

## **History of 600 East Rollins Street Columbia, Missouri**

On Nov. 10, 1825, an act of Congress signed by President John Quincy Adams granted 160 acres of land near Franklin (now Columbia), Missouri, to Thomas W. Conyers, an assignee of Robert Snell. This was the process used by the government to sell land in the Louisiana Purchase Territory, acquired under President Thomas Jefferson, to private citizens. Conyers was working as a land agent to convey property in this area to those who wanted to buy it. The Conyers tract included all of what is now Greektown on the University of Missouri campus.

Anthony W. Rollins, father of University of Missouri founder James S. Rollins, purchased the land from Conyers on Jan. 20, 1838, and the deed was recorded on Feb. 2 of that year. He paid the grand sum of \$6,000 for the entire 160-acre tract. Rollins signed his will in 1843 and died in 1845. Anthony Rollins apparently still owed money for the tract upon his death, and although title went to Rollins' sons, James S. and John W., the debt apparently was not completely satisfied until 1865 at the conclusion of the War Between the States. James S. Rollins sold parts of the tract to pay for the parts he kept.

A number of Rollins descendants then owned the land. At one point, Curtis B. Rollins, a grandson of A.W., had to go to court to prove that he, and not the county, had title to the property on Rollins Street bounded by Richmond Avenue and Maryland (now Tiger) Avenue. He won in 1910, and the block was platted for sale that same year.

On April 29, 1913, the Kappa Kappa Gamma Club, a corporation of alumni of Kappa Kappa Gamma sorority, purchased the lot at 600 E. Rollins St. from Curtis B. Rollins for the purpose of building a sorority house. Kappa Kappa Gamma paid \$2,000 for the land.

Kappa Kappa Gamma sold \$12,000 in bonds to its members to finance construction of a house on the property. This apparently occurred in 1919. By 1928, Kappa Kappa Gamma had outgrown the property and had purchased land across the street where it is now located. To help finance construction of a new house, the sorority sold the old one back to Curtis B. Rollins for \$22,500.

On April 1, 1929, Rollins sold the property at 600 E. Rollins to Delta Kappa Fraternity, which occupied the property until May 1935, when it defaulted on its loans in the wake of the Great Depression. The property was sold back to Curtis B. Rollins Jr.

Zeta Beta Tau Fraternity signed a lease with Rollins for use of the property in May 1935, and ZBT subleased it to Lambda Chi Alpha for at least two years during World War II. Rollins' wife sued him for divorce in 1947, but his right to the property was upheld by the court. Rollins died soon thereafter and the property was sold to Phi

Sigma Delta Fraternity on July 26, 1949, by the trustees of his estate. The fraternity paid \$19,000. By 1961, the fraternity was unable to pay its mortgage payments and the Rollins estate foreclosed. Phi Sigma Delta tried to save the property, but the court ruled in favor of the estate.

On June 26, 1962, the Rollins estate sold the property to Business Investment Corp., owned by George P. Petrakis, F. Donald Orey and H.C. Willbrand. Business Investment Corp. operated the property as a women's rooming house during the 1962-63 school year, then rented it to Delta Sigma Phi Fraternity starting with the 1963-64 school year.

Beta Beta Alumni of Delta Sigma Phi, Inc., purchased the property on July 28, 1966, for \$23,500. It owned the property until September 2013, when it sold to Phi Gamma Delta Fraternity for \$1.2 million.