

## Handle With Care

### Delicate Approach Preserves Historic Home

Manhattan, Kansas

RESIDENTIAL PROJECT OF THE YEAR FINALIST

Located in the heart of Manhattan, Kansas, 207 N 14<sup>th</sup> Street sits just north of downtown and Kansas State University in a neighborhood filled with historic homes built in the early 1900s. The property is a partially renovated Victorian-style home being converted into an Airbnb. While the upper floors and garage have been fully modernized for guest use, the basement level remains unfinished and presented unique structural challenges during planning.



The home features a nonstandard foundation system typical of older Victorian buildings, requiring a tailored approach to stabilization. The scope of work included installing 34 3-1/2" push piers, 16 3" push piers, and 9 concentric piers, covering all sides of the home to ensure comprehensive support and long term stability.

Fortunately, Manhattan's black silty soil, which is more forgiving than the expansive clay IWP usually deals with, allowed for smooth installation conditions. Their team worked carefully to integrate the new foundation supports without compromising any of the recently completed renovations, preserving both the structural integrity and the homeowner's investment.



This project presented several physical and logistical challenges due to the age and layout of the home. One of the most significant issues was tight excavation access around the perimeter, which made maneuvering equipment and completing pier installation more difficult, especially near neighboring property lines and structures.

Additionally, there was an abundance of concrete that needed to be removed before pier work could begin, including old sidewalks, steps, and previous patchwork around the foundation. This added considerable prep time to the job. During excavation, the crew also encountered a broken sewer line, which created an unexpected complication and required immediate attention. Finally, the sheer volume of soil dug up from the excavation introduced further difficulties in keeping the site organized and manageable throughout the project.



To address these challenges, several solutions were implemented. A third-party contractor was brought in to remove and later replace the concrete, ensuring the site was properly restored after pier installation. For the abundance of soil brought up during the excavation, the crew carefully redistributed the material around the property to maintain clean, safe working conditions without the need for excessive haul-off. When the sewer line was fully excavated, it was discovered to be deteriorating cast iron, requiring the replacement of approximately 40 feet of pipe. The piers in that area were then adjusted accordingly to account for the new pipeline, preserving both the integrity of the foundation and functionality of an updated utility system.

IWP installers: Shane Isham, Jario Gonzalez, Deven Kirkendoll, Aidan Alexander, Angel Maldonado, Lucas Isham, Colhyn Turner, Jose Rodriguez, and Javier Lira