



PRESERVING OUR PAST,
PROVIDING FOR OUR FUTURE



NEW YORK EPSILON OF SIGMA ALPHA EPSILON
RENSSELAER POLYTECHNIC INSTITUTE



NYEP has enjoyed alumni providing support for future member living since our bold beginnings at scenic 12 Myrtle Avenue:

“The House Corp. Rep. - At a meeting last Sunday we accepted the offer to buy house on Myrtle Ave. for \$64,000. Since then we have found out that it is impossible to obtain \$15,000 from the National Mortgage Fund, so it is necessary to sell our present house and subscribe help from the alumni.”

- From minutes of Regular Fraternity Meetings, March 6, 1961



OUR PROUD HISTORY



Since 1951, the New York Epsilon Chapter of Sigma Alpha Epsilon has been an important part of Rensselaer Polytechnic Institute. Over the decades, our chapter set itself apart from other fraternities on campus by producing men who distinguished themselves as scholars, athletes, and True Gentlemen.

Sigma Alpha Epsilon shapes men who are leaders at Rensselaer and in their careers and communities, but it is the common bond of our brotherhood that rings throughout all eras. More than anything, brotherhood is what we, as alumni, treasure most. Without this special bond, we would not have been successful in continuing New York Epsilon's long tradition of excellence.



Since our founding, the college experience has changed greatly. Today, more than ever, Sigma Alpha Epsilon plays a significant role in the development of young men. All Sigma Alpha Epsilon alumni can be proud of the legacy we have helped create and the historical quality of our chapter that carries on to this day.

The alumni of New York Epsilon have the opportunity to ensure the continuation of the Sigma Alpha Epsilon experience for future generations of men. The following pages detail the steps to complete a renovation and expansion of our cherished chapter house at 12 Myrtle Avenue. This project will not only serve the immediate needs of our current undergraduates, but will restore our house to top condition for future members. Our chapter's past is secure, our present is thriving, but our future depends on our vigilance in supporting New York Epsilon. The *Preserving Our Past, Providing for Our Future* campaign depends on you.



OUR CHALLENGES

Built before 1920, our chapter house plays a significant role as a home away from home. Now we must not only address the current needs but prepare for future generations of ΣΑΕs. The three areas of emphasis for our members' housing are safety, competition, and tradition.

SAFETY. As stewards of the chapter house, safety is our top priority. The plumbing, electrical, and mechanical systems have all outlived their life expectancies or do not meet the capacities for modern students/brothers. The electrical system does not serve current technological needs. Also, old pipes and fixtures throughout the house need to be replaced. The renovation and expansion will require a building permit, which will appropriately subject us to today's more stringent building and fire codes. Code enforcement will require mandatory life-safety items, such as fire sprinklers, fire-rated doors, and upgrading the emergency stairs and exits.

COMPETITION. Sigma Alpha Epsilon cannot continue to offer the same housing option we have provided for years with a realistic hope of remaining a leader within the Rensselaer Greek community. We face significant competition from the Institute, other fraternities, and private apartments. For example, RPI has made significant in-

vestments in housing options such as Polytech Apartments, Blitman Commons, and City Station. These apartments include studios, as well as three- and four-bedroom options. Features include: fully furnished rooms with full-sized beds, granite kitchen countertops, and brand new appliances. In addition, Pi Kappa Alpha, Sigma Chi, Theta Chi, and Theta Xi have made major updates to their houses or are raising funds to do so. Phi Sigma Kappa, Fiji, and Delta Phi have recently bought old buildings in Troy to convert into their new housing. Ultimately, ΣΑΕ must offer a safe, attractive, and efficient facility to be competitive. A newly renovated and expanded home will make the chapter house a more attractive option for prospective members of the New York Epsilon Chapter.

TRADITION. A committee of alumni volunteers has reviewed numerous housing options over the past decade. After this extensive period of research and due diligence, the committee decided that Sigma Alpha Epsilon's future best rests in an expanded and renovated chapter house it has known for nearly 60 years. The Lambda Alpha Epsilon House Corporation board is committed to investing the necessary time, talent, and treasure to ensure that future Sigma Alpha Epsilon brothers have an experience similar to the one shared by so many of our alumni.

OUR PLAN

Through careful study, assessment, and planning, the Lambda Alpha Epsilon board leadership has developed a plan to expand and modernize the New York Epsilon Chapter house. This plan addresses the following areas of improvement sought by the undergraduate chapter and the LAE board:

- Create more privacy (e.g., more singles and converting triples to doubles)
- Increase security (e.g., outdoor lighting, locks, outdoor cameras)
- Increase and modernize quiet study spaces with high-speed internet throughout the house
- Include larger gathering areas for chapter events and dinners
- Improve sound management inside the house for the brothers
- Improve noise abatement outside for the neighbors
- Improve kitchen layout and service
- Create more storage space (we can't use the attic now)
- Use commercial-grade materials for ease of maintenance, yet maintain the unique character of the existing house

CHAPTER HOUSE RENOVATION

- Exterior aesthetics and structural updates
 - Replace roof (current slate is more than 100 years old)
 - Install new windows and repair trim and shutters
 - Repoint and reseal the brick on the first floor
 - Address new landscaping and issues with old trees
 - Ensure the exterior brick walls and parapets are properly tied back and not slipping
 - Increase the landscape drainage away from NW basement walls
- Replace all flooring to be durable and cleanable, while keeping to style of house
- Replace the lath and plaster walls with sheetrock where needed
- Recondition and reinstall all interior trim molding
- Add additional security (sensors, lighting, doors, etc.)
- Update all electrical and plumbing
- Make a direct fiber-optic internet connection with campus
- Perform a major kitchen remodel and reconfiguration
- Complete driveway rearrangement and paving with dedicated spots
- Basement updates
 - Increase the opening between the two gathering rooms
 - Update stairs and exits for better egress
 - Install a new drain system to accommodate bathroom additions
 - Refinish floor after drainage line update and opening of space
 - Remove or reroute old heat and water piping to maximize space
 - Add bathrooms to basement to reduce the use of private bathrooms



- Add storage space for bikes, tools, and brothers' items
- Add dedicated spaces for laundry room and water heaters
- Install a fire suppression sprinkler system
- Make any cosmetic updates to the garage spaces after our 2010 emergency renovation

NORTH SIDE TWO-STORY ADDITION

This two-story addition on the north side of the chapter house will utilize unused space between our house and the property at 14 Myrtle (by the kitchen). Placing the addition here will facilitate the reconfiguration and expansion of the kitchen and dining room, provide dedicated study space, and add two ADA compliant bedrooms. The chapter room and basement social space will be improved by removing part of the interior wall, adding men's and women's bathrooms, and expanding storage and utilities below the new addition.

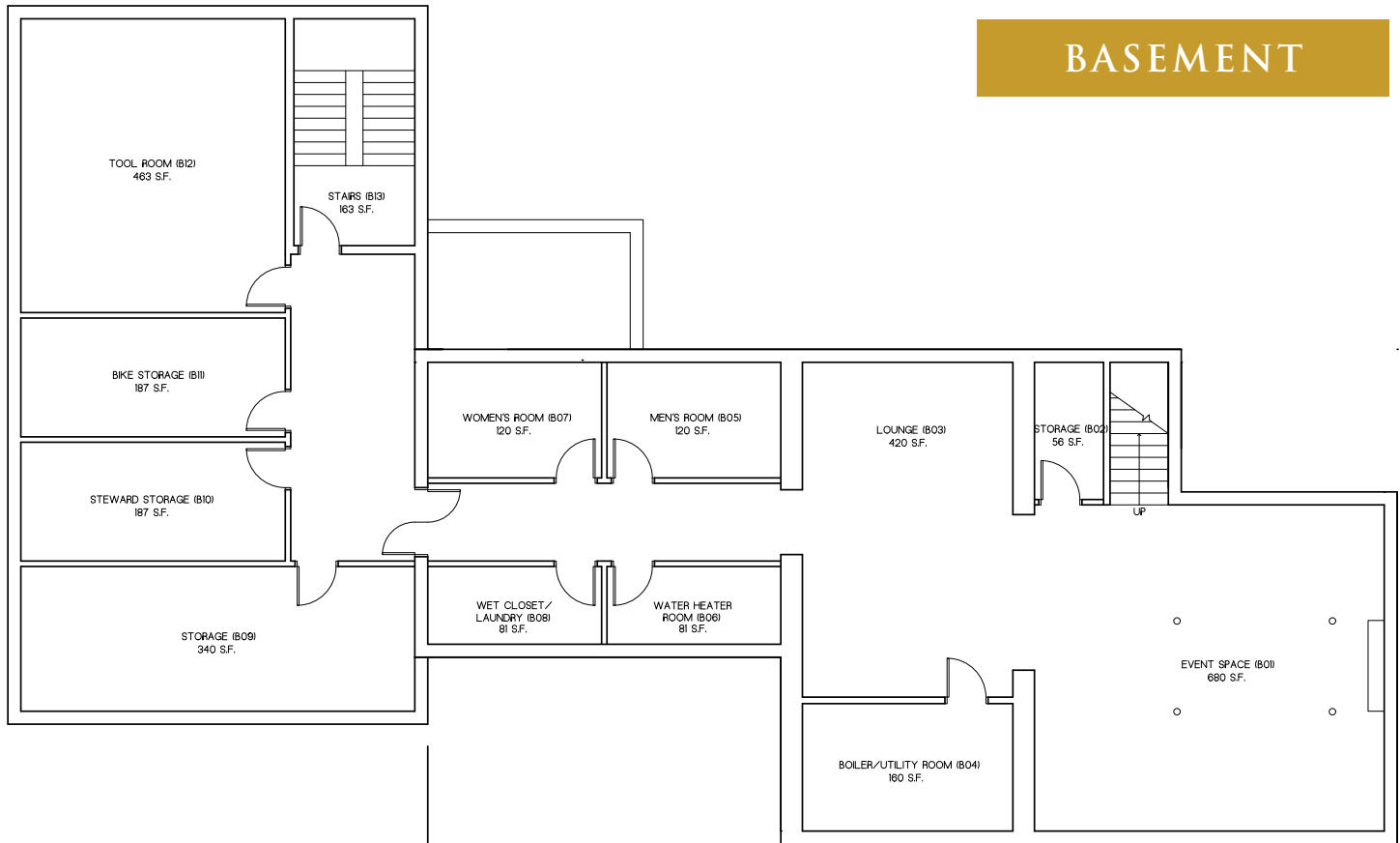
The second story of the addition will add six bedrooms. Adding bedrooms allows more brothers to live in the house in the desired housing arrangements (i.e., singles and doubles). This will allow an increase of the percentage of brothers living in the house and promote brotherhood.

Details

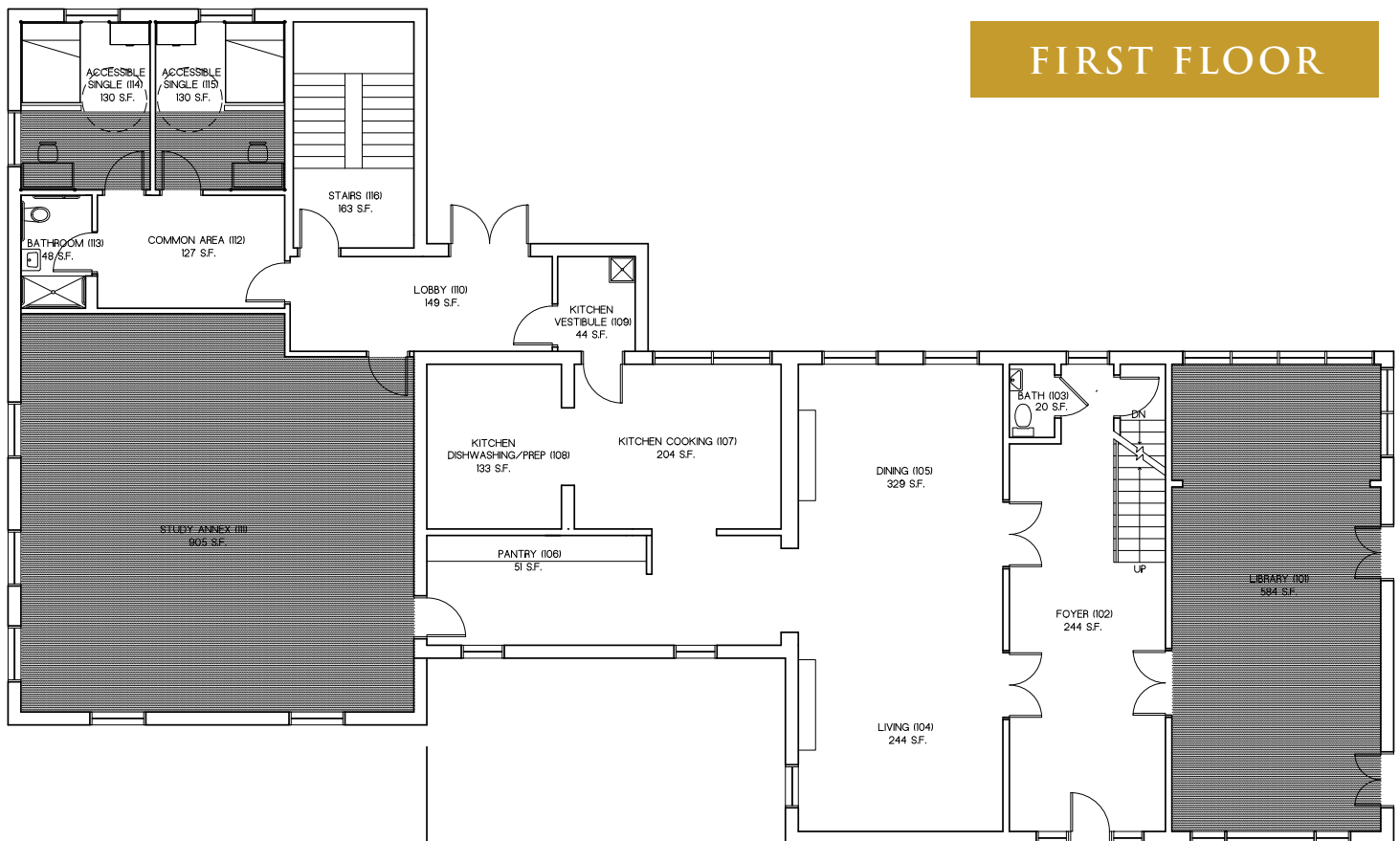
- Total additional beds: 10 (+5 singles, +3 doubles, minus one in the existing house)
- Total additional bathrooms: +2 (3 sinks, toilets, and showers)
- Total additional study space: 8-10 seats (approximately 900 sq. ft.)
- New arrangement for chapter library room size/capacity: 585 sq. ft.
- New living/dining room size/capacity: approximately 585 sq. ft. (merging with the old dining room)
- Added kitchen space and new entry: approximately 100 sq. ft. additional, plus a larger pantry

TOTAL ESTIMATED RENOVATION AND EXPANSION COSTS: \$2-2.5 MILLION

BASEMENT

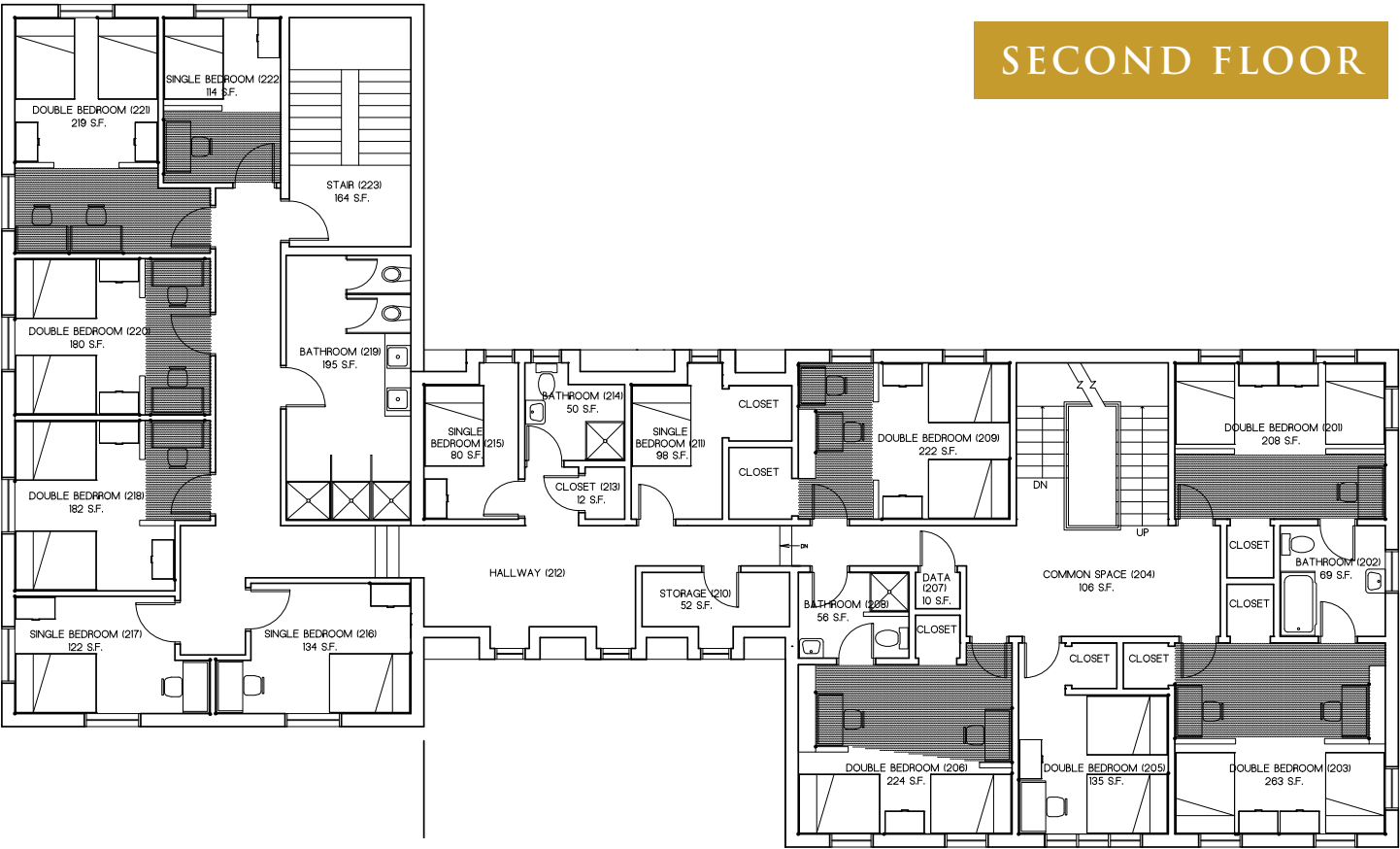


FIRST FLOOR

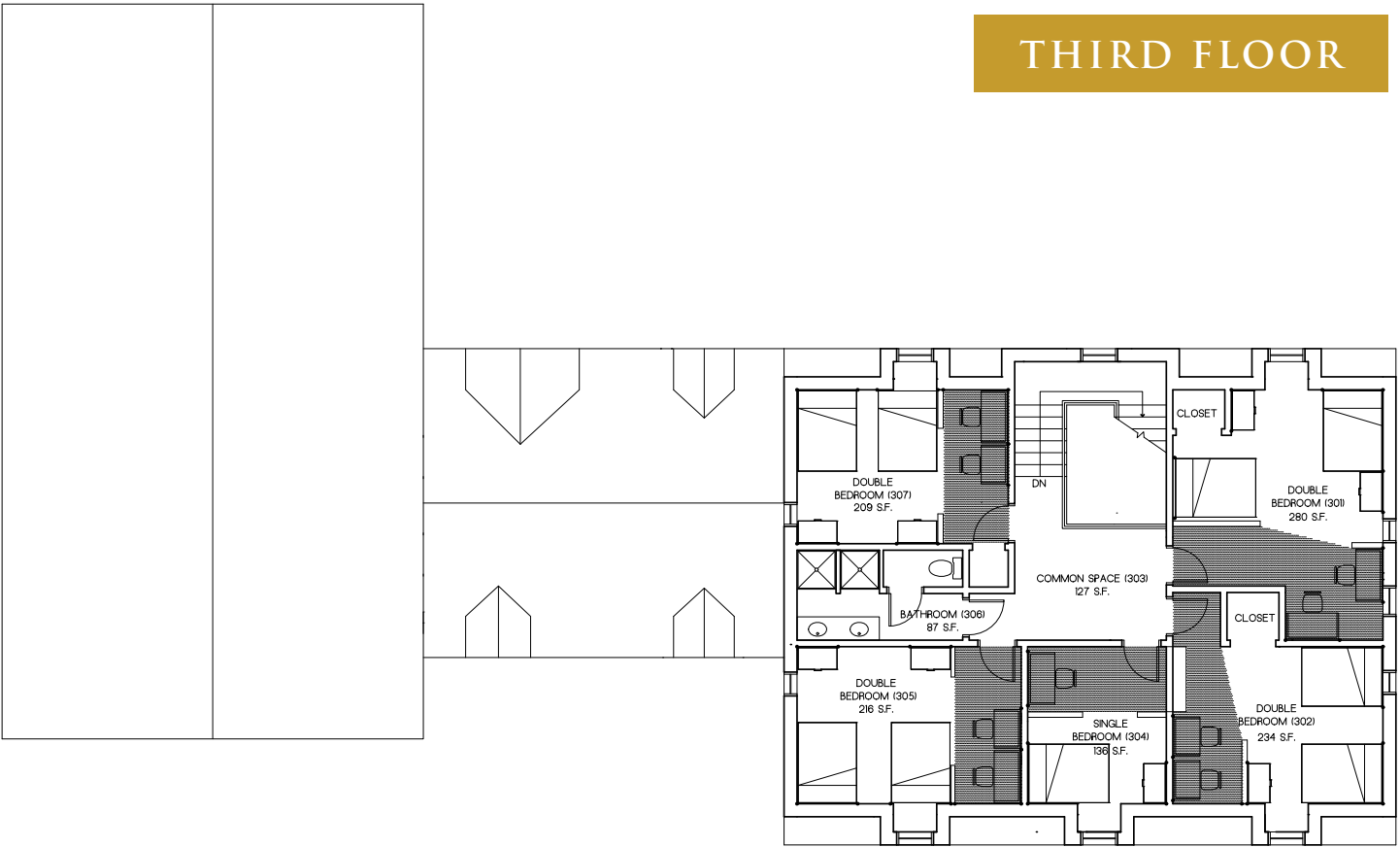


The areas shaded in gray on the first, second and third floors will be designated educational spaces in the updated chapter house.

SECOND FLOOR



THIRD FLOOR





LEVELS OF GIVING

Founders' Society	\$250,000 and above
Minerva Society	\$100,000 to \$249,999
Lions' Society	\$50,000 to \$99,999
True Gentleman Society	\$25,000 to \$49,999
New York Epsilon Society	\$15,000 to \$24,999
Phi Alpha Society	\$10,000 to \$14,999
12 Myrtle Avenue Society	\$5,000 to \$9,999
Brotherhood Society	\$2,500 to \$4,999
Violets Society	\$1,000 to \$2,499

Each of us has contributed to the history of Sigma Alpha Epsilon at Rensselaer Polytechnic Institute. How appropriate then that each of us has an opportunity to invest in the future of the New York Epsilon Chapter. At the beginning of this project, a small group of alumni, many of whom you may know, made early commitments and stretched their gifts to demonstrate the importance of this project. We urge each alumnus to do the same and consider a major gift to the campaign. To help donors maximize their gifts, the campaign board has designed the campaign with several options for our alumni.

TAX DEDUCTIBILITY. The Internal Revenue Service will allow exclusively educational space in the renovated and expanded chapter house to be funded with tax-deductible dollars that are gifted through the Sigma Alpha Epsilon Foundation and designated for the New York Epsilon Chapter. Funds will then be disbursed to the ΛAE board to cover those associated costs. Because the educational elements of the project are limited, the campaign board is requesting the tax-deductible pledges be reserved to those pledges of \$50,000 and above.

PAYMENT OPTIONS. Pledges can be fulfilled as a one-time gift, or annual, quarterly, or monthly installments spread over a five-year period.

MATCHING GIFTS AND TAX BENEFITS ON GIFTS OF SECURITIES. If your employer offers a matching gift program, this gift may be eligible. Also, gifts of securities are encouraged as there are often significant tax advantages to the donor. For professional advice, please consult your tax advisor. If your company does not currently recognize this path, we can offer suggestions on how to add this to your company's list.

RECOGNIZING LOYAL ΣAEs. Special naming opportunities and a framed campaign memento will be available to alumni offering a gift of \$25,000 and above. All donors contributing \$2,500 or more will be recognized on a prominently displayed plaque in the chapter house. Unless otherwise requested, donors contributing a minimum of \$1,000 to the campaign will be recognized in print publications. Names will appear by category, relative to the size of the gift. Gifts in honor or in memory of brothers, as well as family and pledge class gifts, are welcomed. Recognition in such cases will be given to both the donor and the honoree.

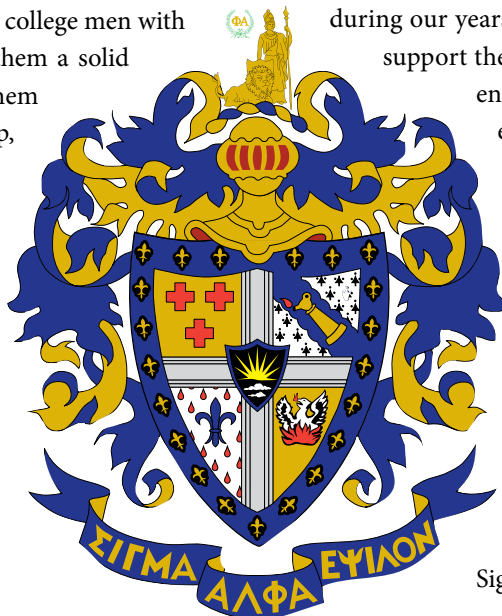




BE A PART OF OUR FUTURE

Our investment in our shared Sigma Alpha Epsilon experience will ensure the future success of our chapter. College fraternities continue to play a vital and relevant role in the development of young men. It is more important than ever to provide young college men with a small, group-living environment that offers them a solid foundation for their education and also affords them opportunities for the development of leadership, teamwork, and social skills.

Our undergraduate brothers have already made a commitment to work hard to maintain the programs and traditions that have benefited the lives of so many Sigma Alpha Epsilons for nearly 70 years. Together with our undergraduates, the volunteer leadership of the Lambda Alpha Epsilon board is committed to this major undertaking that will allow us to restore and expand our chapter house.



Remember that each of us benefited from the generosity, work, and sacrifice of those who established our chapter. We all enjoyed the home and brotherhood that Sigma Alpha Epsilon provided during our years in the house. Now it is our turn to step up and support the financial challenge associated with this project, ensuring that the same valuable experience we enjoyed is available for those brothers who follow us at 12 Myrtle Avenue.

We urge your thoughtful consideration of this plan for the chapter house. With your generous support, New York Epsilon will continue to provide an environment that develops and supports outstanding young men with the skills, vision, and confidence to face an ever-changing world. The commitment we make today cannot be underestimated—it will have an amplifying effect on the lives of future Sigma Alpha Epsilons for years to come.

UNIVERSITY SUPPORT



Rensselaer

OFFICE OF STUDENT LIVING AND LEARNING

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F: (518) 276 - 6223
E: greeklife@rpi.edu

Sigma Alpha Epsilon Fraternity
New York Epsilon Chapter
Lambda Alpha Epsilon Board
12 Myrtle Avenue
Troy, NY 12180

Dear Sigma Alpha Epsilon Brothers and Alumni,

For more than 65 years, the New York Epsilon chapter of Sigma Alpha Epsilon Fraternity has been a vital part of our Greek Community. As a part of that experience, the Lambda Alpha Epsilon House Corporation Board has worked tirelessly to provide a quality living and learning environment for our students with the maintenance and oversight of the property at 12 Myrtle Avenue. Within the Greek Life Commons, we view our community as more than an assortment of buildings and organizations. It is the collection of dreams and aspirations of our students, who chose Rensselaer Polytechnic Institute with the hope of someday making a larger impact on the world in which they live. Therefore, as the Associate Dean for Greek Life Commons, I am honored to provide this letter of support for the New York Epsilon chapter of Sigma Alpha Epsilon and the Lambda Alpha Epsilon Board in your efforts to renovate and provide additional space that will allow our students to reach their greatest potential as leaders and students.

After reviewing the renovation plans developed by the Lambda Alpha Epsilon Board, I am enthusiastic about your effort to preserve the original features of the building while undertaking expansion upgrades that will improve the quality of the living and learning experience for students for years to come. Sigma Alpha Epsilon is part of a dynamic Greek Community that provides our students with a wealth of opportunity for social and philanthropic engagement here at Rensselaer. As a leading institution of higher learning, we strongly believe in the value and the tradition that the Greek community brings to the Institute; and recognize all that the New York Epsilon chapter of Sigma Alpha Epsilon specifically contributes to our larger student experience.

The Office of Student Living and Learning recognizes that the experiences students have in our chapter facilities can and do help our students unfold as leaders and citizens. It is their connection to each other and their community experience that can help guide their understanding of a meaningful and productive life. Clearly, the proposed renovations to 12 Myrtle Avenue dovetails nicely with our own Clustered Learning, Advocacy, and Support for Students (CLASS) initiative, which is designed to ensure all students achieve success both while attending Rensselaer and in their future pursuits after graduation.

I congratulate you on your efforts, and on behalf of the Office of Student Living and Learning please let us know if there are any additional ways we can support this effort.

Sincerely,

A handwritten signature in cursive script that reads "Meredith A. Bielaska".

Meredith A. Bielaska

Associate Dean, Greek Life Commons
Office of Student Living and Learning

“My association with SAE has been one of the highlights of my life. From my earliest days in the fraternity to my many years as an alumnus, I have had the opportunity as an advisor to form hundreds of friendships that have greatly influenced my personal code of conduct. Furthermore, ΣAE’s values have been a timeless guide to life for me throughout the years. Our chapter is fortunate to have a rich and storied past, and a future that I believe is even brighter. I hope you will join me in supporting New York Epsilon’s Capital Campaign.”

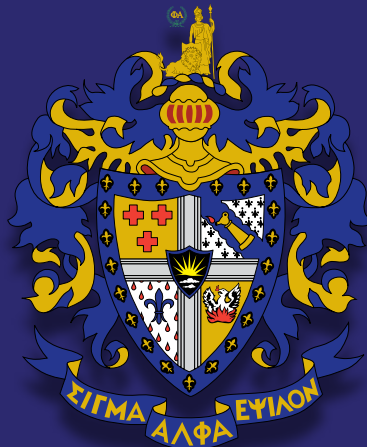
JONATHAN “JERRY” WITTER, CLASS OF 1982



THE TRUE GENTLEMAN

The True Gentleman is the man whose conduct proceeds from good will
and an acute sense of propriety and whose self-control is equal to all emergencies;
who does not make the poor man conscious of his poverty, the obscure man of his obscurity,
or any man of his inferiority or deformity; who is himself humbled if necessity compels
him to humble another; who does not flatter wealth, cringe before power,
or boast of his own possessions or achievements; who speaks with frankness but always
with sincerity and sympathy; whose deed follows his word; who thinks of the rights and
feelings of others rather than his own; and who appears well in any company;
a man with whom honor is sacred and virtue safe.

- JOHN WALTER WAYLAND 1899



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