RESOLUTION-EXHIBIT A
Ackerhurst-Eipperhurst Barn
LANDMARKS HERITAGE PRESERVATION COMMISSION

RESOLVED BY THE LANDMARKS HERITAGE PRESERVATION COMMISSION OF THE CITY OF OMAHA:

WHEREAS, The Barn, Inc. represented by Clifford Feyerherm, is the owner of the Ackerhurst-Eipperhurst Barn at 15220 Military Road; and,

WHEREAS, the owner requested on July 5, 2001, that the Ackerhurst-Eipperhurst Barn be designated a Landmark under the City of Omaha’s Landmarks Heritage Preservation Ordinance; and,

WHEREAS, the Ackerhurst-Eipperhurst Barn is an extraordinary example of a Dutch Gambrel dairy barn; and,

WHEREAS, Dutch Gambrel barns were once a ubiquitous resource in Douglas County and are now very rare; and,

WHEREAS, the Ackerhurst-Eipperhurst Barn was built in 1934 by Anthony W. Ackerman for the Ackerhurst dairy, described in a 1934 World-Herald article as “one of the finest dairy farms in the middlewest”; and,

WHEREAS, the Ackerhurst-Eipperhurst 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; and,

WHEREAS, the Ackerhurst-Eipperhurst Barn embodies the distinctive characteristics of the Dutch Gambrel barn type and retains excellent physical integrity; and,

WHEREAS, this case application and supporting data are attached hereto as exhibits, and are incorporated herein by this reference.

NOW, THEREFORE BE IT RESOLVED BY THE LANDMARKS HERITAGE PRESERVATION COMMISSION OF THE CITY OF OMAHA:

THAT, the Ackerhurst-Eipperhurst Barn, 15220 Military Road, be designated a Landmark of the City of Omaha.
Landmarks Heritage Preservation Commission

Application for Landmark
or Landmark Heritage District

1. Name of Structure: The Barn

2. Location / Address: 15220 Military Road
Bennington, NE 68007

3. Applicant:
name Clifford E. Feyerherm
address 1405 North 131 Avenue Circle
Omaha, NE 68154
phone 402-496-9576

4. Classification:
- Category 
  - district
  - building(s)
  - structure
  - site
  - object
- Ownership
  - public
  - private
  - both
- Status
  - occupied
  - unoccupied
  - work in progress
- Present Use
  - agriculture
  - commercial
  - educational
  - entertainment
  - government
  - industrial
  - military
  - museum
  - park
  - private residence
  - religious
  - scientific
  - transportation
  - other (explain)
  - vacant

5. Owner of Property:
name The Barn, Inc. (a Nebraska corporation)
address 1405 North 131st Avenue Circle
Omaha, NE 68154
phone 402-496-9576

6. Legal Description:
LANDS
SEC-TWN-RGE:23-16-11
IRREG E 188 W 435 N 670
S 703 FT N & E OF MILITARY
RD SE ¼ SW ¼
7. **Historic Description and Significance**: Please provide as thorough a description as possible. This should include, but is not limited to, architectural styles and features; site elements, landscaping/urban design elements; architects, builders, and owners. Copies of architectural drawings, photos and similar documents are encouraged. Include a statement explaining why the item/property/district is historically significant. The Landmarks Commission staff will assist you in filling out this portion if necessary. Use additional sheets if necessary.

**HISTORY & SIGNIFICANCE**

The barn and adjacent building were constructed in 1933-1934. At the time it was quoted in the Omaha World Herald as being the largest barn in Nebraska. Standing some 40 feet high, 40 feet wide and 193 feet long. It may still be the largest barn in Nebraska, after some 66 years. The trusses and rafters of the gambrel roof, visible in the large interior loft, have the appearance of being constructed in only recent years.

On November 26, 1935, the enclosed copy of the Omaha World Herald shows a picture of the external and internal views of this large dairy barn and the adjacent building, which contained the pasteurizing and bottling equipment. The Ackerhurst Dairy was opening the doors for the public to view this modern dairy farm facility. Some 100 Holstein cows were milked three times each day. Most significant is the fact that this modern facility was built and began processing in the midst of the great depression of the 1930’s.

As years past and new owners took over operations, it later became known as Eiperhurst Farms / Dairy. Fred Eipperle Sr. and later Fred Eipperle Jr. owned and operated the facility for some 47 years. It continued to be a significant dairy barn operation until 1995 when Fred Eipperle Jr. retired from the dairy business. It continues to be a most significant and unique landmark for all to view and enjoy.

The front 40’ x 50’ first floor area of the barn was finished into a large entry, furnace room, two rest rooms and a workshop area. The front 40’ x 50’ second floor of the barn was converted into office facilities with two rest rooms.

The adjacent building was moved in earlier years and became a personal residence.

*Signature of Owner*

*Date*
CASE: C3-02-015
APPLICANT: Planning Department
REQUEST: Approval of a Local Landmark Designation (H1-01-22) for Ackerhurst Dairy Barn
LOCATION: 15220 Military Road

SUBJECT AREA IS SHADED - JANUARY 2002
February 12, 2002

C3-02-015

Honorable President

and Members of the City Council,

The attached Ordinance approves the Local Landmark Designation for Ackerhurst Dairy Barn located at 15220 Military Road. The applicant is the Planning Department on behalf of the City of Omaha.

CASE DESCRIPTION: The Planning Department has been working with the owner of this property to support their efforts to retain and reuse the barn building. The Ackerhurst Dairy Barn is an important and unique building that is worthy of preservation and landmark designation.

DEPARTMENT RECOMMENDATION: Approval.

SUMMARY OF TESTIMONY: The Planning Board held a public hearing on this request January 9, 2002.

Full summary of proceedings attached.

PLANNING BOARD RECOMMENDATION: Approval as recommended by the Planning Board, 7-0.

Respectfully submitted,

Robert C. Peters
Planning Director

Refereed to City Council for Consideration:

Mayor's Office

P: PLN1-12918z.doc
Memo

December 20, 2001

TO: Planning Board
FROM: Robert Peters, Planning Director
SUBJECT: Case # C3-02-015
Landmarks Case # H1-01-22 Landmark Designation
Ackerhurst Dairy Barn, 15220 Military Road

At the December 12, 2001 meeting of the Landmarks Heritage Preservation Commission, the applicant and owner of the property, Clifford Feyerherm, requested local landmark designation for the Ackerhurst Dairy Barn, 15220 Military Road. The public hearing held at this meeting resulted in a recommendation for approval of the request.

According to Chapter 24, O.M.C., Section 24-59, we hereby transmit this proposal to the City Planning Board, and request that you consider the degree of conformity or nonconformity with the Master Plan of the City of Omaha.

Analysis: The Planning Department has been working with the owner of this property to support their efforts to retain and reuse the barn building. We believe that the Ackerhurst Dairy Barn is an important and unique building that is worthy of preservation and landmark designation.

In the near future the owners of the Ackerhurst Barn will be requesting a special use permit to use the building for social hall as part of their plan to be able to support the preservation of the building.

The Planning Department staff has indicated to the owner that it will support the special use permit with the condition that the owner pursue a local landmark designation for the building. It is the landmark designation that you are considering at this time.

Recommendation:
The Planning Department considers this request to be in conformance with the Master Plan.
C3-02-015

ORDINANCE NO. 35923

AN ORDINANCE to designate the Ackerhurst Dairy Barn at 15220 Military Road as a landmark pursuant to the Landmark Heritage Preservation Ordinance of the City of Omaha.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OMAHA:

Section 1. That the Ackerhurst Dairy Barn at 15220 Military Road, which is on the following described land, to wit:

The irregular East 188 feet of the West 425 feet of the North 470 feet of the South 730 feet North and East of Military Road, in the Southeast Quarter of the Southwest Quarter of Section 26, Township 16, Range 11, Douglas County, Nebraska.

Section 2. That for the reasons cited in Landmark Heritage Preservation Resolution attached hereto as Exhibit "A", and made a part hereof by reference, the historical value of the Ackerhurst Dairy Barn is hereby deemed significant and worthy of recognition.

Section 3. That the "Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Buildings", as may be from time to time amended, are hereby adopted as the design standards to be applied in the enforcement of this ordinance and Chapter 24, Article II, of the Omaha Municipal Code.

Section 4. That the Ackerhurst Dairy Barn is hereby designated as a landmark pursuant to Section 24-61 of the Omaha Municipal Code and hereby subject to all of the provisions of this Ordinance and Chapter 24, Article II, of the Omaha Municipal Code.
Section 3. That this Ordinance shall be in full force and take effect fifteen (15) days from and after the date of its passage.

INTRODUCED BY COUNCILMEMBER

APPROVED BY:

MAYOR OF THE CITY OF OMAHA DATE

PASSED MAR - 5 2002 7-0

ATTEST:

CITY CLERK OF THE CITY OF OMAHA DATE

APPROVED AS TO FORM:

AS ASS CITY ATTORNEY DATE
ORDINANCE NO. 35873

AN ORDINANCE to designate the Ackerhurst Dairy Barn at 15220 Military Road as a landmark pursuant to the Landmark Heritage Preservation Ordinance of the City of Omaha.

PRESENTED TO COUNCIL
1st Reading FEB 1 2 2002 - Hearing
Hearing FEB 2 6 2002 - Over to 3/5/02
Final Reading MAR - 5 2002
Passed 7-0

PUBLICATIONS

PUBLICATION OF HEARING
Date 2-15-02

PUBLICATION OF ORDINANCE
Date ____________________

BUSTER BROWN
City Clerk