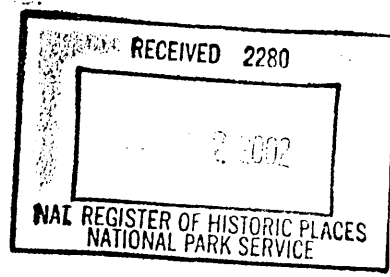


United States Department of the Interior  
National Park Service



272  
52

# National Register of Historic Places Registration Form

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 any 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 Ackerhurst-Eipperhurst Dairy Barn

Other names/site number The Barn (DO09:1372-001)

## 2. Location

Street & number 15220 Military Road

Not for publication

City or town Bennington

Vicinity

State Nebraska

Code NE

County Douglas

Code 055

Zip code 68007

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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.)

Signature of certifying official

Date

Lawrence Sommer  
Director, Nebraska State Historical Society  
State or Federal agency and bureau

2/4/02

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

## 4. National Park Service Certification

I, hereby, certify that this 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):

Elsa H. Beal 3/28/02

[Signature]  
Signature of Keeper

Date of Action

Ackerhurst – Eipperhurst Dairy Barn

Name of Property

Douglas County, Nebraska

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
	1	Structures
		Objects
1	1	Total

Name of related multiple property listing

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

NA

Number of contributing resources previously listed in the National Register

NA

6. Function or Use

Historic Functions

(Enter categories from instructions.)

AGRICULTURE/SUBSISTENCE

animal facility

Current Functions

(Enter categories from instructions.)

SOCIAL-Meeting Hall

COMMERCE/TRADE-Business, Warehouse

7. Description

Architectural Classification

(Enter categories from instructions.)

OTHER

Materials

(Enter categories from instructions.)

Foundation Concrete block

Walls Wood

Roof Wood Shingle

Other

Narrative Description

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

**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 a 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.

**Narrative Statement of Significance**

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

**Areas of Significance**

(Enter categories from instructions.)

Architecture

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**Period of Significance**

1935

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**Significant Dates**

1935

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**Significant Person**

(Complete if Criterion B is marked above.)

n/a

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**Cultural Affiliation**

n/a

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**Architect/Builder**

Adolph Otte - Builder

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**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):**

- 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 for additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local Government
- University
- Other
- Name of repository: \_\_\_\_\_

**10. Geographical Data**Acreage of property Less than one acre

UTM References (place additional UTM references on a continuation sheet).

	Zone	Easting	Northing		Zone	Easting	Northing
1.	14	738260	4579825	3.			
2.				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 Stacy Stupka-Burda / National Register Coordinatororganization Nebraska State Historical Societydate 11/30/01street & number 1500 R St, PO Box 82554telephone 402-471-4770city or town Lincolnstate NEzip code 68504**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 the SHPO or FPO.)

name/title The Barn, Inc., c/o Cliff Feyerhermstreet & number 1405 North 131 Ave Circletelephone 402-496-9576city or town Omahastate NEzip code 68154

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determined 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, (15 USC 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the 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 Project (1024-0018), Washington, DC 20503.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

**Ackerhurst – Eipperhurst Dairy Barn**

Name of Property

**Douglas County, Nebraska**

County and State

Section 7 Page 1

### Description

The Ackerhurst – Eipperhurst Dairy Barn (the Barn) is located near Papillion Creek in rural Douglas County, Nebraska approximately 3 miles south of Bennington. Douglas County is bounded on the east by the Missouri River, and on the south and west by the Platte River. The surrounding landscape is characterized by a landscape typical of a midwestern riverine environment. When constructed in 1935, the Barn was located approximately 20 miles north of Omaha, the Douglas County seat and the largest metropolitan area in the state. It is notable that the Omaha urban area is now rapidly encroaching upon the area in which the Barn is located. Major urban developments are, at the time of this writing, being constructed less than three miles from the Barn. However, the immediate visible environs of the Barn continue to be pleasingly rural and pastoral.

This large Dutch Gambrel barn is rectangular in shape and measures 193 feet long by 40 ft wide. Constructed of wood, with a concrete block foundation, it measures 40 feet in height. The huge dimensions of the Barn do not detract from the satisfying symmetry and bucolic appearance of the Barn. The exterior of the Barn is clad in narrow lap wood siding and is painted red. The main entrance of the barn faces southeast with hanging gables or triangular hay hoods at each gable end. These hanging gables provided support for the rigging necessary to hoist materials to the hay storage area directly under the roof. The doors to the haymow on the primary façade are square in shape and are hinged. Paired six-light windows are positioned on either side of these doors. Four pairs of wooden six-light windows are evenly spaced across this gable and are positioned at the second level below the haymow door. At ground level, paired six-light windows flank the main entrance. The exterior door of the main entrance has been modernized. A non-contributing metal grain storage bin, constructed after 1948, is located on the exterior immediately adjacent to the southwest corner of the Barn.

A large octagonal haymow door is present on the opposite or northwest end of the barn. Two six-light windows are positioned on each side of the octagonal door, and a square, wooden access door is located below the haymow.

Typical of dairy barns, a row of regularly spaced six-light windows is located on the longitudinal (southwest and northeast) sides of the barn. These operable hopper windows provide natural light and ventilation for the interior of the barn. A ground floor sliding door is positioned on the southwest side near the northwest end of the barn. Two additional sliding doors are located on the upper floor, on the southwest side of the barn, just below the roofline. Three evenly spaced shed dormers, each containing triple two-over-two windows are positioned in the wood shingled roof. This pattern is repeated along the northeast side of the barn, with the interruption of the window pattern by three modern overhead doors. Additionally, a small, historic addition currently used as break room space is located on the south end of the east side of the Barn. Six prominent metal ridge ventilators sit on the roofline of the barn.

On the first floor of the interior, a large center aisle provided access to the milking stanchions that lined each side of the barn. The milking stanchions are no longer present. This large interior space has been subdivided into two large spaces by a temporary stud-wall. The interior walls are finished with wood siding. The current owners have replaced the original concrete floor with newly poured concrete.

The second floor of the barn, or the hayloft is truly impressive with an open gothic truss structural system that is still intact. This open truss system gives a spectacular cathedral-like feeling to the now empty haymow. Wooden airshafts positioned under each metal ridge ventilator are still visible in the loft space and continue down to the milking floor. Former sleeping quarters for dairy workers located at the southeast end of the second floor have been remodeled to provide office space. Additionally, new office space has been created out of the spaces below the former sleeping quarters.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

**Ackerhurst – Eipperhurst Dairy Barn**

Name of Property

**Douglas County, Nebraska**

County and State

Section 7 Page 2

It is important to note that there have been a number of non-historic changes made to the Barn. The most obvious are the construction of three overhead garage doors on the secondary (east) façade (one of these doors replaced a large historic sliding door), the introduction of a modern door in the historic opening of the primary facade, the creation of office space at the ground level of the south end of the Barn, the conversion of upper-floor sleeping quarters to office space, the creation of break-room space in the historic addition, and the splitting of the historically open lower floor (which provided space for the milking operations) into two large spaces.

All said, however, the immense scale of the Barn simply overwhelms all of the non-historic changes. The Barn is nearly two hundred feet long: as long as a twenty-story building is tall. The Barn, though constructed as two levels, is fully as tall as a four-story building. Finally, the Barn is forty feet wide. The most visually obvious non-historic changes, the office space conversions, total less than 20% of the interior space of the Barn. Additionally, the upper floor conversion is exactly that: a conversion from sleeping quarters to usable office space. The non-historic changes, though relatively numerous in number, are dwarfed in scale by the size of the building and number of contributing architectural features.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

**Ackerhurst – Eipperhurst Dairy Barn**

Name of Property

**Douglas County, Nebraska**

County and State

Section 8 Page 1

The Ackerhurst – Eipperhurst Dairy Barn (the Barn) is eligible for listing in the National Register of Historic Places under Criterion C. The Barn is an extraordinary example of a Dutch Gambrel dairy barn with local significance. Dutch Gambrel barns, once a ubiquitous resource in Douglas County, are now very rare. The Ackerhurst-Eipperhurst Dairy Barn has been a local landmark, (in the Webster's sense of the word) for decades, widely recognized as an exemplary illustration of the Nebraska dairy industry, and for its scale. The Barn was considered for listing under Criterion A. However, the loss of a number of ancillary structures vital to the function of the working dairy precludes listing the remaining Barn as a representative of the historic Douglas County dairy industry.

### History

Anthony W. Ackermann began construction of the Ackerhurst – Eipperhurst Dairy Barn in March of 1935. Little is known of Mr. Ackermann, other than that prior to his arrival in Nebraska, he was a Boston area dairyman and businessman. Ackermann employed Adolph Otte, a builder from the nearby town of Elkhorn, Nebraska to build the Ackerhurst dairy barn. Mr. Otte employed eight to ten men who worked ten-hour days, seven days each week to complete construction of the Barn by July 4, 1935 (Mervin Otte, personal communication to Cliff Feyerherm, 2002). Some of the workers slept in a tent constructed at the building site to guard the lumber. The amazing five-month construction schedule is quite impressive given the massive scale of this Barn.

Upon its completion, the Ackerhurst dairy barn was described as the largest barn in Nebraska. In a news article printed by the Omaha World Herald in 1935, the Ackerhurst dairy was described as "one of the finest dairy farms in the middle west" (November 26, 1935). This article also indicated that the farm was then in full swing with a herd of approximately 100 pure blood Holstein cows that were milked three times each day, at 7 a.m., again at 3 p.m. and finally at 11 p.m.

A great many steps were taken to insure the purity and quality of the milk produced by the Ackerhurst dairy herd. For example, a veterinarian was on duty at all times. High quality hay was trucked to the dairy, and all of the milking equipment installed was manufactured of stainless steel, then state of the art. Attendants changed into freshly laundered uniforms each time they entered the barn. The overall health of the attendants was examined on a monthly basis. The milk was processed on the farm in a pasteurizing house located adjacent to the barn. Milk was electronically chilled and standardized for butterfat. Physicians also tested the dairy products regularly. Often honored as top producers by the Nebraska Dairyman's Association, the Ackerhurst Holsteins produced an annual average of 538 pounds of butterfat. At that time, this achievement was a world record (Omaha World Herald, 09/10/2001).

Ackermann sold his dairy to Robert Anderson in 1942, and the dairy farm was renamed Anderhurst Dairy. A few years later, in 1948, Mr. Anderson sold the property to Fred Eipperle Sr. The Eipperle's then named the property Eipperhurst Farm and Dairy. Ownership passed to Fred Eipperle Jr. in 1962.

The Eipperle's continued the record setting performances of their dairy herd and in 1962, a Holstein named Abarland Insignia Bobelle produced more than 13 tons of milk, containing a state record 1,161 pounds of butterfat. In an interview conducted by the current owners, Eipperle Jr. indicated that the haymow of the dairy barn was filled three times each year with special, high quality hay.

Ownership of the Ackerhurst – Eipperhurst Dairy Barn was transferred to Welchert Construction Company in 1995. The construction company used part of the barn as office space and the rest as storage.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

**Ackerhurst – Eipperhurst Dairy Barn**

Name of Property

**Douglas County, Nebraska**

County and State

**Section 8 Page 2**

Welchert Construction Company transferred ownership to The Barn, Inc., in 1999. While continuing to use part of the barn as office space, the remainder has been cleaned and stabilized and now serves as an event center.

Eligible for the Register under National Register Criterion C, the Barn is an extraordinary example of a Dutch Gambrel dairy barn. Prior to 1930, only five local cooperative creameries were in operation in the state of Nebraska (Stitts and Laughlin 1937). In general, farmers produced dairy products for their individual or extremely localized use. However, by 1930 there were 52 cooperative creameries in the state (Stitts and Laughlin 1937). It is within this climate of an emerging dairy market in Nebraska that Anthony Ackermann began to build the Barn. Post World War I innovations in farming and in architecture undoubtedly provided Mr. Ackermann with the impetus to build such an impressive dairy barn. In 1937, Nebraska ranked 4<sup>th</sup> in the United States in the production of creamery butter (Stitts and Laughlin 1937), a ranking contributed to by the Ackerhurst dairy herd.

The Dutch Gambrel style is so-named due to its superficial resemblance to Dutch Colonial Revival architecture. The form of a Dutch Gambrel barn lends itself to dairy uses, and the Barn illustrates that utility with striking clarity. The long axis of this type of construction allows provision for milking stanchions along the outer walls of the facility, while the center aisle may be used for access to the dairy cows. The window patterns along the lower-floor long axis (a classic Dutch Colonial feature) allows for greater levels of light and ventilation, important to the thrice-daily milking activity. The shed dormers punctuating the roof (another classic Dutch Colonial Revival feature) provided light and some ventilation for the haymow. Finally, and perhaps the most obvious Dutch Colonial Revival feature, the immense gambrel roof allows for the construction of a very large hay storage area on the second level of the Barn. Interior views of the roof truss system, with its nearly Gothic appearance, illustrate the huge amount of unimpeded square footage that could be utilized for the large amounts of hay necessary for the milking operations. For these reasons, the Dutch Gambrel barn style is often considered the "classic" dairy barn style.

The Ackerhurst – Eipperhurst Dairy Barn is eligible for listing in the National Register of Historic Places because it embodies the distinctive characteristics of this particular type of significant barn architecture. Further, the Barn has excellent physical integrity relative to the overall scale of the building.



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

**Ackerhurst – Eipperhurst Dairy Barn**

Name of Property

**Douglas County, Nebraska**

County and State

Section 9 Page 1

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1973 *Barns: Their History, Preservation, and Restoration*. Hawthorn Books, Inc., New York.

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1938 *The Butter Industry of Nebraska*. Conservation and Survey Division, University of Nebraska.

Noble, Allen G. and Richard K. Cleek

1997 *The Old Barn Book: A Field Guide to North American Barns & Other Farm Structures*. Rutgers University Press, New Brunswick, New Jersey.

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1937 *Organization and Operating Problems of Nebraska Cooperative Creameries*. Farm Credit Administration Cooperative Division. Washington, D.C.

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2001 Janet Eipperle, interview by Cliff Feyerherm. Held by Cliff Feyerherm, Omaha, Ne.

Unpublished Interview

2002 Mervin Otte, interview by Cliff Feyerherm. Held by Cliff Feyerherm, Omaha, Ne.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

**Ackerhurst – Eipperhurst Dairy Barn**

Name of Property

**Douglas County, Nebraska**

County and State

**Section 10 Page 1**

**Verbal Boundary Description**

The boundary of this property is an imaginary line extending 20 feet from the exterior of the Barn.

**Boundary Justification**

This boundary encompasses the entire historic footprint of the Barn.