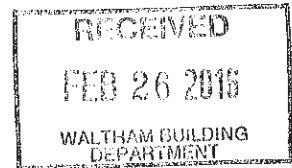


CONNORS & CONNORS LLP  
ATTORNEYS AT LAW  
6 LEXINGTON STREET, THIRD FLOOR  
WALTHAM, MASSACHUSETTS 02452-4416  
TEL: 781-894-6000 • FAX: 781-894-6848



MICHAEL R. CONNORS, ESQ.

email: mconnors@connorslaws.com

ALSO ADMITTED IN  
NEW HAMPSHIRE

February 26, 2016  
Hand Delivered

William L. Forte  
Building Inspector  
City of Waltham  
119 School Street  
Waltham, Massachusetts 02451

Re: Demolition Delay Determination by the Waltham Historical Commission  
Brandeis University – 415 South Street -- Usen Castle

Dear Mr. Forte:

Enclosed herewith please find the following documents as to the above:

1. Application for Demolition Delay Determination by the Waltham Historical Commission. This Application includes an attached narrative as well as a copy of information obtained from the Massachusetts Cultural Resource Information System website for Inventory No. WLT.273 dated October 9, 2015;
2. Usen Castle - Existing Conditions Photos dated February 23, 2016;
3. Brandeis University Aerial Photo;
4. Floor Constraints Plans;
5. Aerial View – Castle A & B and New 160-Bed Residence Hall;
6. Floor Plans for 160-Bed Residence Hall; and
7. Usen Castle Project Team.

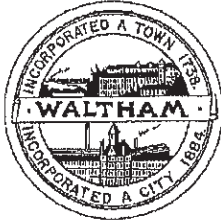
If you have any questions or comments, please let me know.

Very truly yours,

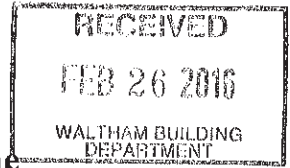
A handwritten signature in black ink, appearing to read "Michael R. Connors".

Michael R. Connors

cc: Brandeis University  
File No. 15-1028



Waltham Historical Commission  
610 Main Street, Waltham, MA 02452  
WHC@city.waltham.ma.us



**Application for Demolition Delay Determination by the  
Waltham Historical Commission**

Date Received by Building Department: \_\_\_\_\_

**PROJECT INFORMATION**

Address of proposed Demolition: Brandeis Univ., Usen Castle, 415 South St.

Type of Structure to be demolished (Check all that apply):

House \_\_\_\_\_ Garage \_\_\_\_\_ Shed \_\_\_\_\_ Non-Residential \_\_\_\_\_ Other X

If other, please describe: College Residence Hall

Please include photo(s) of the structure to be demolished.

When was the structure built: 1928-1940 Source of information: MHC Inv. Form

Is the structure on the National Registry of Historic Places? Yes X No \_\_\_\_\_

Reason for Demolition: See attached narrative

Description of the reuse, reconstruction or replacement: See attached narrative  
and conceptual plan for new 160-bed residence hall on north end of site

History of the property, include any relevant documentation: See attached narrative  
and MHC inventory form (WLT.273)

Property Owner/Applicant: *James W. Gray* 2/23/16  
Signature Date  
Jim Gray Brandeis - VP Campus Operations 781-736-4520 jwgray@brandeis.edu  
Print Name Address Phone E-mail

**NOTE:** This application must be submitted to the building department.



# Brandeis University

**Application for Demolition Delay Determination  
by the Waltham Historical Commission**

**2/23/2016**

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## Introduction

Over the past year, Brandeis University has carefully considered plans for the future of Usen Castle, one of the oldest buildings on campus. The Castle has long been a meaningful spot for generations of Brandeisians, most of whom know it as a residence hall and home to the University's coffee house, Chum's. Unfortunately, it was designed without an architect and built using low-quality materials and inconsistent workmanship, was not designed for student housing and does not function well as such, and is showing significant signs of deterioration.

A team of experts in the fields of architecture, engineering and construction was assembled to thoroughly study the Castle in the interest of considering long-term options for the Castle and the site in the context of Brandeis University's mission and strategic goals. Multiple scenarios were considered including: retention and repair of the entire Usen Castle complex, bringing it up to current building and accessibility codes; retention of a portion of Usen Castle and construction of a new residence hall on a portion of the site; and replacement of Usen Castle in its entirety with a new residence hall.

The resulting data were analyzed and it was concluded that removal of a portion of the Usen Castle is the most prudent and feasible course. Towers A and B, which are the best-preserved sections and encompass the Castle's most iconic and visible sections on the southern portion of the site, are proposed to be retained. The housing in these Tower sections will be closed down and unoccupied while the University further evaluates options and possible fundraising opportunities for these structures. Chum's Coffee House, located in the lowest level of Tower B, is planned to remain open and operational for the foreseeable future as further study is undertaken on Towers A and B.

This plan allows Brandeis to build a new residence hall on the north end of the Castle site that would meet modern standards of student living and energy efficiency, and would be designed to allow appropriate accessibility. The new building will accommodate approximately 160 students, a 60% increase over the current capacity of the Castle, thereby improving housing availability on campus. To accommodate the new student residences, Towers C, D and E, and Schwartz Hall, all near or beyond the end of their useful life, would be taken down.

The primary reasons behind this difficult decision by Brandeis are as follows:

1. Capital Costs — Total project cost of renovating all of the existing Castle buildings to modern student housing is projected to be between \$75 and \$90 million. This equates to a cost of \$700,000 to \$900,000 per bed which is 3-1/2 to 4 times the cost to produce a bed in a new residence hall.
2. Preservation Challenge — Given the poor quality of construction and significant degradation of the complex, our consultant team concluded that the majority of the structures (with the possible exception of Towers A and B) are in such poor condition that they cannot be preserved but rather would need to be completely reconstructed in any renovation scenario. Modifying the existing structure and wall system to perform as a modern structure would be extremely difficult if not impossible given the existing construction type and deteriorated building elements.
3. Operating and Maintenance Premium — The new residence hall can be designed and built to be highly energy efficient and will cost less on an ongoing basis to operate and maintain than a renovated or reconstructed Castle facility.

4. Housing Needs —Increasing the amount of on-campus housing is imperative for Brandeis, and the University is land-constrained. The Castle site, in the heart of the campus, is underutilized today. This project allows the University to increase its housing on the site by 60% while still retaining the most prominent portions of the Usen Castle, Towers A and B.
5. Residence Hall Requirements — Usen Castle was not designed to be a residence hall and falls short in many areas, including layout, accessibility, thermal performance, and the ability to keep moisture out of living spaces.

This application includes a brief history of the Castle; a description of the building's physical and programmatic constraints; a summary of building analyses undertaken to date; a review of the alternatives considered and the associated costs; and a description of the proposed project.

### **Usen Castle History**

Construction of Usen Castle began during the Great Depression in 1928 and was completed circa 1940 under the direction of Dr. John Hall Smith, the President and founder of Middlesex College. Smith built the facility to serve as the dining hall and administration building for the College after it relocated from East Cambridge in 1927. His plan and design were apparently inspired by Cavendish Castle in Ireland. The project was built without the benefit of a professional architect or engineer and the Castle's fieldstone and concrete construction utilized low-cost materials including recycled windows and mechanical fixtures, and stone from local farmland stone walls.

The Middlesex College of Medicine and Surgery, known primarily for its medical and veterinary schools, merged with the University of Massachusetts in 1937 to become Middlesex University. Due to its open admissions policy during an era of extreme religious and racial intolerance, a concerted effort was made by the American Medical Association to prevent the school from gaining accreditation, which prevented its graduates from practicing medicine. As a result, the Middlesex trustees transferred the charter and campus of the University to the foundation that was to establish Brandeis in 1946. Brandeis officially closed the medical school in 1947. In the 1950s, Brandeis converted the Castle to residential use.

In 1979 the Castle was listed in the National Register of Historic Places.

The Castle continues to serve as a residence hall and home to the University's coffee house, Cholmondeley's ("Chum's"). The complex is currently configured to house 122 students: 99 beds in Towers A through E and 23 beds in Schwartz Hall. However, because of deteriorating conditions, in the interests of student safety the University recently had to close Schwartz and take 10 rooms off-line in Usen, so there are currently only 89 students living at the Castle.

The University spent \$1.6 million over the past year with short-term solutions to prevent debris from falling off the building and to temporarily stabilize the parapet and exterior walls. The exterior and interior photographs included with this application show some of the current building conditions, including the use of netting and scaffolding to protect pedestrians and occupants.

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## **Brandeis University Housing Goals**

Brandeis University is committed to establishing a quality living environment for its students, facilitating strong leadership development of community members, and fostering the development of the individual. The University's approach to student housing focuses on building a community based upon mutual understanding and consideration and upholding the core values of citizenship, integrity, respect, civility, lifelong learning, and embracing diversity. The University's Department of Community Living (Housing) is committed to maintaining excellent facilities to provide students with a high quality, safe, accessible living experience.

Brandeis strives to house 90% or 3,241 of its undergraduate students in on-campus housing. The administration believes this is essential for the University to remain competitive against its peer institutions and to facilitate the positive community experience that is so important to the school. Today, Brandeis houses on-campus only 77%, or 2,783 students, 360 beds short of that goal.

## **Physical and Programmatic Constraints**

The University assembled a team of architects, engineers, construction experts, and other project consultants to evaluate Usen Castle in its consideration of how to best utilize the complex and site, while meeting the current and projected housing needs of the University. The following section summarizes Usen Castle's physical condition and constraints.

Usen Castle complex is segmented into six areas designated as Towers A, B, C, D, and E (all connected), and Schwartz Hall. The floor levels range between two and five stories, with a slender single story link between Towers A and E, which completes the enclosure of the Castle complex along the western edge. Schwartz Hall is a stand-alone two-story structure located to the northeast on the site. The complex's exterior consists of mass stonemasonry façade and parapets, built-up membrane roofs, and old, inefficient aluminum frame windows. Water migration through the roof, parapets, and deteriorated mortar joints has caused cracks in the stone façade and loose stonework. Recent repairs to the roof and façade were required in order to stabilize the stone exterior. At paths of travel, staging with overhead protection has been left in place to create an added level of safety.

Given the Castle's architecture, features of the complex make the buildings inefficient and a challenge to their functioning as a residence hall. With its narrow and single-loaded corridors, the floor plan is inefficient and does not create a sense of "hall" life. Restrooms are undersized for current student housing standards, do not meet accessibility requirements, and are in need of modernization. With all of the changes of level and the lack of elevators, common spaces located on upper floors within the Castle are inaccessible to students with disabilities. The use of fire escapes for emergency egress paths, the lack of fire sprinkler protection in student rooms, and door widths not meeting egress width requirements are all shortcomings that fail to meet today's life safety code requirements. Stairway dimensions, handrails, and nosings are non-compliant throughout the building. From an energy code perspective, the building envelope, with a lack of insulation, does not provide effective thermal resistance. This creates increased heating demands and higher energy consumption. The complex's interior finishes are showing significant age and wear, and many of the building systems are well past their expected lifespan and are operating inefficiently compared to today's energy consumption standards. The complex also lacks water-conserving plumbing fixtures and energy-efficient electrical systems. Lastly, the structural design of the building does not meet today's seismic code requirements.

In a mass stonemasonry building like Usen Castle, the masonry itself is the only means of weather protection in the exterior walls. Water is absorbed into the masonry during rain events and released back into the air through evaporation. The existing structure has no waterproofing or insulation.

It is not possible to incorporate insulation into an existing mass masonry wall system on the outside (without completely changing the appearance); the insulation would need to be added on the interior side of the wall. This would result in the loss of interior floor space, and it could also put the brick and stone masonry at risk for accelerated freeze-thaw damage as the exterior side of the wall would then be colder than the interior and would undergo a greater number of freeze thaw cycles.

Brandeis has studied various options for repairing the existing Castle façade, and the options fall into one of the following categories: 1) constructing an entirely new stone veneer with a cavity wall or 2) partial reconstruction and repair. The limitations of both of these options make them impractical or unrealistic.

The stone veneer option would involve creating an entirely new outer layer of stone veneer with a cavity between the veneer and the existing backup wall and a cavity-wall waterproofing system on the backup wall. Accordingly, this newly constructed veneer will not match the appearance of the existing building veneer. Using existing stones to construct the veneer may not be feasible due to their irregular shape and varying thickness and due to expected damage during deconstruction. This method also has the potential to create severe efflorescence problems as the flow of effluent will be concentrated at certain points on the building.

The partial reconstruction option involves targeting areas where the damage is most severe and making localized repairs. This work is extremely workmanship-sensitive, and upon completion the building will still perform as a mass masonry structure. As it does today, the building will absorb and retain moisture and will lack insulation and waterproofing. The building will continue to degrade and will require extensive inspection, maintenance, and ongoing repairs to address falling hazards and moisture infiltration. The repairs will likely result in a patched appearance on the façade depending on how well masons are able to match the existing appearance.

Given the extreme costs associated with repair and renovation of the entire complex, Brandeis has reluctantly concluded full renovation is neither affordable nor an effective solution to the housing challenges faced by the University. Even if a full renovation were financially feasible, the resulting smaller on-campus housing stock compared to a new building scenario is far less desirable for Brandeis as well as for private renters and homeowners in the surrounding private market. An additional complicating factor is the buildings' narrow and irregular dimensions, making effective and efficient alternative uses difficult to imagine.

#### **Cost/Feasibility Analysis for Renovation Scenario vs. Replacement Scenario**

Utilizing existing-conditions data, a cost/feasibility analysis was undertaken to consider a) estimated costs to renovate and restore the entire building as an undergraduate residence hall, bringing it up to building and accessibility codes, yielding a cost-per-bed analysis; b) estimated costs to replace the entire building with a new residence hall designed for the current student and University needs, yielding a cost-per-bed analysis; and c) estimated cost to retain Towers A and B (in their current condition and unoccupied), demolish Usen C–E and Schwartz Hall, and replace that portion of the Castle with a new residence hall.

	Total Project Costs (incl. hard/soft)	# Beds	Cost / Bed
<b>Scenario A — Renovation and Reconstruction</b> <ul style="list-style-type: none"> <li>• 30–40% of Towers A/B façade rebuilt</li> <li>• 100% façade reconstruction for C–E and Schwartz Hall</li> <li>• Loss of at least 15 beds in reconfiguration to address code, accessibility, right-sizing of bathrooms and configuration issues (e.g., in E, need to walk through rooms to get to rooms)</li> </ul>	\$75 – \$90M	105	\$700 – \$900K
<b>Scenario B — Demo and New Construction</b> <ul style="list-style-type: none"> <li>• Demo all existing structures</li> <li>• Replace with new 200-bed residence hall</li> </ul>	\$40M	200	\$200K
<b>Scenario C — Retain Portion and New Construction</b> <ul style="list-style-type: none"> <li>• Retain Towers A/B (in current condition but unoccupied except for Chum’s)</li> <li>• Demo C–E and Schwartz Hall</li> <li>• Build new 160-bed residence hall</li> </ul>	\$37M	160	\$230K

**Plan for Portions to Remain — Usen Towers A and B**

Given that Usen Towers A and B are the most prominent structures on the site and are in slightly better physical condition than the other sections of the Castle, Brandeis has decided to retain these structures for further study. After the fall semester of 2016, the buildings will be unoccupied except for Chums until the University is able to identify a funding source for renovation and renewal of Towers A and B to once again provide residence hall beds or possibly for an alternative use. Towers A and B are the only portions of the complex visible from South Street. They are also the tallest and most visible sections from on-campus vantage points as well.

**Proposed New Building Project**

Project plans call for the construction of a 160-bed residence hall on the northern side of the site, approximately 100 feet from Towers A and B (refer to attached William Rawn Associates conceptual plan). The design incorporates a mix of single and double bedrooms with common bathrooms and common/community rooms distributed throughout the building. The project is proposed to be four stories and is planned to be lower in height than the portion of Usen that is proposed to remain (Towers A and B).

The building is sited to allow easy pedestrian pathway connections from the academic campus buildings to the west through the Castle site to East Quadrangle, another undergraduate residential complex on the eastern edge of the Castle property. Brandeis conceives of this new residence hall as not only creating modern, energy efficient housing for an increased number of students but also as an important opportunity to create stronger connections between areas of the north campus.



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Several key planning principles have been identified to guide the design of the new residence hall:

1. Develop the new residence hall around a new outdoor “quad,” one that is open on the east side towards East Quad.
2. Make this quad accessible to all students rather than only residence hall residents, in a manner akin to the Castle today.
3. Connect the new residence hall and quad more strongly to East Quad with new walkways that help knit together a broader residential community.

This new project on the Castle site will not try to emulate Usen in appearance. At the same time, the varied massing of Usen is instructive for creating a building that fits its context. In this manner, the new residence hall will be respectful of Usen Castle by having a varied “skyline” with some areas taller than others. Likewise, the building is planned to be broken down into clearly recognizable zones so that it feels smaller as a whole.

As noted, the height of the new building is planned to be lower than Towers A and B to ensure that when they are viewed from the south (and South Street), Towers A and B remain dominant in one’s field of view. In addition, Brandeis is deeply committed to documenting the history of the Castle and featuring it in an appropriate way at the University, either in the new residence hall, the library, or another public location at the University.

Although the Project is still in the early planning phase, the anticipated timeline is as follows:

- Architectural plans for the new residence hall will be finalized in late 2016, with input from a Brandeis advisory group composed of faculty, trustees, alumni, staff and students. The project team will also work with officials from the City of Waltham, including the Waltham Historical Commission, during this stage and seek all necessary approvals.
- Students will be able to live in portions of the Castle through the end of the fall 2016 semester.
- Site work is expected to begin in spring 2017. The portions of the Castle to be removed will be taken down after the 2017 spring semester ends.
- Construction of the new residence hall will begin in June or July 2017 and is expected to be completed by August 2018.
- Chum’s will be able to remain open during the construction period, and beyond.

## **Conclusion**

Brandeis University’s analyses were undertaken with the knowledge and deep understanding that Usen Castle is a beloved Brandeis and local icon. Despite the building’s deteriorated condition, inflexible and inefficient design, and the University’s significant need for on-campus housing, the building’s historical prominence is the driving force behind the University’s decision to retain Towers A and B, construct a new residence hall on the north portion of the site, and work toward a viable plan to renovate and repurpose the remaining Usen structures. In addition to photographically documenting the building, the University welcomes the opportunity to engage the Brandeis and Waltham communities in considering ways to memorialize Usen Castle prior to the project commencing later in 2016.

**Exhibits**

1. Copy of Historic Documentation
2. Aerial View of Property (indicating Usen Castle sections A–E plus Schwartz Hall)
3. Existing Usen Floor Plans (with notations and select images)
4. Existing Photographs — Exterior and Interior
5. Proposed Plan for Retaining Usen Towers A and B plus New 160-bed Residence Hall (includes preliminary site plan and picture of wood model)
6. Brandeis Project Team

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	WLT.273
<b>Historic Name:</b>	Castle, The - Middlesex Medical School
<b>Common Name:</b>	Usen Castle - Brandeis Castle
<b>Address:</b>	415 South St
<b>City/Town:</b>	Waltham
<b>Village/Neighborhood:</b>	Westend
<b>Local No:</b>	26-A-3
<b>Year Constructed:</b>	
<b>Architect(s):</b>	Smith, John Hall
<b>Architectural Style(s):</b>	English Revival
<b>Use(s):</b>	College or University; Dormitory; Other Medical
<b>Significance:</b>	Architecture; Education; Health Medicine
<b>Area(s):</b>	
<b>Designation(s):</b>	Nat'l Register Individual Property (4/9/1979)
<b>Building Materials(s):</b>	Wall: Cobblestone; Stone, Cut; Concrete Unspecified; Glass



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site ([www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)) under the subject heading "MHC Forms."

Commonwealth of Massachusetts  
Massachusetts Historical Commission  
220 Morrissey Boulevard, Boston, Massachusetts 02125  
[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

This file was accessed on:

Friday, October 09, 2015 at 7:05: PM



FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, State House, Boston

In Area no. <u>26-A-3</u>	Form no. <u>1977B</u> <u>273</u>
<del>To be designated by</del> <u>Aug. 30, 1977</u>	

NRWD  
4/9/79

1. Town Waltham *Pl. Westland USGS. Natick*

Address Brandeis University

Name Usen Castle

Present use Student dormitory, with  
Coffee house and large Commons Room

Present owner Brandeis University

3. Description:

Date 1928 -

Source Blue Prints @ Buildings &  
Grounds Office - Brandeis U.  
Style Medieval - Norman/ Castellated-  
Gothic

Architect John Hall Smith

Exterior wall fabric Fieldstone & Concrete

7000 Sq. Ft. 3 Story, rectangular  
Outbuildings (describe) dorm. in same style  
visually & functionally part of Castle complex  
Other features Series of 6 sections

all connected to encircle a central courtyard, pinnacled towers, crenelated cornices, experimentation with colored concrete, ceramic inlaid ornaments, exotic mosaic ceiling in vaulted section "F"

Altered internally Date 1948

Moved renovated Date 1975 - 1977

5. Lot size: Situated on Brandeis Campus  
of approx. 125 acres

One acre or less Over one acre

Approximate frontage does not apply -

Approximate distance of building from street

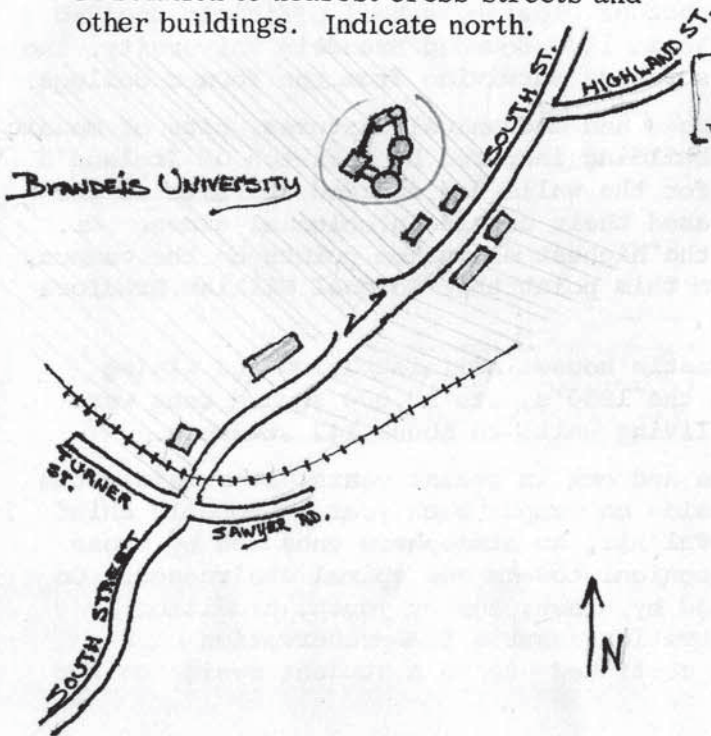
320 ft. from South Street

6. Recorded by Joel E. Grushkin, Student  
of Architectural History and Director  
Organization of Waltham Historic Survey  
Proceedures.

Date May 30, 1977

2. Photo *Attached - REAR*  
(3x3" or 3x5")  
Staple to left side of form  
Photo number \_\_\_\_\_

4. Map. Draw sketch of building location  
in relation to nearest cross streets and  
other buildings. Indicate north.



DO NOT WRITE IN THIS SPACE  
USGS Quadrant \_\_\_\_\_  
MHC Photo no. \_\_\_\_\_

RECEIVED

(over)  
NOV 8 1977

MASS. HIST. COMM.



7. Original owner (if known) Middlesex Medical School

Original use Academic: Laboratories, Lecture Halls, Offices, Projection Room

Subsequent uses (if any) and dates 1948 - Adapted by Brandeis U. into dormitories, dining hall, Commons Room, Cafeteria, Art Studio

8. Themes (check as many as applicable) 1976 - Dining Room converted to Dorms.

Aboriginal	_____	Conservation	<input checked="" type="checkbox"/>	Recreation	_____
Agricultural	_____	Education	<input checked="" type="checkbox"/>	Religion	_____
● Architectural	<input checked="" type="checkbox"/>	Exploration/ settlement	_____	Science/ invention	<input checked="" type="checkbox"/>
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community development	_____				

9. Historical significance (include explanation of themes checked above)

The Usen Castle is a most unusual and historically significant building. It was built by Dr. John Hall Smith, founder of Middlesex Medical School, in 1928. In 1945 the school had been forced out of existence by the simple fact that few of its graduates were granted licenses to practice. Facing the immediate prospect of closing, school officials decided to pass its property and charter on to a group who in 1948 founded Brandeis University. The structure is one of two buildings on the Brandeis campus surviving from the former college.

Employing local labor, and using second-hand windows and mechanical fixtures, bits of mosaic and painted decoration, Dr. Smith constructed a building inspired by a sketch of Ireland's Cavendish Castle. The fieldstone that was used for the walls had divided the site of the campus into narrow strips where local farmers grazed their cattle in colonial times. Dr. Smith built his Castle atop Boston Rock, one of the highest elevation points on the campus, and the entire Boston area as well. It was from this point that Colonel William Bradford first surveyed Boston in the mid-17th century.

In the early years of Brandeis University, the Castle housed administrative and dining services as well as student dormitory space. In the 1950's, its 50,000 square feet were remodeled into ninety single, double and larger living units to house 142 students.

Although the Castle had been deteriorating inside and out in recent years, it remained the overwhelming choice of the 2,100 students who reside on campus each year. Probably chief among the Castle's many attractions is its medieval air, an atmosphere enhanced by stone archways, sharply defined battlements, turrets, conical towers and spiral staircases. On this modern campus, it represents stone surrounded by glass, age by youth, tradition by innovation and change. The Castle's recent restoration assures the preservation of a symbolic historical structure and the building's continued use as a student residence for many decades to come.

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Interview with C. Ruggles Smith-son of architect; with Abram L. Sachar-Chancellor of Brandeis University; with Archie Riskin-1948 reconstruction architect.

Castle Plans-Office of Buildings and Grounds, Brandeis University

Eero Saarinen: Master Plan-Brandeis University Library Archives

Personally collected archivistic materials-photographs and documents

Andrews, Wayne, Architecture, Ambition and Americans, N.Y., 1964

Goldstein, Israel, Brandeis University: Chapter of its Founding, N.Y., 1951

Brandeis Under Construction-Exhibition catalog - The Poses Institute of Fine Arts, Brandeis University, 1972







