NPS Form 10-900 OMB No. 1024-0018

United States Department of the Interior

National Park Service

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

Historic name Sigma Alpha Epsilon Building

Other names/site number Welch Military Academy

Name of related Multiple Property Listing N/A

2. Location

Street & number 24 E. Stewart Road | n/a | not for publication

City or town Columbia | n/a | vicinity

State Missouri Code MO County Boone Code 019 Zip code 65203-4202

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this _x_ 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 _x_ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide _x_ local

Applicable National Register Criteria: X A ___ B _x_ C ___ D

Mark A. Miles Sept 02, 2014

Signature of certifying official/Title Mark A. Miles, Deputy SHPO Date

Missouri Department of Natural Resources

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

_____ entered in the National Register

_____ determined eligible for the National Register

_____ determined not eligible for the National Register

_____ removed from the National Register

_____ other (explain:) _____

Signature of the Keeper Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply.)

x	private
	public - Local
	public - State
	public - Federal

Category of Property
(Check only **one** box.)

x	building(s)
	district
	site
	structure
	object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
1	0	objects
2	0	**Total**

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Domestic: Multiple Dwelling

Current Functions
(Enter categories from instructions.)

Domestic: Multiple Dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE 19th AND EARLY 20th CENTURY REVIVAL/
Neo-Classical Revival

Materials
(Enter categories from instructions.)

foundation: Stone
walls: Brick
Stucco
roof: Asphalt shingle
other: Vinyl

x **NARRATIVE DESCRIPTION ON CONTINUATION PAGES**

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.)

[x] 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.

[x] 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 old or achieving significance within the past 50 years.

Areas of Significance

Architecture

Social History

Period of Significance

1929 to 1966

Significant Dates

1929

1966

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Wallace, Fred (Architect, 1929)

Marshall and Brown (Architects, 1965)

[x] STATEMENT OF SIGNIFICANCE ON CONTINUATION PAGES

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Previous documentation on file (NPS):

____preliminary determination of individual listing (36 CFR 67 has been requested)
____previously listed in the National Register
x ____previously determined eligible by the National Register
____designated a National Historic Landmark
____recorded by Historic American Buildings Survey #_____
____recorded by Historic American Engineering Record # _____
____recorded by Historic American Landscape Survey # _____

Primary location of additional data:

X ___State Historic Preservation Office
____Other State agency
____Federal agency
____Local government
____University
____Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 6.7 acres

Latitude/Longitude Coordinates
Datum if other than WGS84:__N/A_____ (enter coordinates to 6 decimal places)

	Latitude:	Longitude:		Latitude:	Longitude:
1	38.945690°	-92.337707°	3		
2			4		

UTM References
(Place additional UTM references on a continuation sheet.)
_____ NAD 1927 or _____ NAD 1983

	Zone	Easting	Northing		Zone	Easting	Northing
1				3			
2				4			

Verbal Boundary Description (On continuation sheet)

Boundary Justification (On continuation sheet)

11. Form Prepared By

name/title Debbie Sheals and Andrea Herries
organization Historic Preservation Consulting date June 26, 2014
street & number 29 South Ninth St. #204 telephone 573-874-3779
city or town Columbia state MO zip code 65201
e-mail debsheals@aol.com

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.
- **Continuation Sheets**
- **Photographs**
- **Owner Name and Contact Information**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

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.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 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 Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log:

Name of Property: **Sigma Alpha Epsilon Building**

City or Vicinity: **Columbia**

County: **Boone** State: **Missouri**

Photographer: **Debbie Sheals**

Date Photographed: **Feb. 2014**

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 17: Northeast corner. Facing southwest.
2 of 17: Façade, east wall. Facing west.
3 of 17: North wall. Facing southeast.
4 of 17: Northwest corner. Facing southeast.
5 of 17: West wall. Facing east.
6 of 17: South wall. Facing north.
7 of 17: Southeast corner. Facing northwest.
8 of 17: South Porch, second floor. Facing west.
9 of 17: Entrance Detail. Facing west.
10 of 17: Entry Hall. Facing north.
11 of 17: Formal Staircase, Entry Hall. Facing north.
12 of 17: North Parlor. Facing northeast.
13 of 17: First Floor south, housemother quarters. Facing south.
14 of 17: Dining room. Facing northwest.
15 of 17: Second floor. Facing north.
16 of 17: Chapter room, lower level. Facing west.
17 of 17: Detail, front columns. Facing southeast.

Figure Log:
Include figures on continuation pages at the end of the nomination.

1. Aerial photo map from Google Earth, with Coordinates. Accessed April 30, 2014.
2. Aerial photo map of the area, from Google Earth. Accessed April 30, 2014.
3. Chapter Members in Front of Missouri Alpha SAE Chapter House, ca. 1938.
4. Cross Section of the building, from the 1965 restoration plans.
5. First Floor Plan by Stuart Simmons Scroggs Architecture. March 18, 2014.
6. Second Floor Plan by Stuart Simmons Scroggs Architecture. March 18, 2014.
7. Basement Plan by Stuart Simmons Scroggs Architecture. March 18, 2014.
8. Pre-fire Photos. Left, Front Entry ca. 1960; right North parlor, ca. 1960.
9. 1875 Atlas Map, with property location marked
10. 1908 Sanborn Map, with property location marked
11. Missouri SAE Chapter House 24 E Stewart RD. ca. 1960.
12. Welch Military Academy. Undated.
13. 1931 Sanborn Map, with comparable property locations marked.
14. Delta Sigma Phi House, 805 Richmond Ave. Columbia, MO. Current.
15. Kappa Kappa Gamma House, 512 Rollins St., Columbia, MO. Current.
16. Gamma Phi Beta House, 808 Richmond Ave., Columbia, MO. Current.
17. Sigma Pi House, 808 Providence Rd. Columbia, MO. Current.
18. 1965 Restoration Plan, East Elevation.
19. Property Boundary Map, Boone County Assessor's Office. Accessed April 2014.
20. Photo key. Plan by Stuart Simmons Scroggs Architecture.

Summary

The Sigma Alpha Epsilon Building, at 24 E. Stewart Road, in the city of Columbia, Boone County, Missouri is a two and one half story Neo-Classical Revival style brick building. The core of the building was constructed ca. 1908, and it took its current form in 1929. The 1929 remodeling project consisted of a large expansion to the front section, which included a rebuilt front portico, a new roofline and two large two side porches. The house was damaged in a fire in 1965, but carefully restored to its 1929 appearance soon after, and it has seen few changes since. The period of significance begins with the 1929 remodeling project and concludes in 1966, when the post-fire restoration was completed; the building served as the Columbia SAE chapter house for that entire period. The building occupies a large hilltop lot, facing east to the University. An entry yard, edged by a low brick wall, sits between the front parking lot and the building. The brick wall is a contributing object, and the only resource on the property besides the building. The building has a T-shaped plan, with a wide front block and a large original rear ell. The rear ell is three stories tall, with a low sloped gable roof the same height as that of the front section. The front block has three large bays trimmed with brick quoins, and a central portico. The portico has a closed triangular pediment and six two-story stone Ionic columns.[1] Each side wall of the front section features a large two-story open porch which is topped with a closed gable roof supported by monumental square wood columns. The rear ell is centered on the back wall; it has brick walls on the first two floors and stuccoed walls on the top floor. The walls throughout are lined with single window openings; most have segmental arched tops and stone lug sills. The window openings are early or original; the sashes are newer. The front door is centered beneath the portico. It has an early six-paneled door and a classical surround topped by a broken scroll pediment. The interior of the building contains dining facilities, meeting rooms, and sleeping quarters. Interior finishes include oak floors, arched doorways and wainscoted walls. The building appears much as it did at the completion of the 1965-66 restoration project, and it is in fair to good condition.

[1] The term "stone" is used here as a generic term referring to stone or stone-like features. Some of the components appear to be of cast stone , while others could be limestone and/or concrete.

Elaboration

The SAE chapter house is located less than one city block from Providence Road, which serves as the western boundary of the University of Missouri campus. The land and building are somewhat removed from view at the street entrance due to its placement atop a hill, and forested areas surrounding the perimeter of the property. A drive ascending from the street to the building emerges into open areas of cut lawns encircling the house and front and rear parking lots. The house faces east toward the University of Missouri campus and is situated in the western quadrant of the 6.7 acre site. It is bordered by a stretch of the MKT trail on the south and east, single family houses to the west, and two-story apartment complexes to the north.

An entry yard, edged by a low brick wall, sits between the front parking lot and the building; the wall is a contributing object. The white painted wall, which varies from shoulder to waist high depending on the terrain, is topped with large concrete finials. Concrete and brick stairs on the north, south and east sides provide access into the entrance yard. (See Photos 1, 2, 7.) The wall has been in place since at least 1928, and has seen only minor changes in that time. (Early inset balustrades were removed after 1965.)

The original part of the building, constructed ca. 1908, has load-bearing brick walls set upon a high random ashlar foundation. The walls have been painted white since 1929. (See Figure 3.) The side porches, ca. 1929, are supported by a foundation of terra-cotta masonry blocks with a brick veneer and concrete piers. When the wood porches were added on the north and south ends of the T-shaped building, the original 1908 hipped roof was extended to become a long gabled roof with enclosed ends and lunette windows in the triangular pediments. (See Photo 3.) Protruding above the roofline are four corbelled brick chimneys; two are on the front section and the others are on the rear ell.

East Elevation-Facade

The façade is symmetrically arranged. Two early dormers on the east slope of the roof flank the portico. The portico shelters the central front bay of the building, which projects slightly forward. The portico has a stone and brick foundation, with a brick floor and wide concrete entry steps edged with brick. Six, two-story stone columns, capped with spiral volutes, support the roof. (See Photo 2.) The closed pediment is faced with white vinyl siding and has a single rectangular window in the center. The siding and window are modern additions; all other elements were installed within the period of significance. (See Figure 3 and Photo 2.)

North and South Elevations-Porches

The wood side porches are each supported by four two-story square columns. The columns have inset panels and simple square capitals. Vinyl railings which run between the columns are modern additions. The columns are painted white and the wood plank floors are painted green. The porches completely cover the side walls of the front block, and have entrances and exits from the interiors of the first and second floor. (See Photos 3,7,8)

The south porch also has set of wood stairs at the first floor which allow access to the south yard. The north porch is open on three sides and the south porch is open on two. The north sides of the south porches were walled-in the 1980s, when the one story addition to the rear ell was constructed. The early block of the rear ell is three stories, with a low pitched gable roof. The lower two stories were built ca. 1908, and the frame and stucco 3rd floor was added possibly as early as the 1920s, as the roof center line is altered in the 1925 Sanborn map. The back (west) slope of the main block was also modified prior to ca. 1965 to make room for additional sleeping rooms on the third floor. (See Figure 4.)

Northwest Corner and West Elevation

There is a small enclosed one story side entrance on the northwest corner of the building which is part of the original ca. 1908 building. Like the other early sections of the building, it has brick quoins and a stone foundation. (See Photo 4.) A small, one story brick addition and a three story steel fire escape on the back of the rear ell were added ca. 1965.

Southwest Corner

There is a one story activity room addition on the south wall of the rear ell. It has frame walls covered with vinyl siding, six over six windows, and a flat roof. (Photo 6.) The addition was built in the 1980s, atop a basement level chapter room that was added ca. 1958. The activity room addition is tucked into the southwest corner of the T-shaped plan and has minimal impact upon the overall integrity of the building. (See Photos 1, 2, and 7.)

Fenestration–All Elevations

Early patterns of fenestrations are intact. The three front bays each have three single windows per floor. All of these front windows have smooth stone lug sills. The first floor windows have segmental brick arched tops while the second floor openings are squared. The aluminum window sashes are modern, but comparable to the windows that were installed in the 1960s. Sashes in the main floor of the front block have six over nine divided lights, while the

second floor sashes have six over six divided lights. All of the windows on the façade have louvered shutters. The shutters are a few decades old, but match the shutters which were added in the 1920s. (Figure 3. and Photos 1 and 2.) French doors and windows open onto each of the side porches. The doors to the porches were installed on the main floor ca.1966, but the doorways on the second floor have newer doors, with divided lights. (See Photos 8, 12 and13.)

The first floor window openings on the back wall and on the rear ell have segmental arched tops and rock faced stone sills. They are filled with newer six over nine sashes. The second and third story windows on the back and along the ell are filled have flat topped openings and one over one sashes. Five window openings on the back of the building were in-filled or shortened ca. 1965.

The front door surround is flanked by fluted pilasters and topped with an entablature and broken scroll pediment. (See Photo 9.) The pediment extends above the sill of the second story window in the center bay. The front door is topped by a three light transom. The door and surround date to the ca. 1929 remodeling project. (See Figures 8 and 9.)

Interior

The front door leads to a large entrance hall which opens to a sitting room on the north, and the housemothers' apartment to the south. The west wall of the entrance hall has a large formal staircase and a door to the rear ell, which contains a dining room and kitchen. (Figure 5.) A small closet next to the stairs was historically used for resident mail boxes. The staircase, which was probably built ca. 1965, has a dark wood banister which ends in a spiral, thin balusters and ornamental stringers. All of the rooms have narrow plank oak floors and painted millwork. (See Photos 10-14.)

Early photos of the house, along with the 1965 restoration plans, show that the main floor reception rooms were restored to their ca. 1929 appearance after the fire. Today, the rooms still have wide arched doorways, wainscoted walls, high ceilings with large decorative beams and crown molding. A fireplace with a white painted mantel is in the north sitting room. It is set on the north wall and is flanked by two sets of double doors with divided lights and transoms. (See Figure 8 and Photo 12.)

The House Mother's apartment is south of the entrance hall. It has an open plan room as the living and dining areas with a small nook for a kitchen. One bedroom and a bath are adjacent to the living area. The apartment also has hardwood floors and an original working fireplace, located on the south wall.

Three early French doors open to the south porch; two flank the fireplace and a third is in the current bedroom. Each has 15 divided lights and a three-light transom window. (See Photo 13.)

A spacious dining room and kitchen fill the entire first floor of the rear ell. The kitchen is on the west end of the ell, behind the dining room. It has modern finishes. The dining room has wainscoted walls, a working fire place, and decorative beams on the ceiling which match those in the front reception rooms. The mantel is painted white; all other woodwork is stained a med dark brown and varnished. This is the original color and finish, and all elements are in excellent condition. (See Photo 14.) There is a single window on either side of the fireplace, which is on the north wall. An alcove on the south wall has a set of double doors which open to the activity room. The alcove was originally a bay which had doors to the early south patio. The changes to the bay appear to be the only alteration the room has seen since 1966.

The second and third floors are filled with sleeping rooms and communal bathrooms. Each floor has a T-shaped double loaded corridor. (See Figure 6.) The bedrooms were rebuilt after the 1965 fire and remodeled again in the 1980s, but they all still align with the original window openings and generally maintain the original floor plan. All or most of the finishes on the upper floors are modern. (See Photo 15.)

The full basement has fourteen rooms, plus storage areas under the side porches and front portico. (See Figure 7.) Recreation rooms, a trophy room and the SAE chapter room consume the majority of the square footage of the basement. A break room for employees, bathrooms, laundry facilities, kitchen equipment storage and the systems equipment room are located at the back of the space. The recreation rooms, trophy room and chapter room have wide planked wood wall paneling which was installed before 1960; the paneling is in fair to poor condition. The remaining basement finishes are modern. (See Photo 16.)

Integrity

This large Neo-Classical style building has served the same function for 85 years. It still serves as a home to members of SAE; a fraternal order active in the Greek life at the University of Missouri, Columbia. Facing east, poised high on a hill overlooking the original grounds of the MU campus, the building looks much as it has since 1929. Work on the house that was done during the period of significance includes the transformation of the former military academy in 1929, as well as the careful restoration work which was completed in 1966. Although the building has naturally seen alterations over

the years, an impressive amount of historic fabric has survived from that time period.

Modern alterations have been concentrated in areas away from public view, such as the back of the exterior or the upper floors of the interior. The only modern exterior addition of note, the one-story activity room that was added in the 1980s, is tucked away at the rear of the building and does not distract from the setting or the appearance of the historic building. Exterior changes that are visible from the front of the building have had a minimal impact upon the historic appearance. They include the addition of vinyl siding to the gable ends and replacement of the porch railings. The window sashes have been replaced as well, but the new sashes are comparable to historic units, and all window openings and other patterns of fenestration are intact.

Interior alterations have been limited to the upper floor living quarters, and even those areas retain original circulation spaces. The primary public rooms on the first floor, by contrast, are highly intact and in excellent condition.

Key features of the exterior include the character-defining front portico and side porches which feature two-story columns, white painted brick walls, symmetrically arranged original window openings accented with green louvered shutters, quoins at major corners, and large open side porches.

Summary: The Sigma Alpha Epsilon Building, at 24 E. Stewart Road in the city of Columbia, Boone County, Missouri is locally significant under Criterion A in the area of Social History, and Criterion C in the area of Architecture. It is significant in the area of Social History as the longtime chapter house of the Sigma Alpha Epsilon (SAE) fraternity. The local SAE chapter, which was founded in 1884, is the third oldest fraternity at the University of Missouri, and the oldest SAE chapter in Missouri. Architecturally, the building is significant as a restrained, intact example of the Neo-Classical Revival style, which was popular in the United States in the early 20th century. The style found special favor with "Greek" social organizations on college campuses, including those at the University of Missouri-Columbia. At the core of this building is a former military academy which was built ca. 1908. In 1929, the Sigma Alpha Epsilon fraternity purchased the building, and with the help of architect Fred Wallace, remodeled it to its current form. It has been in use as a fraternity house since that time. The building was damaged by fire in 1965, but carefully restored to its 1929 appearance soon after, and the house today looks much as it did when the first fraternity members moved into the building in 1929. The period of significance begins with the 1929 remodeling project and ends in 1966, with the conclusion of the restoration work.

Elaboration: Fraternal organizations have been a part of the University of Missouri campus in Columbia almost as long as the school has been in existence. The first classes of the University were held in a rented building in 1841, and in 1843 the school moved into a building of its own.[2] The campus saw steady growth over the next several decades, and by the time the town was mapped for a county atlas in 1875, the University occupied a tidy campus south of the central business district.[3] (Figure 10.)

Records show that there were already two fraternities in place by the time the 1875 Atlas was published. Phi Kappa Psi established a chapter in 1869, and Beta Theta Phi followed suit a year later.[4] The groups were following a well-established tradition within United Sates collegiate institutions. As one history of Greek-letter fraternities observed, "College students have always shown a more or less marked tendency to form themselves into societies.

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[2] William Switzler, History of Boone County, Missouri, (St. Louis: Western Historical Company, 1882, Reprint by Ramfre Press 1970) pp. 267-271.
[3] Edward Brothers, An Illustrated Historical Atlas of Boone County, Missouri, 1875,(Columbia, MO: Genealogical Society of Central Missouri, 1991 Reprint) 38-39.
[4] William Raimond Baird, Baird's Manual of American College Fraternities, (New York: James T. Brown, 1920) 831.

Whether founded upon a national, literary or social basis, such organizations seem to have been coeval with the colleges themselves."[5] The first known college fraternity in the United States, the Phi Beta Kappa, was established in 1776 at the College of William and Mary in Williamsburg, Virginia. New chapters for Phi Beta Kappa were established at Harvard in Cambridge, Massachusetts and Yale in New Haven, Connecticut soon after, and by the beginning of the 19th century fraternal organizations had been established at several college campuses in the eastern United States.[6]

Most of those first fraternities were at colleges in the northeast, including Harvard, Yale and Dartmouth. In the 1850s, Sigma Alpha Epsilon became the second fraternity to originate at a southern school. The group began organizing at the University of Alabama in 1856 and saw steady growth over the next quarter of a century. By 1883 Sigma Alpha Epsilon had 16 active chapters, all located in the eastern half of the United States, and more than 1,200 members.[7]

In 1884, the University of Missouri in Columbia became the site of SAE's 20th chapter. That chapter was only the third fraternity to be established at the University, and the first SAE chapter in the state of Missouri.[8] It was organized under the leadership of five former members from SAE chapters in other states who had ties to Missouri. The men are said to have asked faculty members at Missouri to give them the names of their top 12 students. They then met with the six students on the list who were not already fraternity members and encouraged them to begin the process of establishing a new chapter.[9]

The students were successful, and on May 25, 1884, the Theta Upsilon chapter of Sigma Alpha Epsilon was established at the University of Missouri. The group's founding charter stipulated that membership should be limited to nine students, with an emphasis on academic achievement and "high moral character." The eight founding members were soon joined by William Mack, who may have transferred to the University specifically to help organize the new chapter. One history of the creating of the fraternity claimed that Mack emphasized the importance of the fraternity as a group whose charge was to intellectually challenge and train members through exercises spelled out in a system similar to the Harvard Business School model used in the 19th

[5] Baird, p. 1.
[6] Baird, p. 4-6.
[7] Baird, pp. 8, 841.
[8] Baird p. 831, and Missouri Alpha of Sigma Alpha Epsilon, "Memories: The First 100 Years," 1984, p. 3.
[9] "Memories," p. 1

century.[10] He also "introduced the policy of holding the chapter meetings in the evening, dinner with wine, and entertainment provided by select members who wrote thought provoking essays or declaimed and orated to the amusement of the brothers."[11]

The organization thrived under the system established by William Mack. They soon dropped the limit on the number of members to accommodate growing interest, and in 1886 they established a branch chapter at Central Methodist College in Fayette. They changed the chapter name to Missouri Alpha that same year, and by the 1890s had "moved together in a large plantation-style boarding house," on the east side of the campus.[12]

That first house was probably rented, but members set a goal of saving $50 a year to go towards the purchase of a house of their own. The goal was met most years, and Alumni pitched in to help as well.[13] By 1900, they had saved $1,000 for a new chapter house. That year also brought one of their largest groups of graduates. In 1900, 19 members of the chapter received degrees from the University, and 11 of them chose to stay on to pursue graduate degrees.

The members of the Missouri Alpha chapter were following national trends in fraternity housing arrangements. One history of the movement which was written in 1920 noted that

> Since the fraternities have been firmly established graduate and undergraduate members have united in contributing toward building funds, and have built chapter-houses and hall, sometimes at great expense. Two types of such structures have been developed; the earlier one a lodge or temple…for meeting purposes only…and the latter one, a complete club house, containing public rooms, a lodge room, or rooms, and sleeping rooms…The advantages of the chapter-house system are not altogether on the side of the student. They relieve the colleges of the necessity of increasing the dormitory accommodations, and also many of the details of supervision over the actions of the students.[14]

Armed with a solid building fund, the members of the Missouri Alpha building committee incorporated as the Sigma Alpha Epsilon Club of Columbia, Missouri, and purchased a large lot on the east side of campus. They hired

[10] "Memories," p. 2
[11] "Memories," p. 3.
[12] "Memories," p. 4.
[13] "Memories," p. 5.
[14] Baird, p. 31.

local contractor J. O. Hockaday to build a house on the new lot, which is believed to have been the first building constructed specifically for a fraternity at the University of Missouri.[15] They moved into the new building at 609 Rollins a few years later, and in 1911, hired a housemother; becoming the first fraternity at the University of Missouri to bring in additional guidance and help for fraternity members through such a position.[16]

The chapter-house on Rollins was gutted by fire in 1920, forcing members to move into temporary quarters around campus until repairs could be made. They were able to return to the house on Rollins, but outgrew the house within just a few years, and were soon looking for more spacious quarters. Finally, in 1929, they purchased a former military academy and nearly 6 acres of land on the west side of campus for use as their new headquarters. (Figures 11 and 12.) The chapter house on Rollins can be found on Sanborn maps up until 1948 but it was reported in "Memories: The First 100 Years" that the property was torn down in the late 1940s or early 1950s to make way for another fraternity house.[17]

The new property was promising, but in need of attention. The former military academy building on the property was built ca. 1908 for Col. J. B. Welch, to replace an earlier building which was lost to fire.[18] Welch operated a military academy there until he retired in 1915. The building sat empty for a while, and then became a women's dormitory for the University of Missouri, known as Welch Hall.[19] In 1926, Mrs. Welch sold the property to local real estate developer Judge Stewart and his sons, who converted it to a hotel and campground known as Oak Hill Hotel.[20] The SAE Fraternity bought the Oak Hill Hotel from Stewart on April 29, 1929, and enlisted a former fraternity member to help them convert the former academy into SAE's new chapter house.

The transformation of the building was overseen by architect David Frederick (Fred) Wallace. Wallace was one of many alumni who helped with the construction project. (The mortgage was largely secured by notes that were co-signed by alumni.)[21] Fred Wallace became a student of the University of Missouri around 1919, and was an SAE member in 1920.

It is not clear if Wallace graduated from the University; he was only listed

[15] "Memories," p. 5.
[16] Ibid.
[17] "Memories," p. 6.
[18] "Welch Rabbits Lived Here, Now the Home of SAE Fraternity," Clipping on file with SAE, n.d.
[19] Sanborn Map, 1925, p. 8.
[20] "Welch Rabbits."
[21] "Memories," p. 18.

as a member of the fraternity one year and does not seem to have stayed in Columbia more than two years. He is known to have been a gifted designer; records show he applied for a patent on an improved internal combustion engine when he was still in high school, and that he enjoyed a long career as an architect.[22]

Those records have survived in part because Fred Wallace had a famous brother-in-law; Fred Wallace's sister Bess was married to Harry S. Truman. When he returned to Columbia to help with the SAE house, he was living in Independence, where he shared a home with his widowed mother, Madge Wallace. Bess and Harry Truman were also living there at the time. Census records show that the four shared the house in Independence for at least a decade. By the time of the 1930 census, Fred Wallace was working as an architect, and Harry Truman was a county judge.

Wallace worked as an architect for Kansas City realtor and developer J. C. Nichols in the 1920s, and he is also credited with some of the design work for the Jackson County Hospital in Kansas City. By 1940, he had his own architectural firm, and he continued to work as an architect after moving to Colorado with his family in the early 1940s.[23]

The SAE project was one of at least two Columbia projects that Wallace worked on in the late 1920s. Shortly before the SAE's bought the former military academy, Fred Wallace designed the Frederick Apartments, a large new apartment building which was built on the edge of the University of Missouri Campus in 1928. That job may also have stemmed from his connections with the SAEs. The apartment building was constructed for Frederick Niedermeyer, whose son, Pierce Niedermeyer, was an SAE member at the same time as Fred Wallace.[24] That building, a Classical Revival style apartment complex at 1001 University Avenue, was listed in the National Register of Historic Places on April 16, 2013.

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[22] "Fred Wallace Papers," Harry S. Truman Library and Museum. Online bio and collection description, accessed October, 2012. <http://www.trumanlibrary.org/hstpaper/wallacef.htm>
[23] "Fred Wallace Papers," and the 1940 population census.
[24] *University of Missouri Savitar, 1920,* p. 217, and Debbie Sheals, National Register Nomination, Frederick Apartments. On file at the Missouri SHPO, Jefferson City, MO, 2013.

Neo-Classical Revival and Greek Housing in Columbia

Wallace also used classically inspired detailing for the new SAE house. For that project, he chose features more typical of the Neo-Classical Revival Style. One of several American movements which included design elements found on the buildings of ancient Greece and Rome, the Neo-Classical Revival was nationally popular in the early 20th Century. It was almost requisite for monumental public buildings in the United States from 1900 into the 1930s, and was used for residential architecture from the late 1890s into the 1950s.[25]

Neo-Classical style public buildings tended to be fairly large, and commonly featured simple massing and symmetrical facades. A defining feature of the style is the use of monumental columns, which often supported classically detailed pediments, especially in residential architecture.[26] One description of the style noted that "Buildings of the Neo-Classical Revival are generally larger than those of the nineteenth-century Greek Revival and always simpler in effect than those of Beaux-Arts Classicism…broad expanses of plain wall surfaces are common…The Greek orders are emphasized much more than the Roman, and in keeping with this, windows are linteled rather than arched; pedimented porticos are frequent features. Coupled columns are not."[27]

Those design principals were a perfect fit for 'Greek" organizations. Like bankers and public officials across the country, those groups embraced the symbolic use of classical styling and were impressed by the monumental scale which typified Neo-Classical style buildings. The use of oversized columns, with attendant allusions to ancient Greek architecture, was particularly popular for fraternal housing in Columbia. The buildings to which those columns were added often feature a variety of classically inspired detailing. Some are essentially vernacular buildings to which a classical portico has been added, some use a mix of styles, and some--including the SAE house--are well-crafted examples of the Neo-Classical Revival style.

There are currently more than twenty fraternal houses within approximately one half mile of the Sigma Alpha Epsilon house which feature monumental columns and Classical detailing. Many of those resemble large Neo-Classical Revival style houses. The Neo-Classical tradition appears to have taken root locally in the late 1910s and early 20s, and it has continued to modern times. There are several good examples of Greek housing with monumental columns located close to the SAE house. Construction dates for those chapter houses

[25] Marcus Whiffen, American Architecture Since 1870: A Guide to the Styles, (Cambridge: MIT Press, 1996) 167-171, and Virginia and Lee McAlester, A Field Guide to American Houses, (New York: Alfred A. Knopf, 1997) p. 343.
[26] McAlester, p. 343-345.
[27] Whiffen, p. 167.

range from the 1920s to the early 21st century. (Figures 13-17.)

The Delta Sigma Phi house, at 805 Richmond Ave., for example, has been owned and occupied by multiple fraternities since its construction in the 1920s. Delta Sigma Phi owned the house from 1930 to 1935 and recently returned in 2010.[28] When they remodeled the house in 2010, they retained the early or original two story columns which were present when they purchased the house. Sanborn maps indicate that the two story house has had a full height entry porch since at least 1931. (See Figures 13 and 14.)

The Kappa Kappa Gamma House, located nearby at 512 Rollins St. in Columbia, was also built in the 1920s, but it did not have a columned facade until the 1950s.[29] Originally constructed with a flat facade and Georgian Revival styling, the house received a semicircular portico with monumental Doric columns in 1957. (See Figure 15.) Although semicircular porticos were not a common original Classical detail, they were sometimes used on Neo-Classical houses.[30]

The Gamma Phi Beta House, across the street at 808 Richmond, features more decorative Corinthian columns, also oversized and two stories high. (See Figure 16.) The Sigma Pi House, at 808 Providence Rd., also features a portico with two story columns and a closed pediment, as well as a symmetrical facade. (See Figure 17.) These four buildings all appear on the 1931 Sanborn maps and, like many of the fraternity and sorority houses surrounding the University of Missouri campus, illustrate the popularity of the Neo-Classical Revival style.

Among this group, the SAE house stands out as a notably refined local interpretation of the Neo-Classical style. The large side porches and carefully detailed classical embellishments create a cohesive expression of Neo-Classical ideals which sets this building apart. The building is significant as an early and refined example of Neo-Classical styling for a Greek chapter house at the University of Missouri. The character-defining front portico, with its three basic elements of columns, entablature and pediment, is nicely framed by the wide façade and carefully detailed side porches. (See Figure 18.) The front door features a broken pediment, an architectural feature that is typical of the Neo-Classical style.[31] Collectively, the clean, elegant lines and uncluttered appearance of the sizable building identify it as a good example of Neo-

[28] Jimmy Hibsch, "Delta Sigma Phi to Move into New House," Maneater, Accessed June 25, 2014,(<http://www.themaneater.com/stories/2010/8/24/delta-sigma-phi-move-new-house/>).
[29] Debbie Sheals, "Kappa Kappa Gamma Sorority House, Historic Preservation Commission: Most Notable Properties 2012, (Columbia, MO, 2012.) p. 1.
[30] McAlester, p. 343.
[31] McAlester, p. 345.

Classical design, common to Greek fraternal buildings of the early 20th century.

1929 SAE Building Additions

The remodeling project for the SAE's new chapter house went far beyond upgrading finishes and adding sleeping rooms. By the time the project was completed, Colonel Welsh would have found it difficult to recognize the building he constructed for his academy. (Compare Figures 3 and 12.) Before the project began, the building had two-tone brick walls and a relatively low hipped roof. (See Figure 12.) Under Wallace's direction, the dark brick walls were painted white, and the façade was greatly expanded via the addition of the large open side porches. The addition of louvered shutters and the formal brick wall across the front edge of the yard also made the facade seem more expansive.

They also rebuilt an existing central front portico and added Neo-Classical detailing. The original portico was in the same location as the current one, but had just four columns and different flooring. The current portico has six matching Ionic columns and a wider, simpler floor configuration. (Photo 17.) Wallace's redesign of the building went beyond simply adding a new portico to the facade, however. The project also included continuing the entablature on the portico onto the front wall of the building and around to the side porches. This had the added bonus of covering the arched tops of the second floor windows, and creating the type of linteled effect that was common to Neo-Classical architecture.

The side porches were also carefully detailed to continue the theme of monumental porticos. The original low hipped roof of the front section of the house was replaced with a steep gabled roof, which extends over the side porches to create secondary pediments. The side pediments are supported by the two story square porch columns, which echo the lines of the columns on the facade.

The changes were not all cosmetic, however. A central coal-fired heating system was added and the housing capacity increased from 40 to more than 60.[32] That increase may have come from the addition of a third floor on the rear ell of the house, as well as the changes to the front roof. Is it not clear exactly when the upper floors took their current form, but it appears that the third floor of the rear ell was added in the 1920s and the back slope of the front roof was altered in the 1960s.

[32] "Memories," pp. 17, 20.

The expanded and redesigned chapter house was placed in service just in time for the Great Depression. As noted in the centennial history of the chapter, "What a time to buy and restore an ancient house for a fraternity!"[33] Enrollment dropped and the members struggled to make the mortgage payments for their new house, but were finally able to get their finances under control. Alumni pitched in to help, and their mortgage ended up in the hands of Battenfield Oil and Grease, who allowed them to make interest only payments when times were tight.

The house may have closed temporarily during World War II. A passage in the centennial history references a move back into the house in 1945: "Without a by your leave from anyone we moved back into the house, burned off the weeds with the dramatic help of the Columbia Fire department. [34] The same source noted that there were less than a dozen members that year and that they were not even aware that there was a mortgage on the property. With the explosive growth in enrollment at the end of the war, the population of the house quickly increased, and by 1950 the chapter celebrated the graduation of 40 members, a record number.

The building saw only minor changes between 1929 and the mid 1960s. In the late 1950s, the basement of the rear ell was expanded southward to create a large new chapter room, and the kitchen facilities were updated.[35] A pair of remodeling projects took place in the early 1960s as well, at a total cost of $100,000.[36]

1966 Rebuild

Disaster stuck in February 1965, when the house was nearly destroyed by fire. According to the 1965 SAE rush book, "Sig Alphs returned late Saturday night last February from a Valentine-pajama party to find smoke billowing from the giant 'House on the Hill.' Within 30 minutes flames from the third floor flooded the sky with light."[37] The fire did major damage to the building, destroying the third floor and ruining much of the second floor, but leaving the masonry shell and large stone columns of the portico as well as some first floor features.

Fortunately, the damage was covered by insurance and the chapter was able to begin working on restoration plans right away. They engaged Kansas City architectural firm Marshall and Brown to oversee the rebuilding project. As

[33] "Memories," p. 18.
[34] "Memories," p. 29.
[35] Sigma Alpha Epsilon 1960 Rush Booklet. (Missouri Alpha Chapter, University of Missouri, 1960) n. p.
[36] "Welch Rabbits."
[37] Sigma Alpha Epsilon 1965 Rush Booklet, (Missouri Alpha Chapter, University of Missouri, 1965) n.p.

described in the fraternity's 1965 rush book, "Plans for our new house include complete reconstruction of the interior of our house. Basically, it will be the same as before the fire, but with added features…"[38]

The architectural plans for the project show that original masonry walls and front columns survived the fire, but many other areas saw heavy damage. Notations on the 1965 plans and drawings from Marshall and Brown indicate the that many interior spaces had to be taken down to the structural members, and some frame exterior walls had to be rebuilt. The front chimneys were also damaged beyond repair, but those on the back section required repairs only on the upper sections. The plans also show an impressive attention to historic preservation; the architects took special care to replicate original features as much as possible and to follow the wishes of the fraternity board that the rebuilt house would look just as it did before the fire. They were successful in that endeavor, and the interior of the house today still features 1966 finishes which replicate those added in 1929. (See Figure 8.)

The restoration proceeded at a fast pace. Marshall and Brown had architectural drawings ready to go in early April and finalized by the end of May. The plans called for full restoration of almost all exterior features as well as the replication of important interior spaces and finishes. The façade was fully restored, with new windows and shutters and almost all of the rooms on the first floor were returned to their pre-fire appearance. (See Figure 18.) The 1960s rehab also increased the overall capacity to 90. The work proceeded quickly, and the newly restored house was rededicated in September, 1966.[39]

Conclusion

The SAE chapter house today looks much as it did at the conclusion of the 1960s restoration project. Minor changes over the years have taken place in secondary spaces, but the facade and primary interior spaces are little changed. The upper floor sleeping rooms have been remodeled several times over the years, and the activity room was added to the roof to the Chapter Room in the 1980s, but those changes did not impact important historic features. A comparison of photos which were taken before and after the fire show that the work done in the 1960s closely matched that done in the 1920s, and the house clearly evokes a sense of its time and place. (See Figures 3 and 11, and current photos.)

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[38] "Sig Alphs Rebuild After Fire," Sigma Alpha Epsilon 1965 Rush Booklet, (Missouri Alpha Chapter, University of Missouri, 1965) n.p.
[39] *1966 Savitar*, p. 261. University of Missouri Archives. (<http://muarchives.missouri.edu/exhibits/> Online collection of University Yearbooks. Accessed February, 2014.)

The house also reflects its significance in the area of Social History, as the longtime Columbia chapter house for the SAE fraternity. According to the group's centennial publication, about 1,600 men were members of the fraternity for its first 100 years, and hundreds more have passed through the house since then. The men joined SAE for reasons common to fraternal orders; to learn and practice leadership and build a sense of brotherhood through a system of mutual support. Those relationships were fostered by support of the university, contributions to local community organizations, recognition of their personal accomplishments and participation in social events.

The SAE fraternity was called upon to help the University at an early date, when President Jesse enlisted their help with a building fund drive for the university, and members have been encouraged to participate in public service projects since the local chapter was established.[40] SAE members often participated in MU's "Help Week," a time designated week for local fraternities and sororities to participate in community service projects. The group was recognized at least once for outstanding public service, as the winner of the "Help Week" award.[41] Social events have also played a significant role in the history of SAE at the University of Missouri. Causal events such as weekend parties and picnics on the back patio were common, and SAE members also attended more formal events, such as the annual Plantation Ball, which was commonly highlighted in the rush books.

In many families, pledging to SAE was a tradition which spanned multiple generations, and the chapter has enjoyed an active alumni association as well. The editor of the centennial publication, William C. Johnson (class of 1955), noted that members of his family were involved with SAE for nearly it entire history, starting with his father, who pledged in 1895. Mr. Johnson wrote in 1983: "I'm not sure we've ever been as good as we were when my father was in school. My father lived to see both his sons and his grandson join the chapter."[42]

Missouri Alpha of Sigma Alpha Epsilon continues to enjoy the benefits of an active alumni association. Late in 2013 alumni of the chapter launched a major fundraising campaign to finance the building's third great rehabilitation project. A description of chapter house building programs written nearly a century ago holds true for the current plans as well. William

[40] "Memories," p. 6.
[41] "Memories," p. 32 and *1962 Savitar*, "University of Missouri Archives. (<http://muarchives.missouri.edu/exhibits/> Online collection of University Yearbooks. Accessed July 2014.)
[42] "Memories," p. 50.

Baird wrote in 1920, "The creation of building funds, the frequent consultation as to plans, and the consideration of ways and means, have intensified the interest of alumni in a way that nothing else has done."[43]

Thanks to a strong start for the campaign, the century-old SAE chapter house will soon benefit from a historically sensitive rehabilitation. That project will restore important historic features, and insure that the "House on the Hill" will remain in service for another 100 years.

[43] Baird, p. 31.

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Verbal Boundary Description

The boundaries of the property are shown by the thick light-colored line on the map in Figure 19.

The property encompasses a 6.7 acre hilltop site. It is bordered by the MKT fitness trail on the south and east, single family residential properties to the west, and two-story apartment complexes to the north.

Boundary Justification

The current boundaries encompass all of the land currently and historically associated with the building.

Figure 1. Aerial photo map from Google Earth, with Coordinates. Accessed April 30, 2014. See Figure 19 for property boundaries.

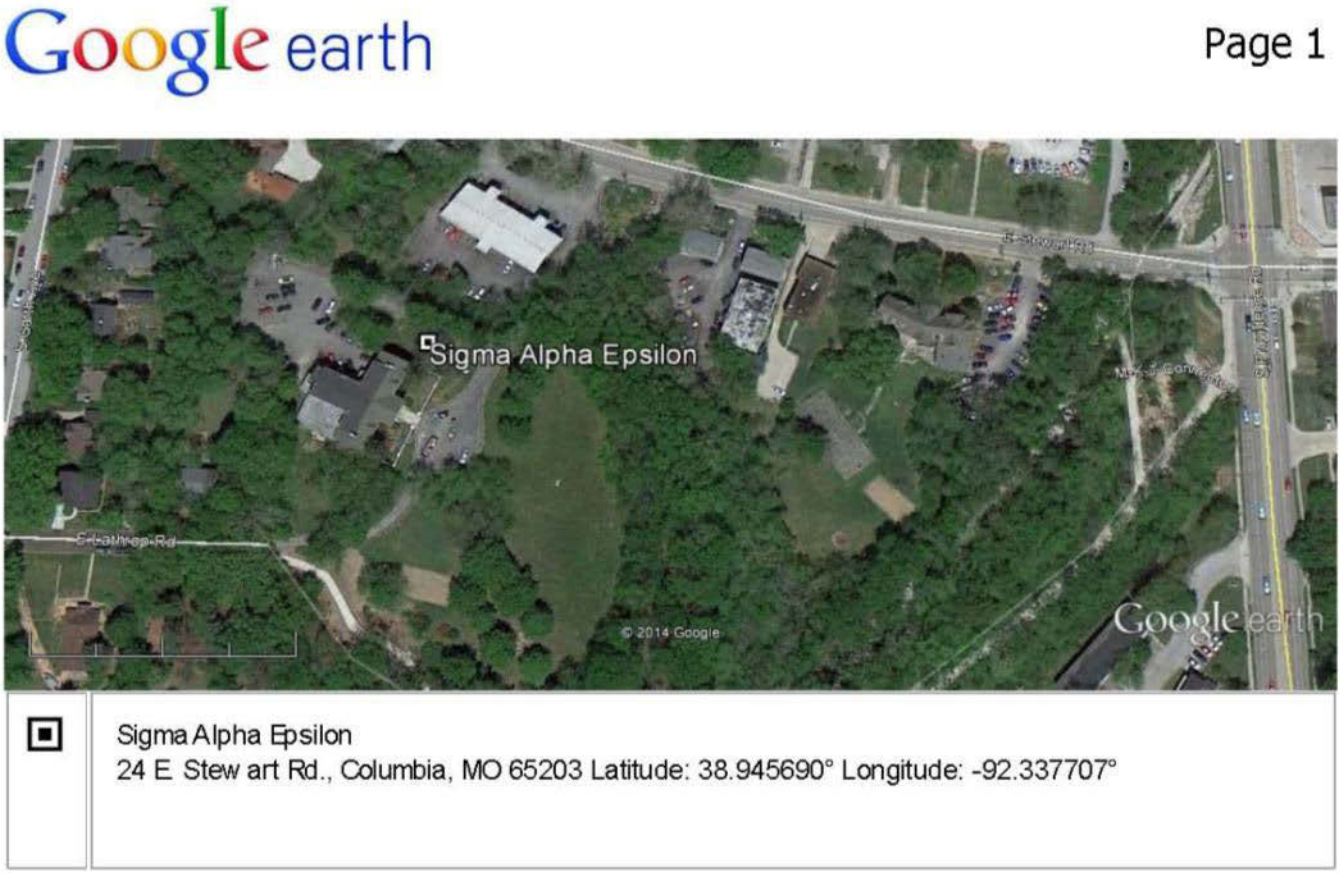


Figure 2. Aerial photo map of the area, from Google Earth.
Accessed April 30, 2014.

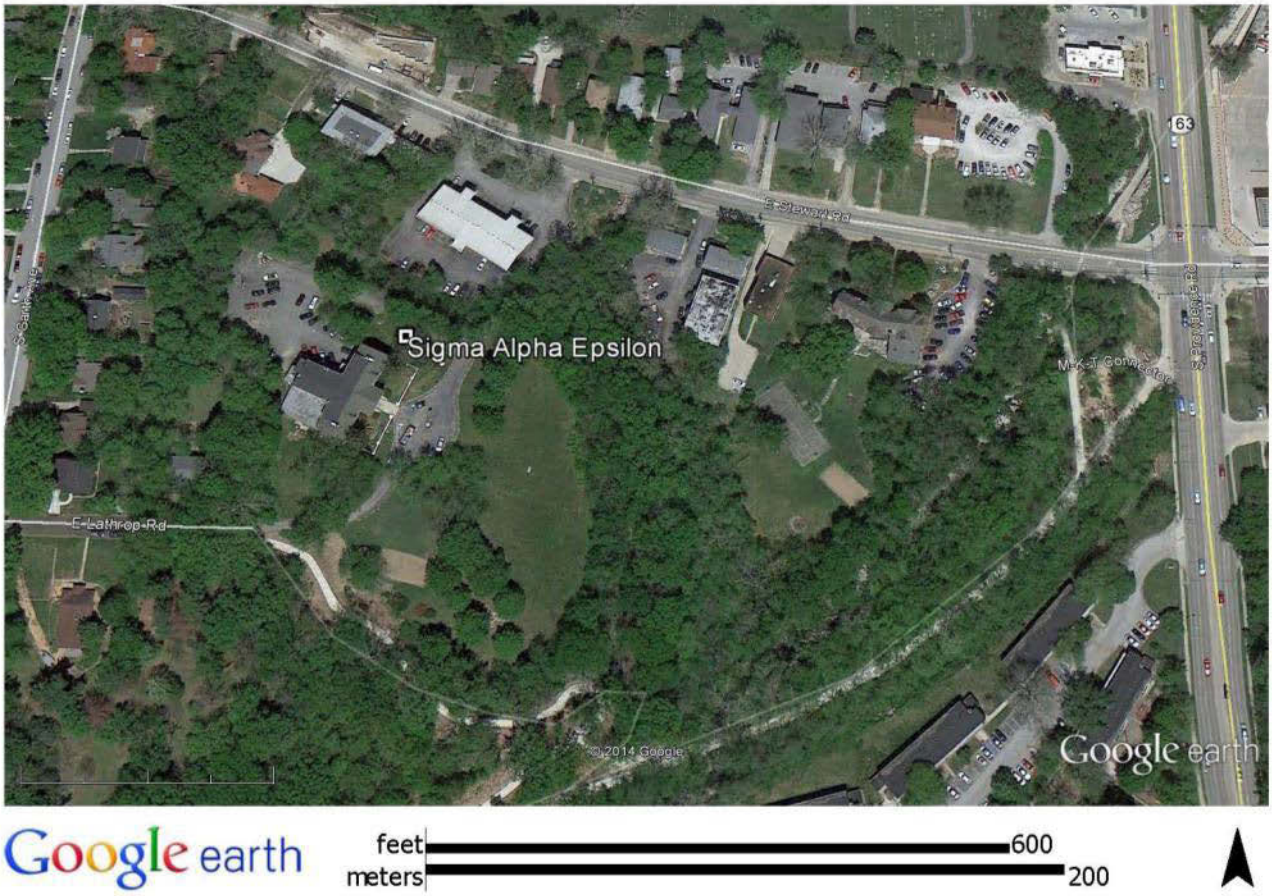


Figure 3. Chapter Members in Front of Missouri Alpha SAE Chapter House – ca. 1938. (Photo Courtesy of SAE.)

Figure 4. Cross Section of the building, from the 1965 Restoration Plans. Left: Front Section 1-7, Sheet 7 and Right: Rear Ell Section 2-7 Sheet 7, Marshall and Brown Architects, May 24, 1965.

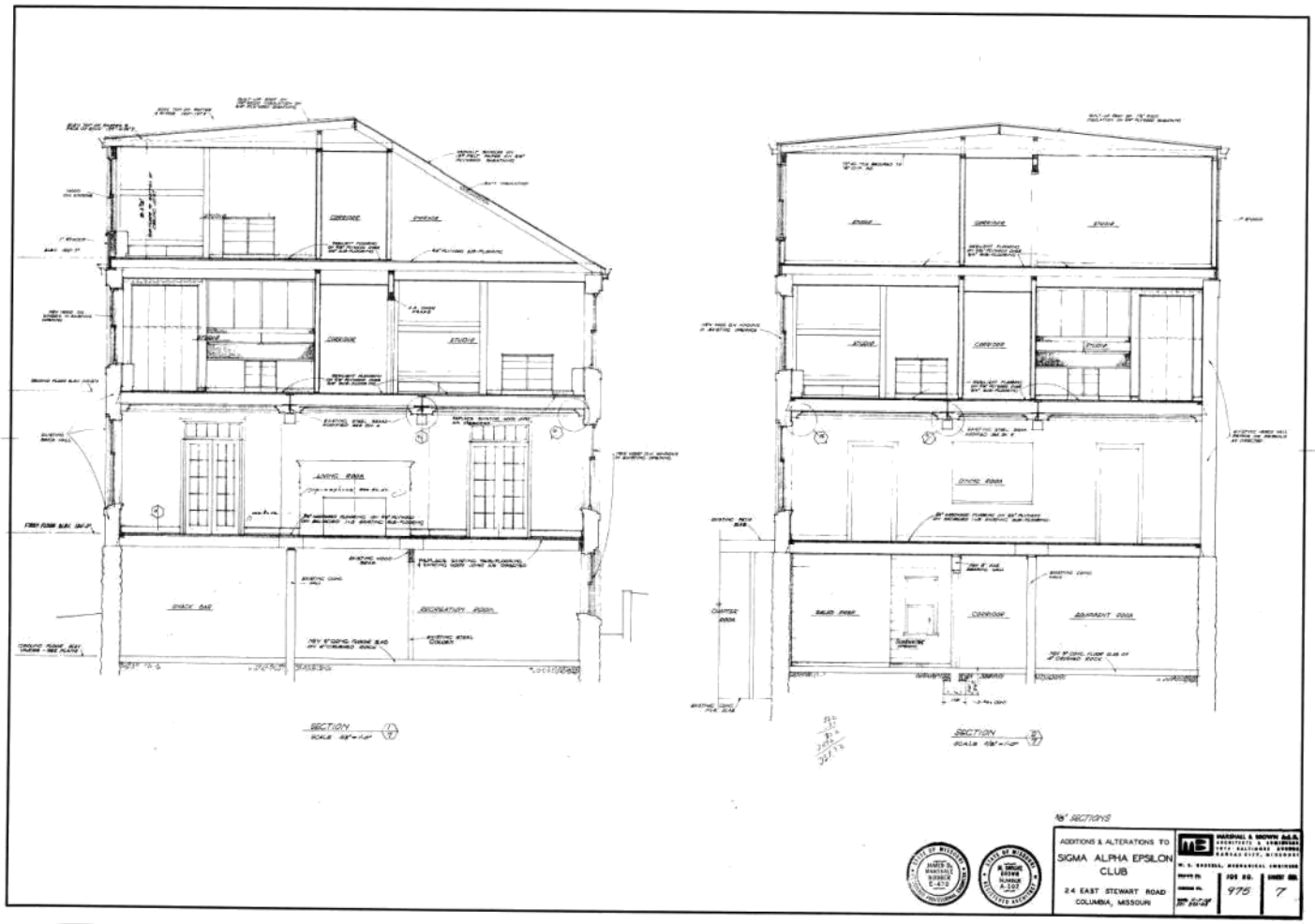


Figure 5. First Floor Plan by Stuart Simmons Scroggs Architecture, A2, March 18, 2014.

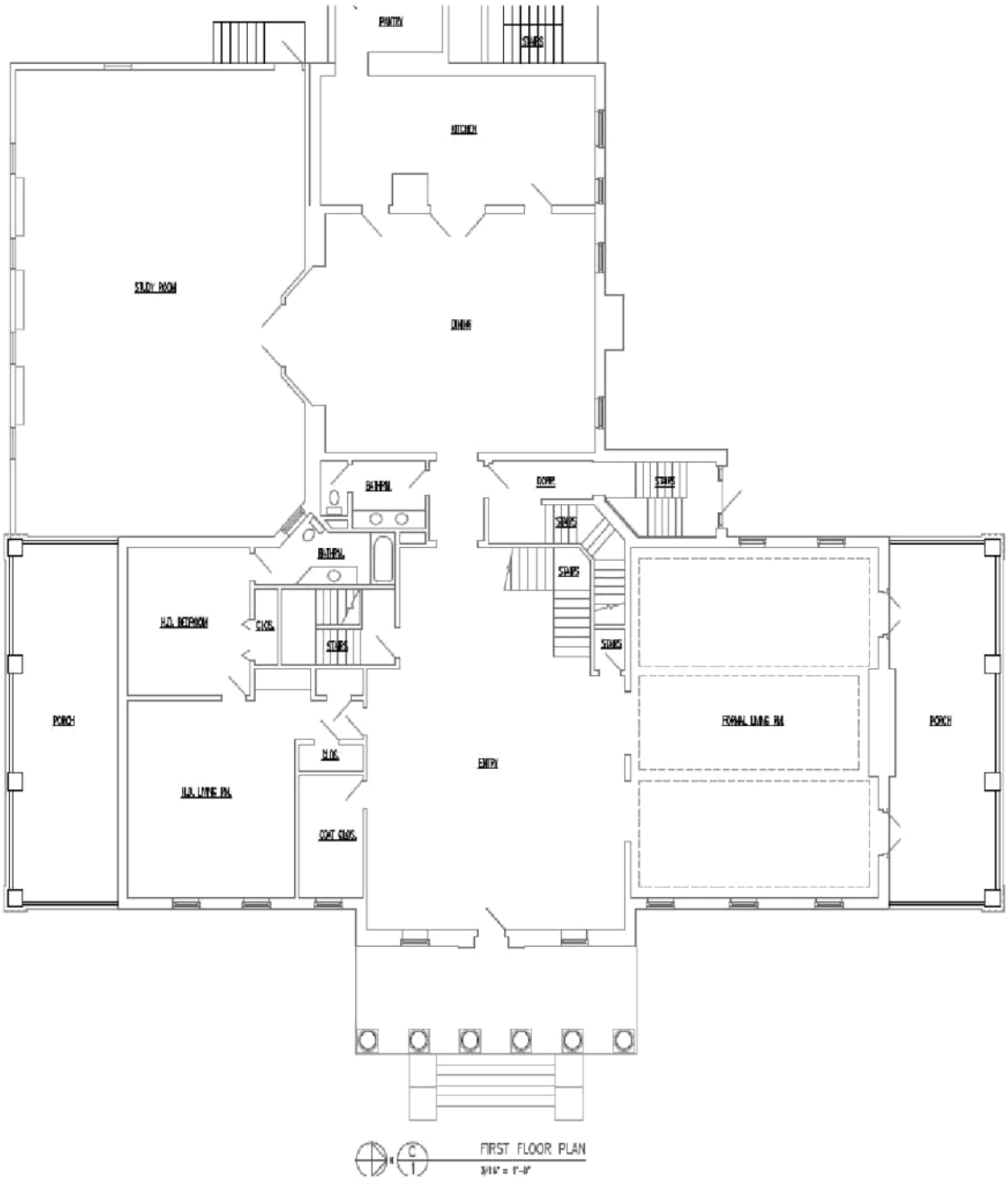


Figure 6. Second Floor Plan by Stuart Simmons Scroggs Architecture PC, A3, March. 10,2014.

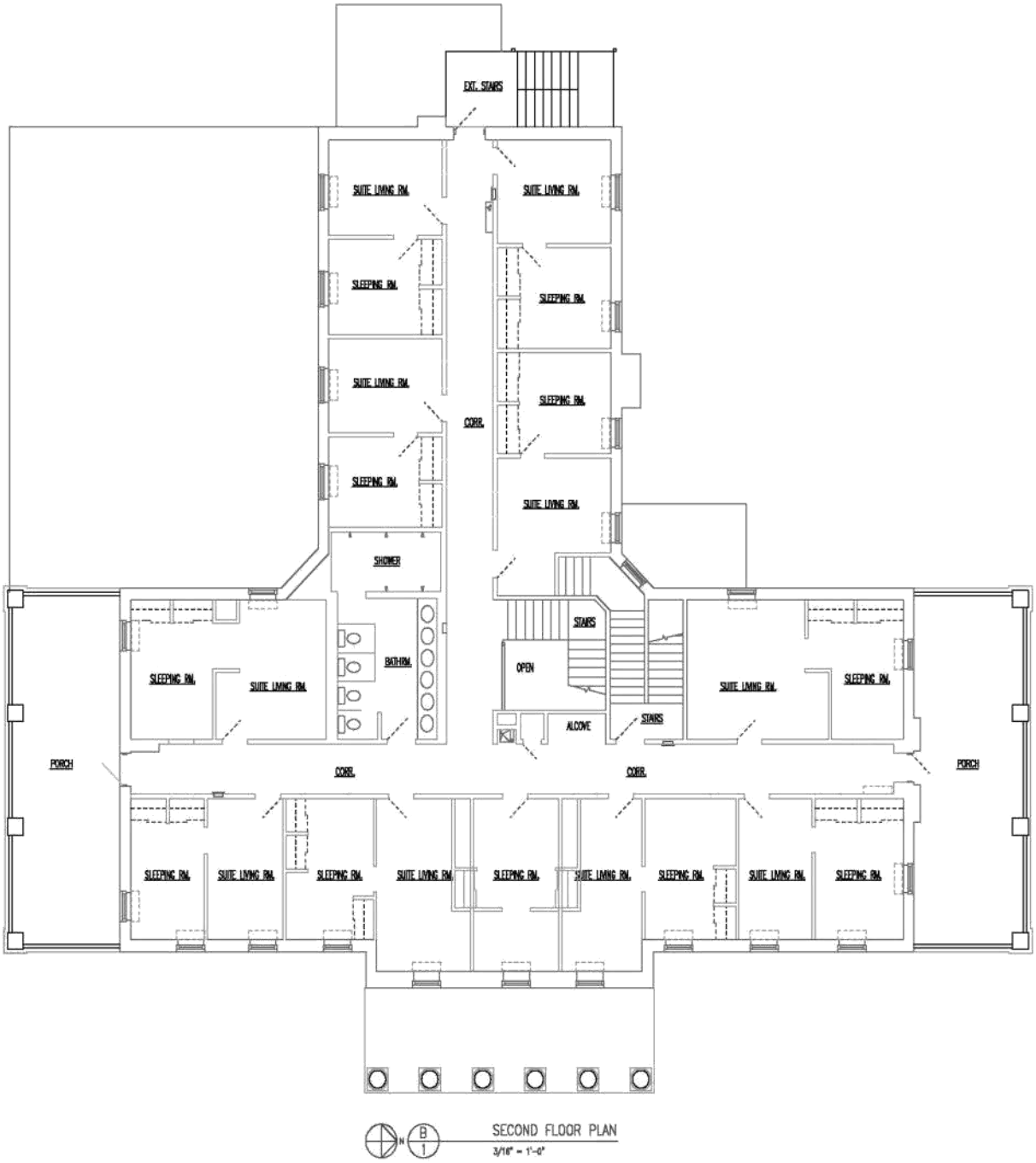


Figure 7. Basement Plan by Stuart Simmons Scroggs Architecture PC, A1, March 18-2014.

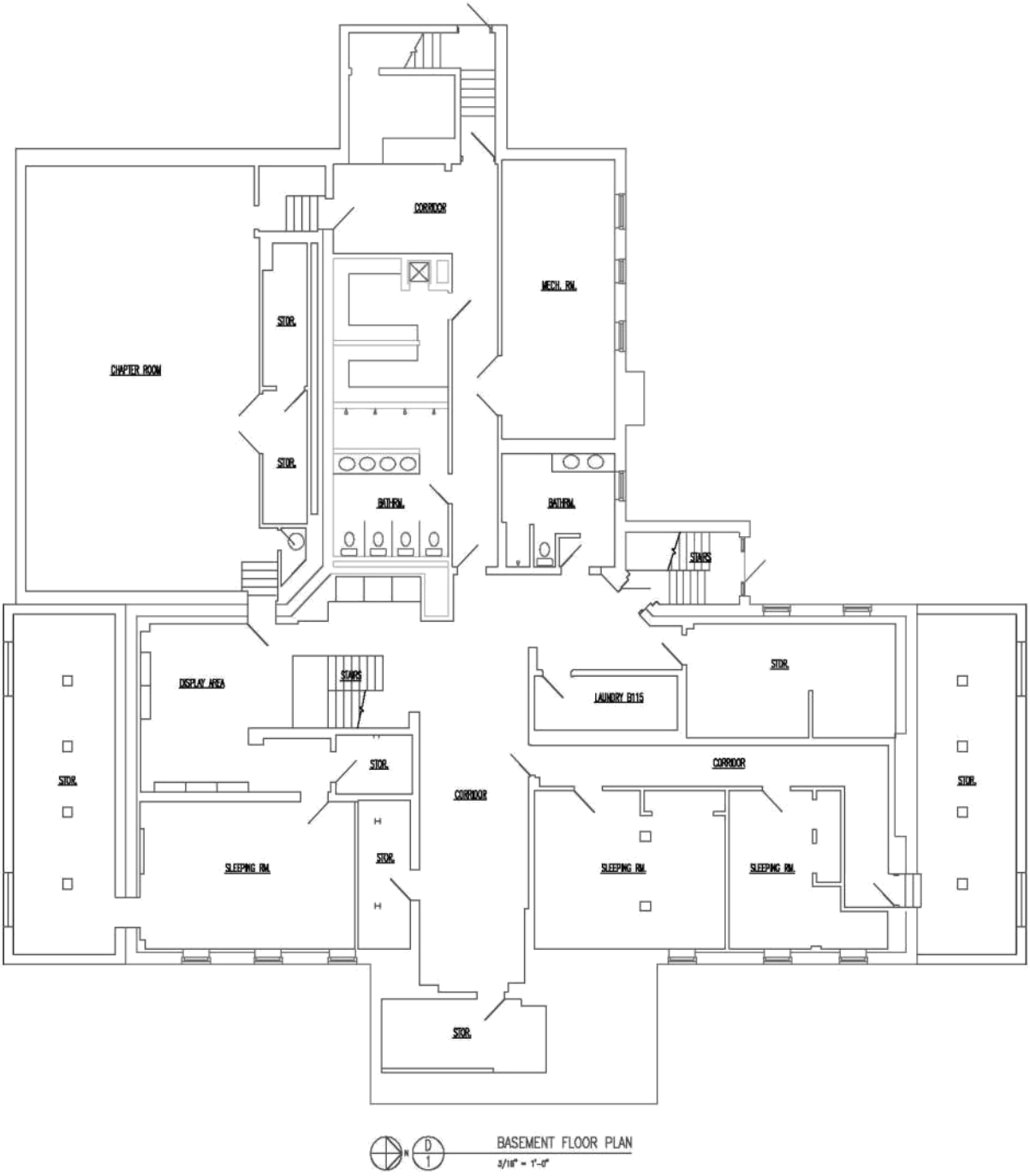


Figure 8. Pre-Fire photos.

Left, Front Entry ca. 1960; Right, North parlor ca. 1960.
"Sigma Alpha Epsilon 1960 Rush Booklet." Missouri Alpha Chapter, University of Missouri, 1960.

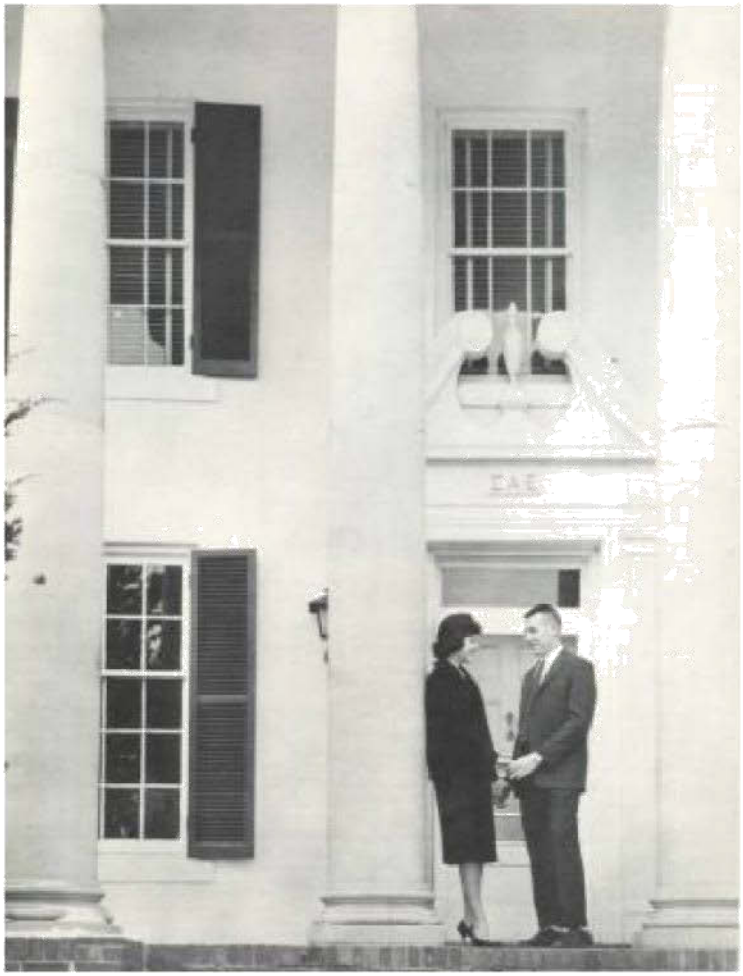


Figure 9. 1875 Atlas Map. The SAE property is indicated by the dark circle.
(Edward Brothers. An Illustrated Historical Atlas of Boone County, Missouri, 1875. Philadelphia. Columbia, MO: Genealogical Society of Central Missouri, 1991 Reprint, 38-39.)

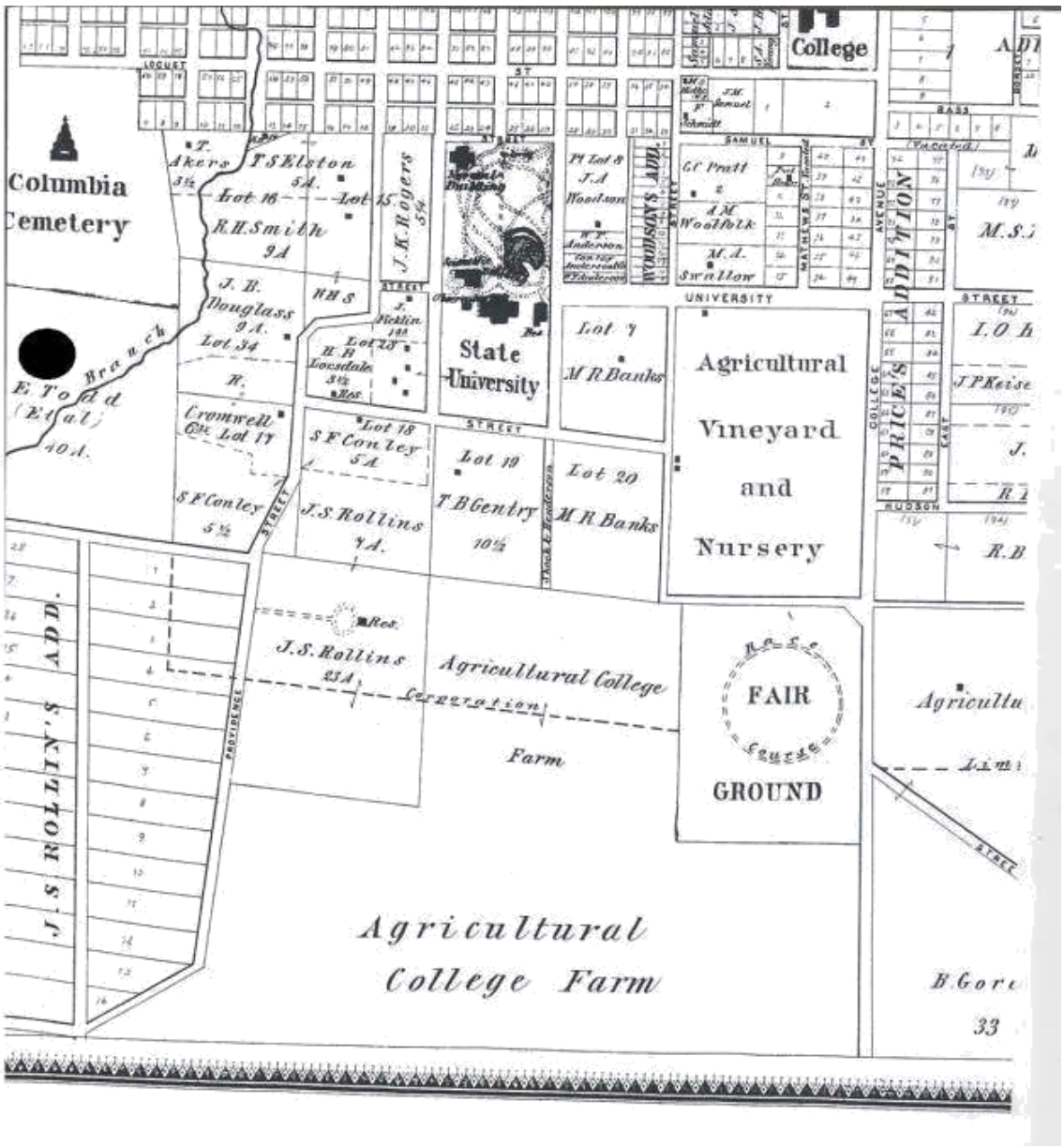


Figure 10. 1908 Sanborn Map, with Property Location Marked.

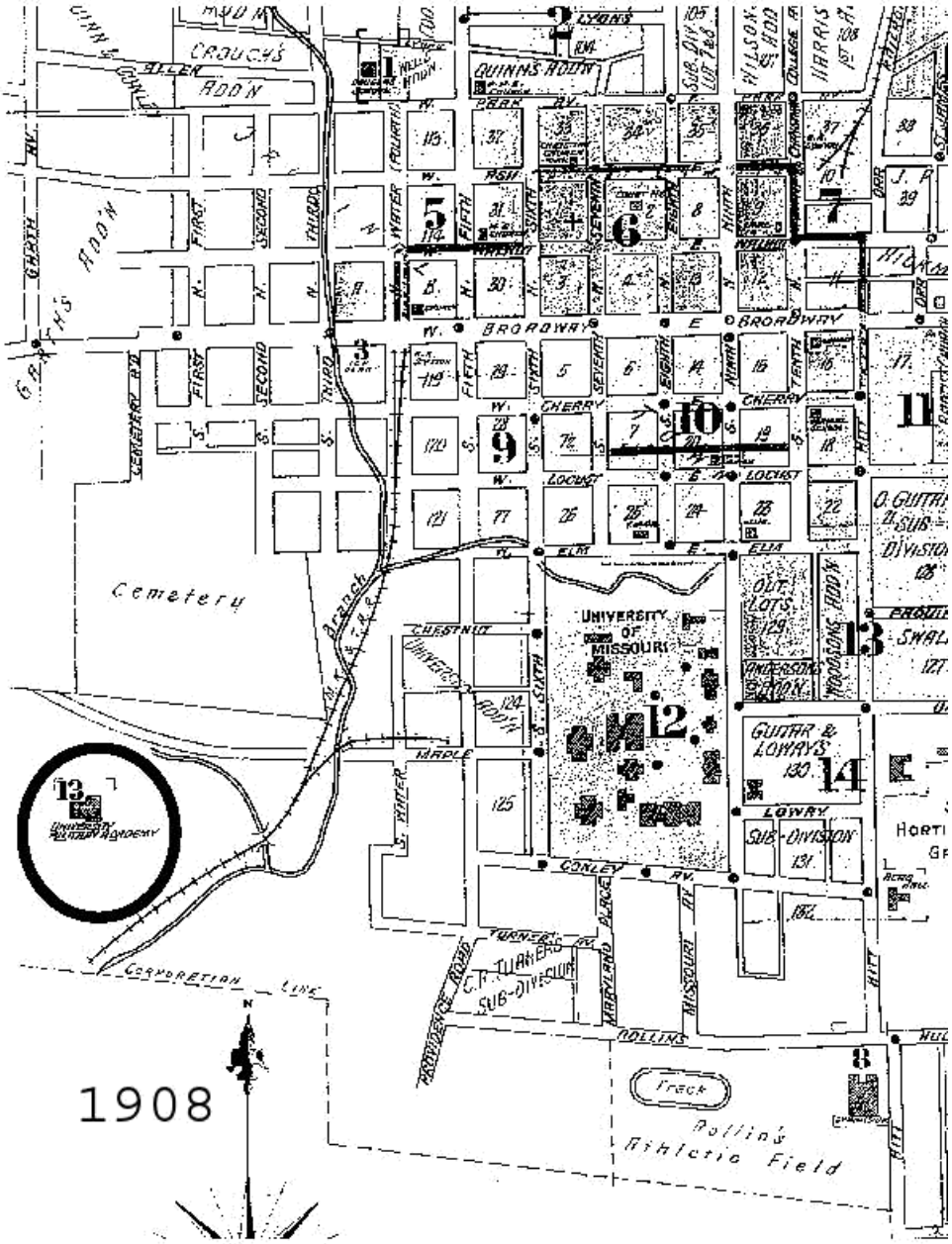


Figure 11. Missouri SAE Chapter House 24 E. Stewart RD. ca. 1960. "Sigma Alpha Epsilon 1960 Rush Booklet." Missouri Alpha Chapter, University of Missouri, 1960, front cover.

Figure 12. Welch Military Academy.
("Welch Rabbits Lived Here, Now the Home of SAE Fraternity." Clipping on file with SAE, no date.)

Figure 13.

1931 Sanborn Map, with comparative properties marked.

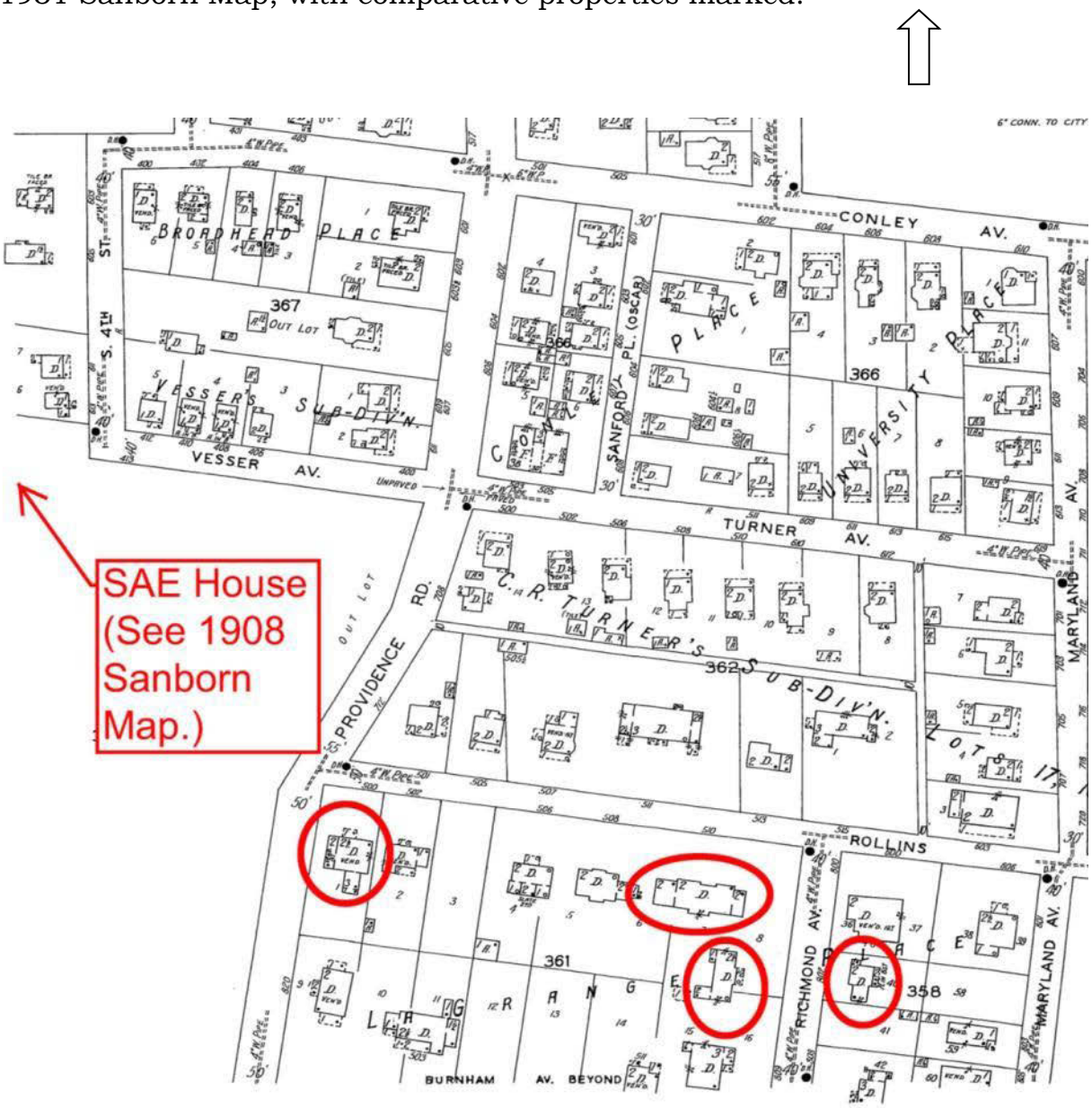


Figure 14. Delta Sigma Phi House, 805 Richmond Ave., Columbia, MO. Current.

Figure 15. Kappa Kappa Gamma House, 512 Rollins St., Columbia, MO. Current.

Figure 16.

Gamma Phi Beta House, 808 Richmond Ave., Columbia, MO. Current.

Figure 17.

Sigma Pi House, 808 Providence Rd., Columbia, MO. Current.

Figure 18. 1965 Restoration Plan, East (Front) Elevation, Sheet 3, Marshall and Brown Architects, June 14, 1965.

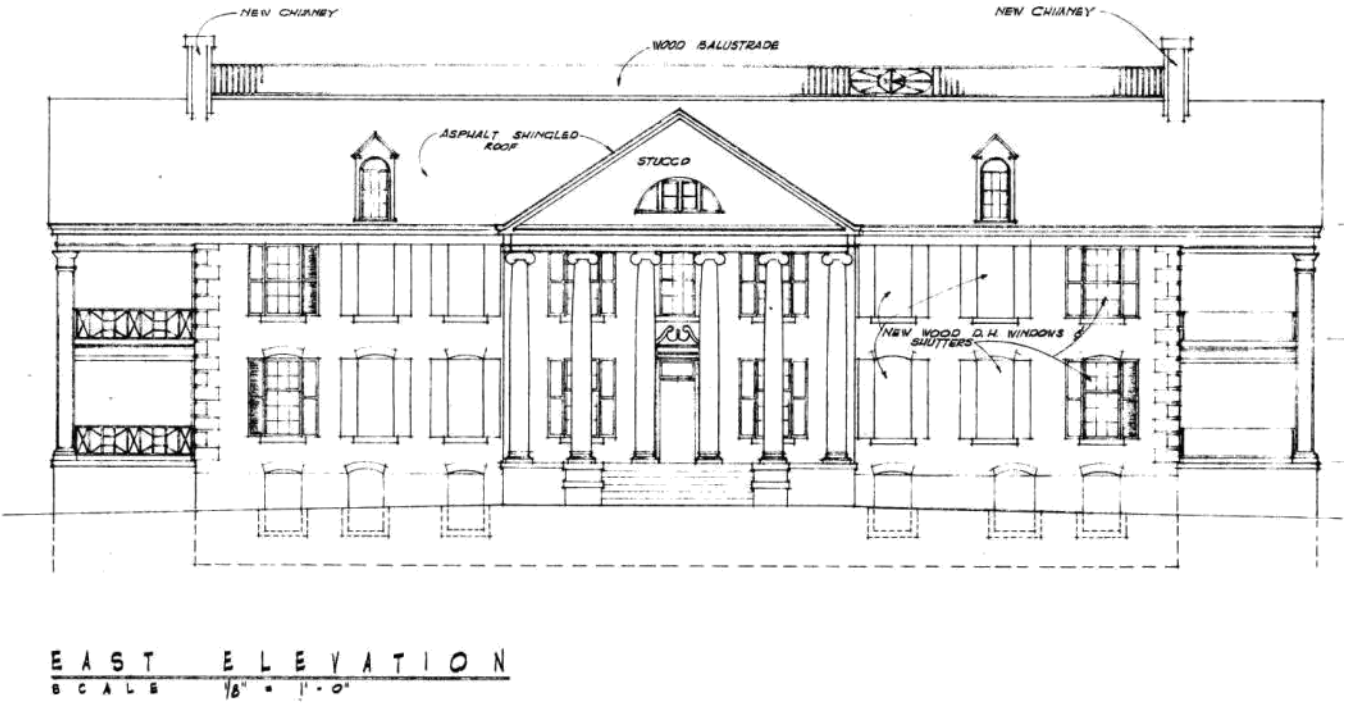


Figure 19. Boundary Map, from the Boone County Assessor's Office. (https://www.showmeboone.com/assessor/ Accessed April 2014.)

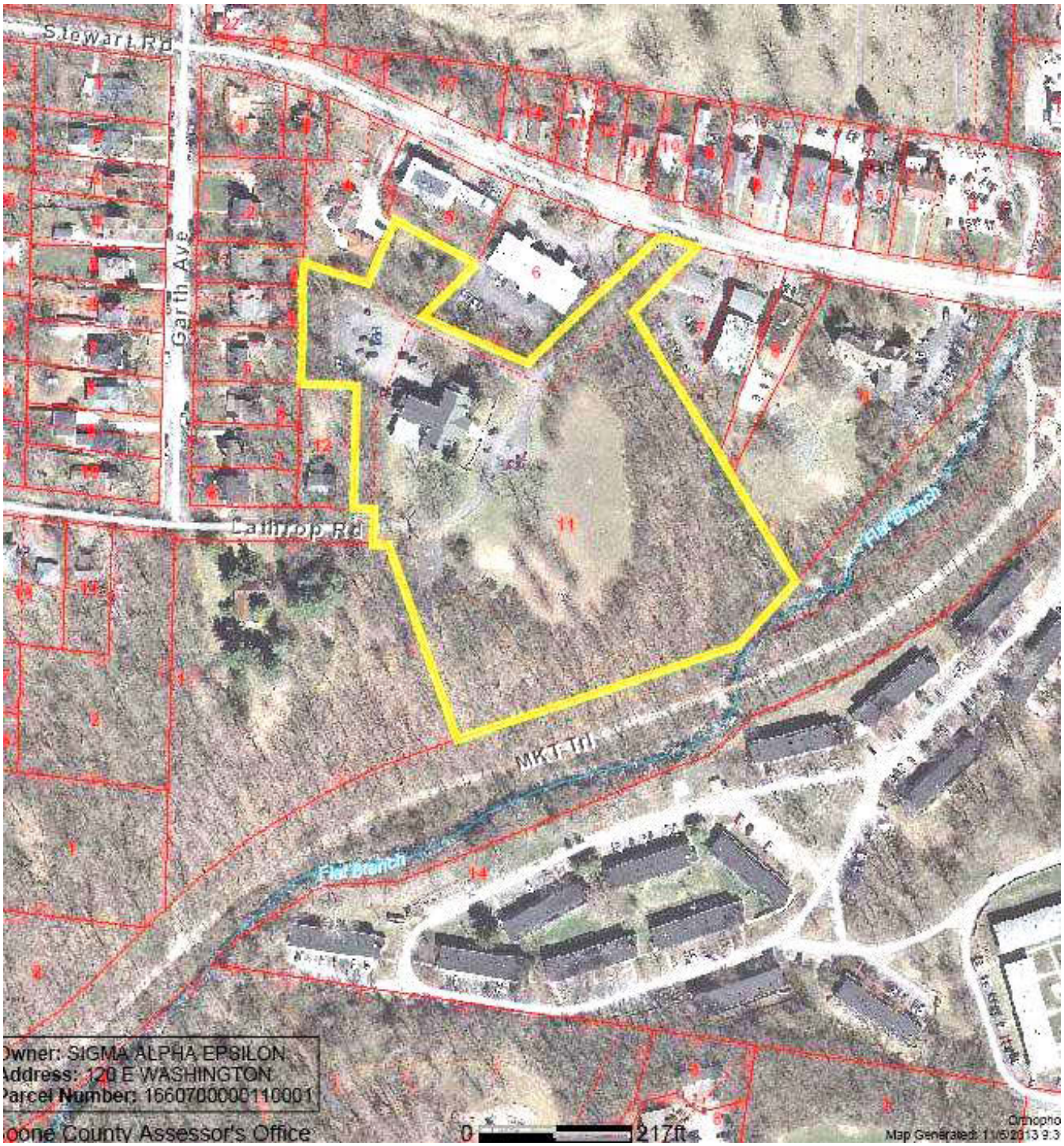
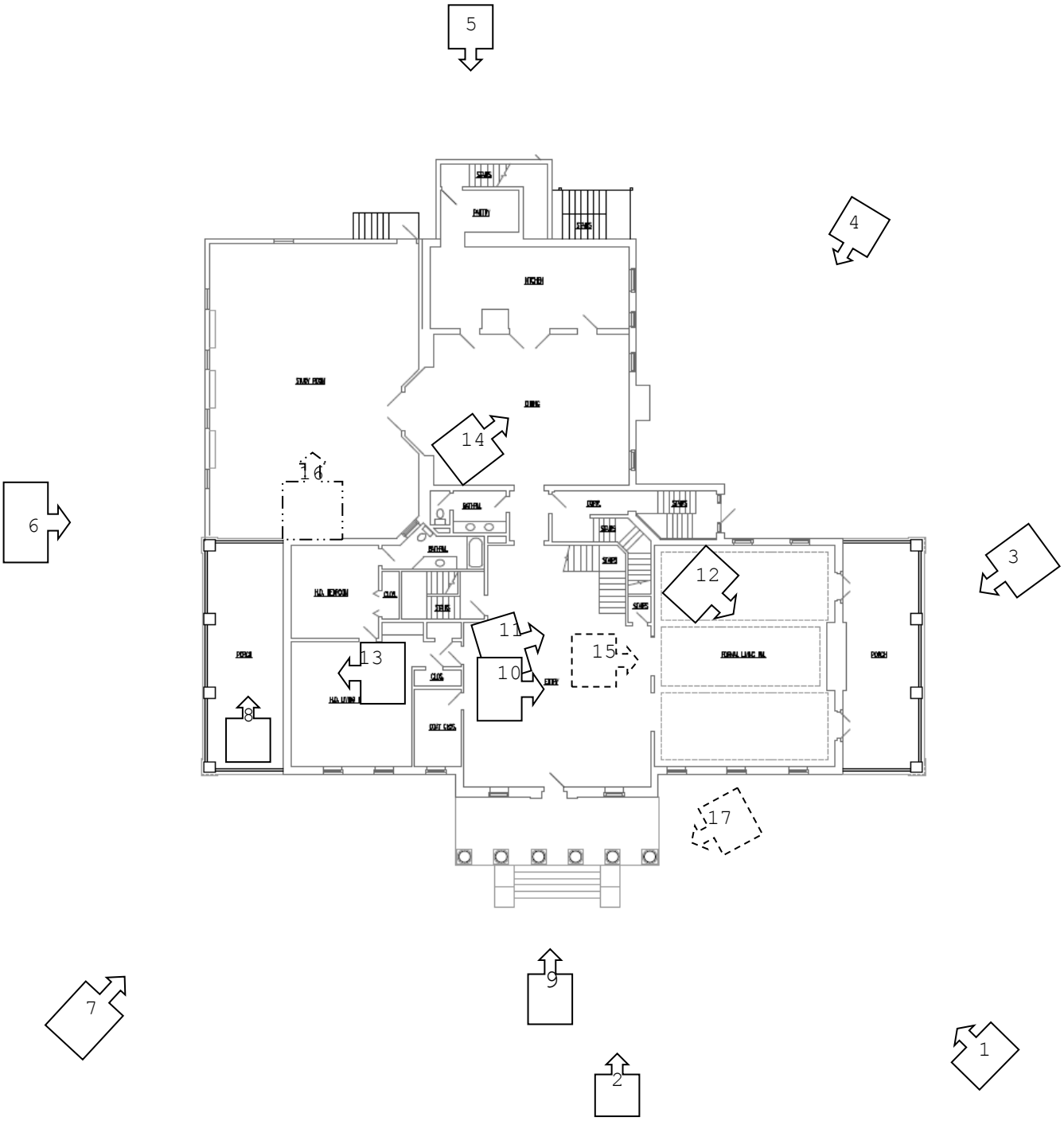


Figure 20. Photo Key. Base Plan by Scroggs Architecture PC.
Exterior and Main Floor Interior ; Second Floor ; Basement



SIGMA ALPHA EPSILON

SIGMA ALPHA EPSILON

SIGMA ALPHA EPSILON

SIGMA ALPHA EPSILON
24

PICTURE

Gardetto's

ΣΑΕ
EXIT
ΣΑΕ