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SEPTEMBER 14, 2022



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# World War II chapel home to Friend family

by Amy Hausman  
amy@friendsentinel.com

A piece of World War II history has been put to new use in Friend. The cantonment chapel located at 217 Main Street, originally built for use as a non-denominational military chapel during World War II, has become the family home of Kent and Andrea Rinne of Friend.

The Rinnes purchased the abandoned chapel in June 2022. The main floor alone is 3,116 square feet.

Kent quickly got to work installing a shower so he and his wife could move in and get down to business. Since moving in, the Rinnes have continued to work on cleaning out the items left from the Berean Church and making updates to the interior and exterior.

“Our next project is to make repairs to the siding on the north side,” Andrea said. “From there we are going to replace all of the windows. Currently they are plywood that were painted to look like stained glass. I cannot wait to get some natural light in here and see how beautiful it is.”

The couple is working to obtain a historic designation for the church, and it is important for them to maintain the integrity of the structure. With few cantonment – or military – chapels left in the country, it is personal to them to see this piece of history preserved.

“My father was in the Air Force during World War II, and our personal faiths are strong. This seemed like the perfect home for us,” Kent said.

The Rinnes’ sons and son-in-law have helped them tremendously in their labor.

“This winter we are going to remove the drop ceiling from the balcony and worship area to expose the beams, returning the church to its original state,” Kent said.

“If I could start on this now I would because it will be a large undertaking, but we are focusing on one project at a time.”

The chapel was previously located on the U.S. Army base in Fremont. Cantonment chapels were approved by President Franklin D. Roosevelt

(continued on 4)



AMY HAUSMAN

Andrea Rinne has been working to give the commercial areas of the old church a softer, more comfortable feel. “We are making this our home,” she said.



AMY HAUSMAN

The 1940s World War II cantonment chapel located in Friend has now become a family home to Kent and Andrea Rinne as they work on obtaining a historical designation.

# Chapel



AMY HAUSMAN

The view of the original beams is visible from the balcony of the chapel. The Rinnes plan to remove the existing drop ceiling to make them visible from the main floor again.

(continued from 3)

in March 1941 to allow chaplains to have a central place of worship rather than using any building or space they could scrounge up.

They were all built identically to resemble the small countryside churches that dot America. The interiors were simple, holding approximately 300 people on the first floor and

a balcony that could be used for additional seating or a choir.

Altars in the chapels were designed to serve all faiths with pulpits, lecterns and moveable prayer benches.

For now, the Rinnes are enjoying hosting their grandchildren and leading by example that idle hands never get anything done in their personal house of worship.

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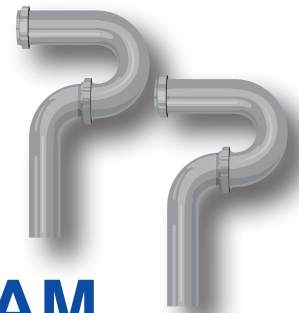
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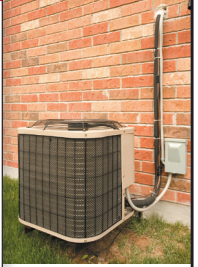
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# Commissioners change zoning regulations

by Keaton Burgess  
reporter@sewardindependent.com

The Seward County Commissioners approved changing the definition of accessory apartment and accessory living quarters in the Seward County Zoning regulations on Aug. 23. Commissioners are hoping the new definition will clear up any confusion people may have.

The original definitions defined the terms as:

**Accessory Apartment:** a secondary dwelling unit established in conjunction with a clearly subordinate to a primary dwelling unit, whether part of the same structure as the primary dwelling unit or in conjunction with an accessory detached garage.

**Accessory Living Quarters:** living quarters within an accessory building located on the same premises with the main building, for use by temporary guests of the occupant of the premises, such quarters having no kitchen facilities, and not rented or otherwise used as a separate dwelling unit.

Misty Ahmic, Seward County Commissioner for District 1, said the new definition combines the two into one.

“The new definition updates the language to a clearer name, ‘Accessory Dwelling,’ and is defined as: ‘A building separate from the primary building for use as a secondary dwelling which is incidental to the main dwelling,’” Ahmic said.

Any accessory dwelling on a parcel shouldn’t exceed the maximum coverage allowed or be larger than the primary dwelling. Only one accessory dwelling is allowed per parcel. The following provisions apply to any accessory dwellings within the district:

- The allowable area for an accessory dwelling shall be limited to 25% of the primary structure’s finished living space, not to exceed 600 square feet.
- The accessory dwelling shall meet all applicable setbacks.
- The accessory dwelling shall meet all applicable separation distances.

- The accessory dwelling shall not have separate utilities and shall share utilities with the primary dwelling.
- The accessory dwelling shall have the same address as the primary residence and shall not have a separate unit or identifying number.

Ahmic said the definition gives a clearer direction on what accessory dwellings are and guidelines for building them.

“For example, making sure they are sharing utilities, the same address, etc. This will help with potential E911 situations and reduce the need for multiple definitions,” Ahmic said. “Another example; if you have a spare room in your accessory building with no kitchen, we don’t need to define it to say it’s for a temporary guest, or even know about it. All Accessory Dwellings will require a conditional use permit.”

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## *Prairie View subdivision underway*



EMILY HEMPHILL/SCI

Dirt work continues east of Seward along Highway 34. The area will become Prairie View subdivision, with 170 lots for housing. Aspen Builders of Lincoln is developing the land, with the goal of building homes in all price ranges – from single-family starter homes to those in the \$700,000 range. The project will be done in phases, with the first 35 lots set to be build-ready by the end of 2022. It is one of the largest housing projects Seward has seen to date.



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# Flipping, switching, moving houses around

## Tieken House Moving and Ridge Line Builders get wheels on the pavement for foreclosure flip

by Amy Hausman  
amy@friendsentinel.com

In 2016, the Garvin family decided to bring their family and business to Crete.

Lance Garvin, owner of Ridge Line Builders, and wife Erin were looking for a location that allowed them to raise their children in the country with ample space for all the business equipment.

With some luck and research, the couple found a foreclosure property being sold by an investor. The lot purchase came with

a beautiful, timeless barn from the 1930s, 40 acres and a ranch style home they had every intent of tearing down.

After checking out their new purchase, Lance discovered the structure was intact and knew he could get the home updated and market ready, but he needed the space for his own business's growth plan.

When Erin spouted off the idea of remodeling and moving the house as they shared a bottle of wine, things changed and their 11-year dream of flipping

a house suddenly became a time-sensitive reality.

"We were literally four hours away from having the house pushed in," Lance said. "All the equipment was in place and ready to go, but our direction took a major shift. We knew the structure of the house was good, but we needed a cost-effective location and found a very reasonable subdivision option in Beatrice."

Lance initially turned to the home moving company in his hometown of Hastings only to learn they had a six-month waiting period to even get started. That was not going to work with the Garvins' timeline, and



AMY HAUSMAN

Ridge Line Builders prepped the house to add an exterior garage once the ranch style house is settled on its new foundation in Beatrice.

they were referred to Tieken House Moving

in Cordova. Tim Tieken, owner

of Tieken House (continued on 12)

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# House flip



Tim Ticken, owner of Ticken House Moving, explains the biggest risk with moving a structure is Mother Nature, because wind can get underneath a building. This is especially true for structures without a floor base.



Erin and Lance Garvin with children Parker (2), McKenna (5) and Beau (1 month) get ready to follow the house on its journey from Crete to Beatrice Sept. 6.

PHOTOS BY AMY HAUSMAN



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# House flip



*“I would absolutely recommend this process to anyone and will likely do it again. It is so much better than throwing away something that just needs a little lipstick put on.”*

**Lance Garvin**  
Owner of Ridge Line Builders

**(continued from 10)**

Moving, learned the business starting at 5 years old by watching his own father Tim move buildings in the 1980s without the use of hydraulics.

A few years after his father got out of the business, Tiekken officially got into it. After each project he would reinvest his profits back into the business

AMY HAUSMAN

The hoses at the vertical portion of the bolster beam power the hydraulics to lift and adjust the jacks.

to update equipment and become more efficient.

“One thing that I still use to this day

from my dad is to not get overwhelmed and take the time to think a project all the way through,” Tiekken said.

“Common sense goes a long way, and it is easier to prepare my

**(continued on 13)**

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# House flip

(continued from 12)

customers up front with expectations so they are ready for what happens next.”

Tieken met with the Garvins, offering them a start-to-finish process which included excavating the existing property, raising and relocating the house, hauling away the existing foundation and backfilling the original lot to be ready for grass or a new structure.

“Taking a start-to-finish option is a win-win for both myself and my customers because it allows me to have more control over the timeline and ensure that subcontractors are in place,” Tieken said. “There is nothing worse than sitting around and waiting in temporary housing with a crazy in-law after getting all of the logistics in place.”

Logistics are the foundation of Tieken’s business from planning and partnering with power companies to create a safe route with adequate clearance from overhead lines to actually getting the structure up and off the ground. Tieken takes all of this into account when doing his assessment.

“Utility companies, railroads, state and county governments really dictate if a project is possible. It is not as simple as going from point A to point B when moving a building,” he said. “It is not uncommon to go 20 miles or more out of the way to get to the unloading site simply because of clearance and regulations. That is why most people rarely see a house being moved.”

Both companies got down to business doing what needed to be done. Ridge Line Builders updated everything but the framing and converted the structure from a two-bedroom, one-bath home to a two-bedroom, two-bath on the main floor with two additional bedrooms and a bath planned in the basement once set in Beatrice.

“We decided to do all of the main floor work while the house was in Crete for convenience,” Lance said. “It has all-new plumbing, wiring, sheet rock, siding, roof... You name it. The kitchen was updated to have all-new cabinets, an island, stunning subway tile with luxury vinyl plank flooring throughout the main floor. Once set we will attach a garage and main floor laundry as well.”

“I always like to tell my customers that cracks are free,” Tieken said with a smile. “A lot of times we do not get a single one, but when you place an old structure that has been on a bad foundation for a long time on one that is flat, gravity is going to kick in and it will accommodate.”

Both Garcin and Tieken came to the same conclusion that with so much waste in the world, using a greener alternative and giving a structure a second chance is the best way to go.

“I would absolutely recommend this process to anyone and will likely do it again,” Garvin said. “It is so much better than throwing away something that just needs a little lipstick put on.”



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Meet the property owner. Do an assessment with an estimate. This includes contacting all utility companies and organizations and establishing a route of transfer. This step is the most involved in the entire process.

### STEP THREE

Build and set cribs in the basement from floor to 2 feet below the joists.

### STEP FIVE

Place a minimum of four hydraulic jacks on top of cribs to lift the structure depending on building size and weight. Each jack runs at 3,000 pounds per square inch, lifting 25 tons each.

### STEP SEVEN

Raise the structure straight up, install two parallel slide beams with two main support beams.

### STEP NINE

Hook up the front-end bolster beam and place the semi-trailer underneath with dollies.

# TIEKEN'S LOGISTIC OUTLINE OF GARVINS' MOVE

### STEP TWO

Jackhammer the concrete walls of the foundation where the beams are placed beneath the structure.

### STEP FOUR

Unload steel from the semi-trailer and use a skid steer loader to place beams the length of the structure from front to back.

### STEP SIX

Run a hydrohose to unify jacks and machine to power them.

### STEP EIGHT

Apply bar soap to the slide beams for lubrication before using a skid steer loader to push the structure.

### STEP TEN

Head on down the road.



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