



**SIGMA PHI EPSILON FRATERNITY HOUSE**

The ΕΦΕ or Sigma Phi Epsilon Fraternity House was originally built in 1954 with two subsequent building additions completed in the early 60's and late 80's. After 50 years of intense use and minimal maintenance, an extensive renovation became essential for its survival in Manhattan's competitive housing market.

The renovation included: subdividing the large 30 man sleeping dorms into smaller sleeping/study rooms, providing additional toilet and shower facilities; complete replacement of the mechanical system; updates to the electrical system; new fire alarm system, sprinkler system and complete network integration; new vaulted ceiling dining facilities; integration of the fraternities resident scholar program and relocation of the house mother's accommodations.

The new additions include a new 2-1/2 story entry tower, new sloped wood truss roofs, exterior patios and porches, and the replacement of selected brick veneer areas with limestone veneer to match the majority of the facility.



Before

**Client:**  
Sigma Phi Epsilon Fraternity

**Location:**  
1015 Sunset  
Manhattan, Kansas

**Size:**  
21,920 S.F.

**Services Provided:**  
Programming  
Architectural  
Civil Engineering  
Structural Engineering  
M/E Engineering  
Interior Design  
Custom Lighting Design  
Fire Suppression Engineering  
Landscape Design  
Construction Administration

**Construction:**  
New entry tower addition along with a complete interior remodel, wood truss and asphalt shingle roof overbuild and exterior limestone re-cladding of the existing building. New entry tower addition is comprised of conventional steel structure with native limestone cladding, cast stone elements, and pre-finished aluminum storefront system. Complete window replacement.

**Reference:**  
Rex Garrelts, Owner's Representative  
913.220.3004

**Awards:**  
Award for Excellence in Historic Preservation  
The Manhattan/Riley County Preservation Alliance



*"The exterior design was beyond my expectations, and the attention to details through the project was exemplary. You designed a project which met all of our criteria, including budget and schedule."*

Rex Garrelts  
Alumni Board President  
Sigma Phi Epsilon Fraternity  
Kansas Beta Chapter