
APRIL 21ST PHB&S COMMITTEE MEETING
DESIGN DEVELOPMENT

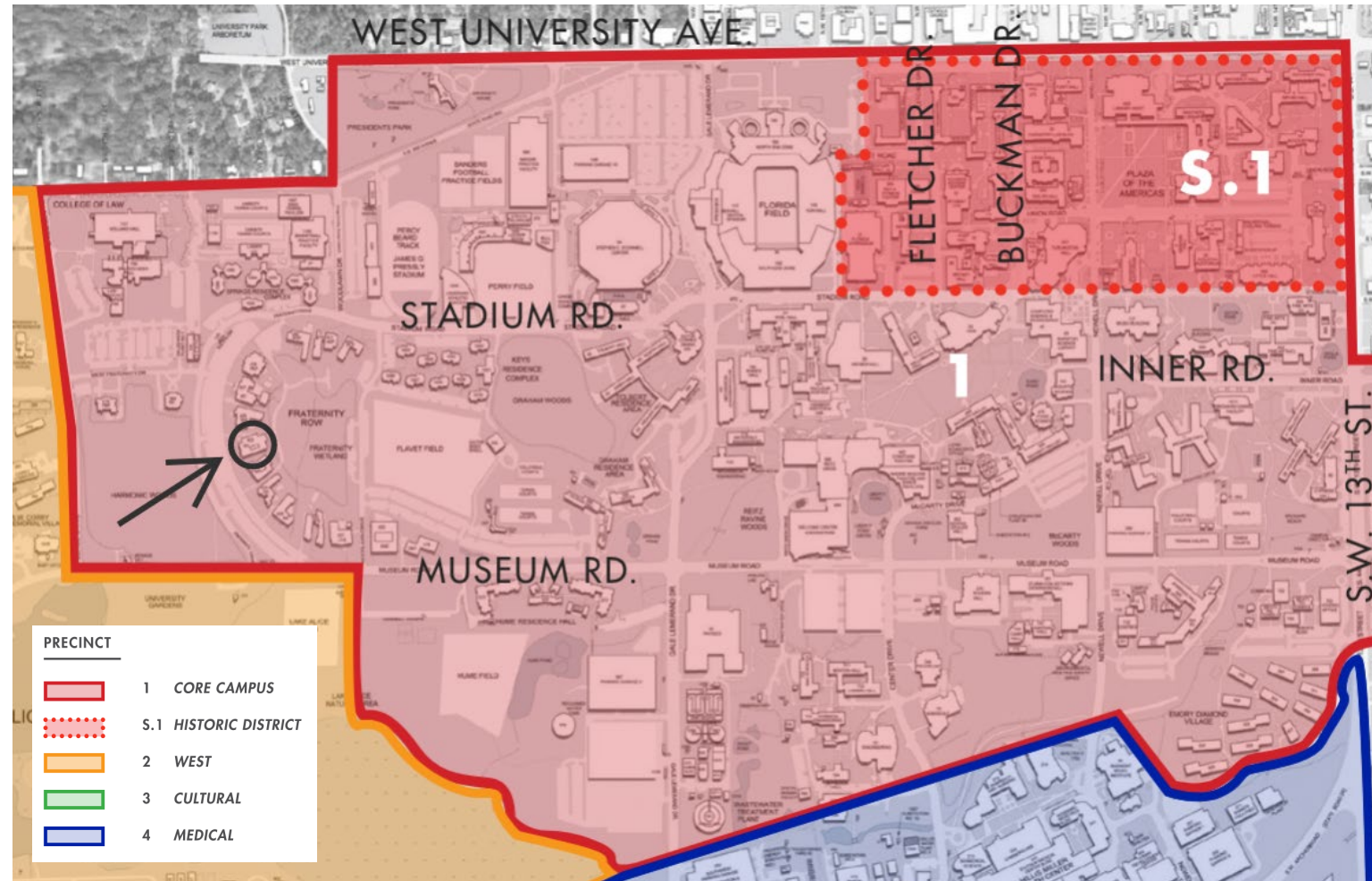


SIGMA CHI FRATERNITY – RENOVATION AND EXPANSION (UF-711)

VICKERS DESIGN GROUP PROJECT MANAGER | MATT TRTAN
UF PROJECT MANAGER | STEPHEN CARON

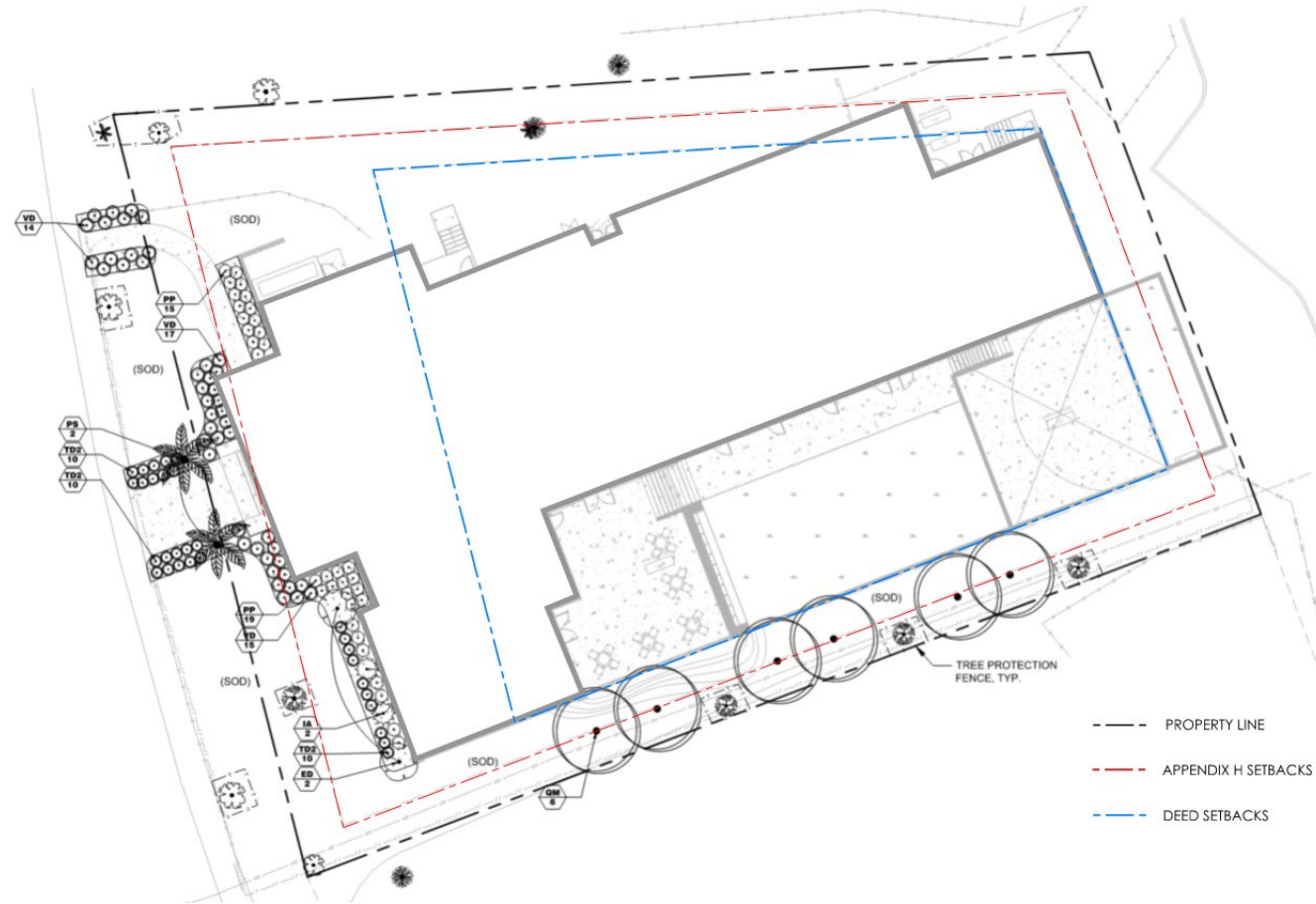
Project Overview

- The project is located on 611 Fraternity Drive, #8 Fraternity Row, southwest of the O'Connell Center and Ben Hill Griffin Stadium on the University of Florida campus, within Precinct 1.
- The proposed scope involves the demolition of approximately 9,200 square feet, renovation of 10,500 square feet, and 10,500 square feet of new construction — resulting in a 21,000 square foot fraternity house.
- The primary goal of this project is to expand residential capacity and modernize the existing Sigma Chi Fraternity House, bringing new and existing conditions to a unified contemporary standard. The additions include new bedrooms, a designated chapter room, foyer, library, alumni room, living room, exterior courtyard, two egress stair towers, and an elevator.



Site Plan

- The addition respects established setback patterns along the street edge, maintaining the consistent rhythm of the existing fraternity row. Building height and massing have been calibrated to remain compatible with adjacent structures, with the two-story form and pitched roofline reflecting the residential scale of the precinct.
- Pedestrian connectivity was a key driver of the site organization — the building orientation reinforces existing paths along the perimeter, with the covered front porch and entry sequence designed to engage the public realm. Notably, approximately 40% of the demolished area is being converted into new outdoor space in the southeast of the site — 1,300 square feet of exterior courtyard and 2,200 square feet of added green space — preserving the open lawn character consistent with neighboring properties and the broader campus landscape.





Building Design

- The proposed design draws directly from the architectural language of the University of Florida's historic campus, presenting a two-story brick facade that reflects the classical collegiate tradition prevalent throughout the precinct. The warm red brick exterior — specified in Cherokee Brick consistent with the UF Landscape Master Plan — is complemented by cast stone base, belt courses, and decorative trim details that reinforce the material continuity established across campus.
- The front elevation features a covered porch with classical columns and a cast balustrade above, framing the primary entry and providing an inviting outdoor gathering space that bridges interior and exterior living. Prominent dormers with arched windows punctuate the roofline, adding vertical rhythm and reinforcing the traditional residential character fitting for a fraternity house within the historic precinct.



Building Design

- **Respecting the Historical Heart of the Home** The renovation approach was guided by a commitment to preserving the spaces most integral to the fraternity's identity. The cafeteria, kitchen, gathering space, band room, and second-floor units have each played a meaningful role in the life of the chapter over the years. Rather than replacing these spaces, they serve as the foundation for renovation work — maintaining continuity of function and character through the modification and addition process.
- **Retention of Symbolic Identity** While the building does not carry a formal historic designation, certain elements of character are being intentionally carried forward. The Sigma Chi and cross symbols are being reused and integrated into the updated design, ensuring that the fraternity's identity remains present and visible through the transition.
- **Structural Preservation** The existing stage, a longstanding feature of the fraternity's social and ceremonial functions, will be protected and retained as part of the renovation scope.
- **Accessibility Improvements** A chair lift is being added to an existing space to meet current accessibility standards, and main restrooms will be updated with modern finishes and accessibility compliance.
- **Protecting the Renovation Work** The existing low roof, which is currently leaking, will be replaced with a TPO membrane roofing system. This is a protective measure to safeguard the interior renovation work and the retained historic spaces from moisture damage going forward.



Motion to forward the project to the VP for Construction, Facilities and Real Estate with a recommendation to approve as presented.

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