

# FarmHouse Fraternity New Chapter House



**LOCATION**  
Columbia, Missouri

**DESCRIPTION**  
25,397 sf

**COMPLETION DATE**  
January 2023

**CONSTRUCTION COST**  
\$8,600,000

**CLIENT REFERENCE**  
Kyle Middleton, FarmHouse Association President  
573-424-3955

**CONTRACTOR REFERENCE**  
John States, Little Dixie Construction  
573-449-7200

**DESIGN SERVICES PROVIDED**  
Preliminary Design, Design Development,  
Construction Documents, Bidding and Negotiations,  
Construction Administration

Originally founded at the University of Missouri in 1905, FarmHouse Fraternity turned to SOA when it was time to design their new state-of-the-art Chapter House. After considering several design options, the Building Committee settled on a traditional exterior design to fit in with adjacent houses in Greek Town. As is common with projects in the Greek Town area, the early design phase included apply for and securing several building variances with the City to make the project design viable.

The new Fraternity House is three stories with a basement for a total square footage of 25,397. To maximize the floor plan, the Basement level houses the kitchen and a combined Chapter/Dining Room. The main level includes traditional foyer, study rooms, and game room fitted with several monitors to enjoy Mizzou games. The Second and Third Floors house all the member bedrooms, restrooms and laundry rooms.

Due to supply chain issues post-COVID, the structural system was designed with structural steel beams and columns with composite deck slabs over steel joists. The exterior walls are non-loadbearing metal studs with masonry brick veneer and stone veneer. The roof is trusses with architectural grade asphalt shingles. The HVAC system is a variable refrigerant flow (VRF) system as a way to deliver individualize controls for the members. With both wireless access points and hard data connections, the Chapter House is set up for the members needs, be it streaming or a secured hardline for online exams.

The exterior includes landscaping around the building and an exterior patio equipped with a gas firepit and built-in gas grill which is access from the interior game room via a sliding door system to seamlessly connect the spaces. SOA and the Design Team worked closely with the Construction Manager, Little Dixie Construction, to navigate the challenges of building on 0.48 acre site in the middle of Greek Town. The end result is a new 60-bed Chapter House that will serve the FarmHouse Fraternity for many generations of members.

