social History

Architecture

Period of Significance

c.1875 - 1950

Significant Dates

c.1875

c.1930

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- X preliminary determination of individual listing (36 CFR 67) has been requested
previously listed in the National Register
previously determined eligible by the National Register
designated a National Historic Landmark
recorded by Historic American Buildings Survey #
recorded by Historic American Engineering Record #

Primary location of additional data:

- X State Historic Preservation Office
Other State agency
Federal agency
Local government
University
Other

Name of repository:

Dickerman, Jerry E., House  
Name of Property

Orleans County, Vermont  
County and State

### 10. Geographical Data

Acreage of Property + . 11

#### UTM References

(Place additional UTM references on a continuation sheet.)

1	118	720100	4979420
	Zone	Easting	Northing
2			

3			
	Zone	Easting	Northing
4			

See continuation sheet

#### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

#### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

### 11. Form Prepared By

name/title Michael T. McQuillen, historic preservation consultant

organization \_\_\_\_\_ date February 18, 2000

street & number PO Box 5151 telephone (802) 425-2135

city or town Burlington state Vermont zip code 05402

#### Additional Documentation

Submit the following items with the completed form:

#### Continuation Sheets

#### Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

#### Photographs

Representative **black and white photographs** of the property.

#### Additional items

(Check with the SHPO or FPO for any additional items)

#### Property Owner

(Complete this item at the request of SHPO or FPO.)

name Lakeview Housing Limited Partnership, c/o Housing Vermont, Inc.

street & number 123 St. Paul Street telephone (802) 863-8424

city or town Burlington state VT zip code 05401

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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National Park Service

## National Register of Historic Places Continuation Sheet

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Dickerman, Jerry E., House  
Newport, Orleans County, Vermont

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The Jerry E. Dickerman House is a c. 1875, two and one-half story, wood frame, clapboard, French Second Empire style building located at 36 Field Avenue (formerly 2 Field Avenue), one-half block from Main Street in downtown Newport, Vermont. Significant features of the building include a mansard roof, a two and one-half story, gambrel roof central pavilion trimmed with bargeboard, two-story bay windows on the front façade, cornice brackets under the roof eaves, denticulated cornices over the windows, and a main entrance double door with round arched windows. Extending from the rear facade of the main block is a contemporaneous, two-story, clapboard, hipped roof wing with distinctive porches on its north and south facades. The Georgian plan interior of the main block features a wide center hall and stairs with curved balustrade, heavy bolection moldings around windows and doors, hardwood floors, and historic plaster with curved walls flanking the bay windows in the front rooms. The floor plan is generally intact with the exception of the wing, which was modified in the 1960s. Around 1930 the house was moved back on its lot off of Main Street and rotated ninety degrees clockwise to assume its current position facing Field Avenue. The present setting and general environment is comparable to the building's original location. The Dickerman House was converted into apartments between the 1940s and 1950s and was recently rehabilitated for low-to-moderate income housing following *The Secretary of the Interior's Standards for Rehabilitation*. This work primarily involved repair and painting of historic features and finishes with no substantial floor plan changes. The rehabilitation is detailed in Part Two of the Historic Preservation Certification Application filed with the National Park Service October, 1998. The Dickerman House retains integrity of location, design, setting, materials, workmanship, feeling and association.

The Dickerman House is oriented west and set back 75 feet from Field Avenue. South of the Dickerman House are the Goodrich Memorial Library (listed in the National Register November 23, 1983) and brick commercial buildings that front Main Street. To the north are wood frame residential buildings and, approximately one-tenth of a mile distant, is Lake Memphremagog, a 30-mile long lake that stretches from the United States into Canada.

Originally built c. 1875 as a single family residence, the building was converted into apartments between the 1940s to 1950s. It is a two and one-half story, three by two bay, wood frame, clapboard, French Second Empire style building with a contemporaneous, four-by-three bay, two-story, clapboard, hipped roof rear wing. The main block has an asphalt shingle, mansard roof that has flared eaves, a denticulated cornice at the top level of the roof, and each roof slope has two regularly spaced gable roof dormers with segmental arched two-over-one

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## National Register of Historic Places Continuation Sheet

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Dickerman, Jerry E., House  
Newport, Orleans County, Vermont

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windows (the rear dormers have louvers instead of window sash). The main block has elongated one-over-one windows; the wing has two-over-two windows. Windows and pass doors have flat stock surrounds with molded cornice caps, and the main block cornice caps are also detailed with a dentil band. Both main block and wing have asphalt shingle roofing, corner board trim and extended roof eaves with a molded cornice and scroll sawn cornice brackets. Built on a southeasterly sloping site, the entire building rests on a poured concrete foundation. The basement is exposed on the south and rear (east) elevations.

### Main Block

#### *Front Facade*

The two and one-half story, central pavilion has corner pilasters with capitals and scrolled brackets, which support the returning, box cornice of its gambrel roof. The molded cornice at the projecting eaves of the gambrel roof is trimmed with delicate cut-out bargeboard, which frames a round arched window with hood molding in the gambrel. The second floor of the pavilion contains a paired one-over-one window with round arched upper sash topped by a pedimented and denticulated lintel and a projecting hood with scrolled bracket supports. The one-bay front porch which shelters the main entrance in the first floor of the pavilion, has a low mansard roof with asphalt shingles, a projecting eaves with molded cornice, scrolled cornice brackets, and three-quarter height chamfered posts with molded capitals which rest on a closed, clapboard railing. The full-height, engaged porch posts that flank the entrance carry an elaborate scroll sawn bracket above each capital. The main entrance has a double door with round arched lights and applied acanthus leaf detail in each wood panel. An arched lintel and arched, flared hood molding top the door surround.

Two story, trapezoidal bay windows flank the central pavilion on the front facade. Each floor level is topped by a flared, mansard roof with asphalt shingles, extended denticulated eaves, cornice brackets and a fillet band above the windows. The bay windows have elongated one-over-one double hung sash, which are paired in the center elevation and are singularly placed in the side elevations. Broad, wood spandrel panels are located at the base of the first story bay windows.

#### *South and North Facades*

The south façade of the main block has two, paired one-over-one windows with denticulated cornices regularly spaced on its first and second stories. The exposed basement level of the

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## National Register of Historic Places Continuation Sheet

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Newport, Orleans County, Vermont

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south facade has a concrete foundation with a horizontal window opening with board infill on the left, and a wide service entrance with a board door on the right. The fenestration pattern

and window type on the north façade of the main block mirrors the configuration of the south façade on the first and second stories, with the exception of the left bay first story window, which is comprised of a three part one-over-one window instead of a paired window.

### *Rear Facade*

Centered on the rear facade of the main block is the two-story, clapboard, hip roof rear wing. A one-over-one window on each floor of the main block rear elevation flank the side elevations of the wing.

### Wing

#### *South Facade*

The south facade has a c. 1930, one-story, three-by-one bay, shed roof Colonial Revival style porch across the western half of the elevation. The porch has new membrane roofing, a molded cornice, a flat frieze board, Tuscan columns with simple capitals, and a replacement clapboard railing with corner board trim. In the left bay of the first story a wood door with horizontal panels and single pane upper light opens onto the porch. A similar door is located on the facade at the east end of the porch and two, two-over-two windows are spaced between the doors. To the right of the porch a window opening has been partially infilled with clapboards surrounding a small casement window. The second story has four two-over-two windows. A new metal door with single upper light is located at the eastern end of the south facade on the basement level. An approximately 18" high concrete wall extends from the southeast corner of the porch and runs parallel to the south wall of the wing.

#### *North Facade*

The western half of the north façade of the wing has a three-by-one bay, one-story, shallow mansard roof porch with molded cornice trim, a board frieze, scroll sawn cornice brackets and square posts. The concrete porch deck has been raised slightly to allow handicap access through two new metal doors with single glass lights. The doors are flanked by two-over-two windows. The second floor has three two-over-two windows located above the first story windows and right bay door.

#### *Rear Facade*

The three-bay rear façade of the wing has two, two-over-two windows in the center and right bays of the first and second stories. Smaller window openings in the left bay consist of a

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Newport, Orleans County, Vermont

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clapboard infilled opening on the second story and a two-over-two window on the first story. The utility boxes for the building are located on the first story of this façade.

### Interior

The interior of the building is divided into six housing units, an attic and a basement. The Georgian plan main block has two units on each floor and the wing has one unit on each floor. Inside the main entrance is a small foyer. From the foyer, two panel, single pane, wood double doors access a wide center hall. Two housing units are accessed to the left and right (north and south), and the second floor main block units are accessed by the central stairway. This stairway is original to the building and has a heavy, square newel post, turned balusters and a curved railing. Historic plaster that contains asbestos has been covered and encapsulated with a thin layer of sheetrock. The flooring throughout the building is primarily natural finish hardwood with sheet vinyl in kitchens and bathrooms.

The two first floor main block units have nine foot ceilings, original bolection moldings around the doors and windows, 10 inch molded baseboards, curved plaster walls flanking the bay windows, and many original four panel, wood doors with porcelain or brass hardware. The original double door entry to these units was 5 feet 9 inches wide. This opening was infilled with a stud and sheetrock wall during the rehabilitation to meet fire code requirements. Each sheetrock infilled opening contains a new, single pass door, which serves as the main entry to the unit. Historic door trim has been left in place and the original double doors have been retained and left in an open position on the interior. The unit on the south contains a living room, bedroom, kitchen and bath. The kitchen has wood wainscoting. The unit on the north contains a living room, bedroom, kitchen, bath and pantry, and will be handicapped accessible. The kitchen has historic beaded board cabinets and a pressed metal ceiling with an egg and dart cornice.

Two additional housing units are located on the second floor directly above the first floor units. The apartment at the top of the central stairway on the south has a bedroom/living room, kitchen and bath. Similar to the first floor units, the original moldings, curved plaster walls flanking the bay windows, hardwood flooring and four panel doors. The apartment is accessed through the kitchen with the bathroom on the left and the bedroom/living room to the right. The bedroom/living room is identical to the living rooms found in the first floor units. The original doorway leading from this room to the western portion of the second floor hallway has been filled with sheetrock, however, the door frame molding remains intact. The apartment to the north of the central stairway contains a kitchen, living room, bath and two

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Newport, Orleans County, Vermont

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small bedrooms. Similar to the other second floor apartment this unit is accessed through the kitchen and has original trim moldings, curved plaster walls at the bay window, and four panel doors. The living room is identical to the living/bedroom of the other unit. The bedrooms and bath are accessed to the east of the kitchen.

The remaining two units are found in the two-story, rear wing. Each has a living room, bedroom, kitchen and bath. The unit on the first floor will be handicap accessible. These units are accessed from the porch on the north façade of the wing. The second floor unit is accessed by a stair in the wing. Many of the wall surfaces in the wing apartments are finished with gypsum board dating from the 1960s renovation. Flat stock baseboards and door and window moldings predominate in the wing units.

The building also contains an unfinished basement and attic. The basement has a concrete floor and the attic is accessed by an enclosed wood stairway found at the west end of the second floor hall.

### Setting

The Dickerman House nearly fills its small .11 acre (+/-) lot, which is set back approximately 75 feet from the east side of Field Avenue. The grass yard fronting the house is part of the Goodrich Memorial Library lot. Trees and shrubs are planted in the Library lot adjacent to the city sidewalk and Field Avenue. A concrete sidewalk from Field Avenue extends along the north side of the property line to the front entrance and continues to the rear porch. A narrow asphalt driveway parallels the south side of the Dickerman building to the rear of the property. The back yard between the driveway and the north property line is at grade with the first story of the building with a concrete retaining wall marking its southern edge along the driveway. The grass yard wraps around the north side of the building.

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Newport, Orleans County, Vermont

The Jerry E. Dickerman House is significant under Criterion A for its association with the development of Newport, Vermont, in the late nineteenth century. A remote agricultural town of 748 inhabitants in 1850, Newport steadily grew throughout the rest of the century due to the arrival in 1863 of the Passumpsic Railroad, which exploited the region's rich timber reserves. Newport also became a shire town in 1886 when it was chosen as the seat of the county court. By 1900 the town's population had risen to 4,026 individuals and consisted of many prosperous manufacturing, business, and professional interests. Jerry E. Dickerman, a lawyer and customs collector in Newport during the late nineteenth century, built his house on Main Street during this climate of growth and prosperity in Newport's history. The Dickerman House is also significant under Criterion C as a good example of the French Second Empire style. With its liberal use of ornamental details such as mansard roofs, a projecting pavilion, curved brackets under the eaves, and elaborate window and door surrounds, the French Second Empire style evoked affluence and prosperity and was widely used throughout Vermont in the 1870s and 1880s.

Similar to many towns in the mid-to-late nineteenth century, Newport, Vermont, owed its growth and prosperity to the railroad. Originally chartered in September 1803, the town experienced slow growth for the first half century of its history. By 1850 its population stood at 748 inhabitants and Hamilton Child's *1883-84 Gazetteer and Business Directory* notes, "in 1854. . . there were only eleven buildings in what is now included in the corporation limits."<sup>1</sup> This changed in 1863 with the arrival of the Passumpsic Railroad, which exploited the value of the region's vast timber supply by distributing it nationally and internationally.

Newport is located on the southern tip of Lake Memphremagog, a 30 mile long lake that stretches from the United States into Canada. With over 100 miles of shoreline, timber could be easily floated to Newport for processing and shipping. The arrival and expansion of the railroad (additional lines began to service Newport and it became a railroad hub in northeast Vermont) stimulated growth and the town's population rose to 4,026 inhabitants by 1900. In 1883, Child's *Gazetteer* states there were "five churches, two large hotels, a well-conducted bank, several manufacturing establishments, and twenty-five stores of various kinds" in Newport Village.

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<sup>1</sup> Child's is referring to Newport Village, which was incorporated April, 1864. Newport City, a politically distinct entity from Newport Town, was created in 1918 with the unification of Newport Village and the Village of West Derby to its east. The Dickerman House is within the city limits.

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Many of these manufacturing establishments were lumber mills. The International Company, created by officers of the Passumpsic Railroad with the intent of increasing rail traffic, was equipped with rotary saws, planers, lathes, and kilns, which could produce 40,000 board feet of lumber per day that would be shipped by as many as 1,200 rail cars. Other mid-to-late nineteenth century manufacturing businesses in Newport that relied on the region's timber supply included Prouty and Miller, Inc., A.J. White's Window and Door factory, Clyde River Paper Mill, Frost Veneer Works, and the Memphremagog Machine Shop and Boat Yard. Emily Nelson in her history of Newport titled, *Frontier Crossroads*, notes that "much of the time the entire bay was filled with floating logs." An 1896 local newspaper article boasts that Newport is "the Chicago of Vermont. . . similar in recent rapid growth and hopeful outlook for the future" and notes that with the exception of Barre, Vermont "[Newport] has made the largest proportional gain of any town in the State during the last quarter century."

Newport's prosperity was not limited to lumber manufacturing. In 1886 it was established as a shire town with the building of the Orleans County Courthouse (listed in the National Register of Historic Places November 23, 1984). Merchants, businessmen, and professionals alike benefited from the town's prosperity and Hamilton Child notes in 1883 that "many tasteful, elegant residences adorn its broad, well-kept streets, and a general air of taste, elegance and good order prevails." One of these elegant residences belonged to Jerry E. Dickerman, a Newport lawyer and customs collector in the late nineteenth century. Dickerman built his French Second Empire style home on Main Street c.1875.

Jerry E. Dickerman's choice of the French Second Empire style for his new home reflected its national popularity at the time. Having taken its name from the reign of Napoleon III (1852-70), the style spread with the many visitors to Paris for the 1855 and 1867 expositions. In the United States, it appeared as early as the mid-nineteenth century and remained fashionable through the late-nineteenth century. With its uninhibited use of ornamental details such as door and window hood moldings and surrounds, curved brackets under the eaves, projecting pavilions and bay windows, the French Second Empire was an appropriate style to express the urban growth and prosperity of the nation following the Civil War. It was widely used by Alfred B. Mullett, supervising architect for the federal government, who designed the State, War, and Navy Building [now the Old Executive Office Building] in Washington, DC (1871-75) and other federal buildings throughout the country. Boston (1861-65), Baltimore (1867-75), and Philadelphia (1871-1901), all designed their city halls in the French Second Empire style and it was also popular in constructing railroad terminals, museums, and academic buildings.

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Newport, Orleans County, Vermont

In Vermont most French Second Empire buildings were constructed during the 1870s and 1880s. In addition to use in public buildings, the French Second Empire style also was employed in the residences of upper class businessmen and professionals. As a lawyer and customs official, Jerry E. Dickerman fit into this socioeconomic group and the choice of the French Second Empire style for his home would have appropriately projected his affluence. In an 1881 Bird's Eye View of Newport, Vermont, the Dickerman House prominently stands above the smaller gable-roof homes surrounding it. There are approximately six other French Second Empire buildings in this picture and 1880s Sanborn Insurance Maps show four French Second Empire buildings within the vicinity of the Dickerman House. Currently, there are only two other French Second Empire style residences in downtown Newport, both of which are found on Second Street.

Land records for the property in conjunction with Sanborn Company Insurance Maps of Newport help piece together a history of the house during its period of significance. On May 26, 1875, Jerry E. Dickerman purchased a parcel of land on Main Street from Solomon M. Field for \$1500.00. On July 17, 1883, Mr. Dickerman purchased a second adjoining parcel of land from Field for \$600.00 that is described, "as being situated on the northerly side of Main Street in the Village of Newport, and commencing at the south-westerly corner of the lot of land now owned and occupied by said Dickerman as a homestead and which was deeded to said Dickerman by said S.M. Field on the 26<sup>th</sup> day of May, 1875." An 1885 Sanborn Map shows the house oriented toward Main Street and indicates that it is a wood frame dwelling with a wood shingle "French roof" that has an attached two-story wing. There is a one-story porch on the east side of the wing and behind the house is a free-standing, two-story stable. On December 18, 1886, Mr. Dickerman sold his property, described as "said land herein conveyed comprising two pieces of land", to Elisha Lane for \$8,000.00 "with all the privileges and appurtenances thereof except the running water which is furnished by Emmons Raymond at an annual rent." From 1886-1906 modifications were made to the house. An 1895 Sanborn Map indicates a one-story addition was added to connect the stable with the house. A 1900 Sanborn Map includes bay windows on the south side of the house (facing Main Street) and a 1905 Sanborn Map indicates that two porches were added to the building; one in between the bay windows, and the other on the west side of the wing. Elisha Lane sold the property to Charles Brown on September 8, 1906, for \$10,000.00 and Brown sold the property to Louis and Tillie Needleman on September 20, 1928. In this deed the property is described as "being my home place situate at 64 Main Street." However, when the Needlemans sold the property to Ralph Sisco on June 30, 1930, the property is described as "being a parcel of land, together with the former Brown house situated thereon, lying easterly of Field Avenue." During this period the house was moved back on its lot off Main Street and rotated ninety degrees clockwise to assume its current position facing Field Avenue. The

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house was moved to make room on the part of the lot facing Main Street for the construction of a commercial block for the L. J. Needleman chain.

Following this move, a 1943 Sanborn Map indicates that the stable had been removed, the wood shingle roof had been replaced with a composition roof, and a new porch had been added to what is now the north side of the wing. By 1958 Sanborn Maps indicate that the building had been converted to apartments.

The history of the Dickerman House reflects the history of Newport. From the late nineteenth century to the early twentieth century the house was owned by affluent individuals whose individual prosperity depended on the prosperity of the town. Child's *1883-84 Gazetteer* indicates that Jerry E. Dickerman was a partner in the firm Edwards, Dickerman, and Young, one of five law offices in Newport at the time, and also served as auditor for Newport Village. His wife was active in the Congregational Church and upon her death bequeathed \$5,000 to each of the Congregational churches in Newport, Derby, and West Charleston, Vermont. Elisha Lane was a descendent of Seymour Lane; an early settler of Newport who operated a tavern, helped organize the Congregational Church, was the town's first postmaster, and served as Town Clerk for 40 years. The Lane family left their mark on Newport with the Lane Opera House, Lane Department Store, and Lane Avenue. Elisha served as President of the National Bank of Newport and sat on the first board of Goodrich Memorial Library trustees.<sup>2</sup> Charles Brown worked as General Manager of the Passumpsic Telephone Company and, later, as Vice-President of the Orleans Trust Company. An 1896 local newspaper article characterizes the Orleans Trust Company as "an essential factor in the prosperity of Newport" and indicates that almost all of its investments were in Orleans County. Mr. Brown also was active in the First Baptist Church, Red Cross, and Newport Chamber of Commerce. Louis Needleman was a successful businessman as indicated by a 1993 newspaper article, which states that the Dickerman House was "moved to make way for the L. J. Needleman chain." A 1968 publication celebrating the fiftieth anniversary of the city charter contains an advertisement for "Ed Needleman, Ladies Wearing Apparel, Home of Fashion for Over 40 Years."<sup>3</sup> The Needleman brothers were also active in the Jewish community in Newport. They took part in accepting a building donated for use as a synagogue in 1943 and sent a

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<sup>2</sup> Goodrich Memorial Library was built next to the Dickerman House in 1898-99 through funds provided by C.G. Goodrich and his wife. Built of brick, granite, marble, and various woods it remains one of the most handsome buildings in Newport.

<sup>3</sup> The exact terms of the Needleman brothers' business relationship and, specifically, whether Louis transferred ownership of his business to Edward, is not clear.

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Dickerman, Jerry E., House  
Newport, Orleans County, Vermont

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Torah to a Jewish community in India in 1964. These owners of the Dickerman House benefited from the general prosperity of Newport, which afforded them the opportunity to own this stately home that reflected their affluence and position in the community.

When Louis Needleman reoriented the Dickerman House toward Field Avenue businesses were encroaching on the residential space on Main Street. The street was originally a mixture of commercial and residential buildings with commercial buildings predominating toward its east end and residential buildings predominating toward its west end. The Dickerman House was one of four residences in the vicinity on Main Street that were either moved or razed from 1919-1958 as seen on Sanborn Maps.

A 1958 Sanborn Map indicates that the Dickerman House had been converted from a single family home into apartments. At this point in the mid-twentieth century the depleted supply of timber had significantly affected Newport's economy. With the closing of the mills (the International Mill closed in 1924) the town's late nineteenth and early twentieth century prosperity had been replaced with economic hardship. As it had before, the history of the Dickerman House reflected the history of Newport. The town's lack of general prosperity resulted in fewer individuals who could afford the stately residence as a single family home. The Dickerman House is currently being rehabilitated for low-to-moderate income housing.

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- Book: 42 Page: 276 (City of Newport Land Records)
- Book: 8 Page: 343 (City of Newport Land Records)
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### Verbal Boundary Description

The boundary description of the Dickerman House at 36 Field Avenue is recorded in the City Clerk's Office, Newport, Vermont on tax Map 126, Lot 39.

### Verbal Boundary Justification

The land within this boundary visually and historically conveys the significance of the property. It is the lot that has been associated with the property since its historic period move c.1930.