

**CULTURAL RESOURCES INVENTORY – LANDSCAPES \* OLMSTED PROJECT COVER SHEET**

Please submit completed form to: Architectural Survey Coordinator  
State Historic Preservation Office, Connecticut Department of Economic and Community Development  
450 Columbus Boulevard, Suite 5, Hartford, CT 06103

<b>I D E N T I F I C A T I O N</b>	<b>PROPERTY NAME</b> (Current/Historic)		
	Butterworth Hall, University of Hartford Entrepreneurial Center / Charles F.T. Seaverns House		
	<b>COUNTY</b>	<b>TOWN/CITY</b>	<b>VILLAGE</b>
	Hartford	Hartford	
	<b>JOB NUMBER</b>		
	<b>Primary:</b> 06568 <b>Related Job Numbers:</b>		
	<b>Landscape Type</b>		
	<input type="checkbox"/> Park, Parkway, Recreation Area. Scenic Reservation <input type="checkbox"/> City/Regional Plan, Improvement Project <input type="checkbox"/> Subdivision, Suburban Community <input type="checkbox"/> College/School Campus <input type="checkbox"/> Grounds of Residential Institution <input type="checkbox"/> Grounds of Public Building <input checked="" type="checkbox"/> Private Estate / Homestead <input type="checkbox"/> Cemetery / Burial Lot / Memorial / Monument <input type="checkbox"/> Grounds of Commercial / Industrial Building <input type="checkbox"/> Country Club / Resort, Hotel, Club <input type="checkbox"/> Grounds of Church <input type="checkbox"/> Arboretum, Garden <input type="checkbox"/> Exhibition, Fair <input type="checkbox"/> Miscellaneous		
	<b>DATE OF ORIGINAL PROJECT:</b> 1917-1919		
	<b>SUBSEQUENT PROJECTS:</b> 1972		

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**DESIGNER(S) (primary)**

- Frederick Law Olmsted, Sr.
- John Charles Olmsted
- Frederick Law Olmsted, Jr.
- Other firm member(s): J.F.D. and S.W. (full names to be researched)
- Other notes:

Other Designers (prior to or following Olmsted project):

**Repositories consulted with source materials**

- Frederick Law Olmsted National Historic Site, Olmsted Archives (online albums)
- Library of Congress
- Olmsted Online (OlmstedOnline.org)
- National Archives and Record Administration
- Connecticut State Library
- Hartford History Center
- Other:

**Observations regarding features characteristic of Olmsted firm design**

Olmsted Brothers Landscape Architects prepared plans for the development of the estate of Charles F.T. Seaverns in 1917 at the time the house was built. These were followed by more detailed planting plans for the estate in 1919. Plans indicate the siting of the house, a curving driveway leading to a circular turnaround in front of the house arising from Asylum Avenue, a service road and yard, and porch and broad oval lawn edged by a formally arranged flower and vegetable garden to the other side of the house. A garage was sited behind a hedge beyond the vegetable garden, accessed from a separate entrance road arising from Elizabeth Street, which intersects Asylum along the margin of the property. The 1919 plans provide detailed planting information, with a simplified plan for the flower and vegetable garden area that includes a greenhouse, pergola, and hotbeds. It appears that the entrance drive, circular turnaround, service yard, garage, and many of the plantings were implemented.

Much of the entrance sequence designed by the Olmsted Brothers design for the property remains evident today, although the northern end of the driveway no longer extends to Asylum Avenue. The lawn area and plantings between the principal façade and Asylum Avenue survive, along with many plantings

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along Elizabeth Street. Several buildings have been added to the property to the south and southeast of the main house to accommodate use by the Hartford College for Women. A building stands on the site of the original garage that is accessed from Elizabeth Street. Due to the fact that permission to access the property was not granted, portions of the site were not observed from perimeter roads, including the building that may be the original garage. Presently part of the University of Hartford, the property no longer functions as a residence. The property retains elements of the Olmsted Brothers design today, including its shape and relationship to Asylum Avenue and Elizabeth Street, the entrance drive from Asylum Avenue, oval turnaround in front of the house, and graded lawn and plantings to the east of the house. While the property possesses integrity of location and setting, the additions to the property and changes in use have diminished integrity of association and feeling, as well as design, workmanship and materials.

The Seaverns residence was designed by the firm of Goodwin, Bullard & Woolsey in 1917, with landscape plans prepared by Olmsted Brothers Landscape Architects. Mrs. Seaverns was the granddaughter of Rev. Horace Bushnell, who also had a long-time relationship with the Olmsted family and firm. She was a member of the Garden Club of Hartford. The property was known for its rare shrubs, beautiful trees, and native wildflowers, likely resulting from the Olmsted Brothers design. Mr. Seaverns died in 1956. The property was later left to the Hartford College for Women and in 1958 became the school's campus. It is now part of the University of Hartford. Several buildings were later added to the property to support institutional uses.

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I D E N T I F I C A T I O N	<b>PROPERTY NAME</b> (Current/Historic) Butterworth Hall, University of Hartford Entrepreneurial Center / Charles F.T. Seaverns House (Job #06568)													
	<b>COUNTY</b> Hartford	<b>TOWN/CITY</b> Hartford	<b>VILLAGE</b>											
	<b>STREET AND NUMBER (and/or location)</b> 1265 Asylum Ave													
	<b>OWNER(S)</b> <input checked="" type="checkbox"/> PRIVATE <input type="checkbox"/> MUNICIPAL <input type="checkbox"/> STATE <input type="checkbox"/> FEDERAL <input type="checkbox"/> TRIBAL <input type="checkbox"/> EASEMENT University of Hartford													
	<b>LAT/LONG COORDINATES</b> <input checked="" type="checkbox"/> Center Point <input type="checkbox"/> Polygon 41.774091, -72.705662													
	<b>PARCEL INFORMATION</b> <b>Acres:</b> 6.1 <b>PID(s):</b> <b>MBLU(s):</b> 312002005													
	<b>USE (Present)</b> Institutional		<b>(Historic)</b> Residential											
	<b>SURVEY TYPE</b> <input checked="" type="checkbox"/> Reconnaissance-Level <input type="checkbox"/> Intensive-Level													
	D E S C R I P T I O N	<b>LANDSCAPE TYPE</b> (Check all that apply) <input checked="" type="checkbox"/> Designed <input type="checkbox"/> Vernacular <input type="checkbox"/> Cultural/Ethnographic <input type="checkbox"/> Agricultural <input type="checkbox"/> Linear <input type="checkbox"/> System/Multi-Site <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional <input type="checkbox"/> Maritime <input type="checkbox"/> Green <input type="checkbox"/> Park- Active Recreation <input type="checkbox"/> Park-Passive Recreation or Commemorative <input type="checkbox"/> Other – specify:												
		<b>DATE OR PERIOD</b> (Include source of date) 1917-1919; 1972 (Olmsted Research Guide Online)												
<b>DESIGNERS</b> (Entities that created, designed, constructed, or shaped the landscape) Olmsted Brothers Landscape Architects														
<b>DESIGN SCOPE</b> (For designed landscapes, explain what work was commissioned.) Although it is not clear whether they were involved in the siting of the house and garage, the firm prepared plans that addressed site planning for use areas, grading, planting, circulation, and the design of gardens.														
<b>LOCATION OF DRAWINGS/IMAGES/SOURCE MATERIAL</b> Frederick Law Olmsted National Historic Site; Library of Congress														
<b>VISUAL ASSESSMENT SUMMARY</b> (Check boxes for the qualities that are key features of this landscape. If attaching descriptive narrative, consider these categories.)  <table border="0"> <tr> <td><input checked="" type="checkbox"/> <b>Layout &amp; Spatial Relationships</b></td> <td><input type="checkbox"/> <b>Water Features</b></td> </tr> <tr> <td><input checked="" type="checkbox"/> <b>Circulation</b></td> <td><input type="checkbox"/> <b>Drainage</b></td> </tr> <tr> <td><input checked="" type="checkbox"/> <b>Topography</b></td> <td><input type="checkbox"/> <b>Buildings/Structures/Objects</b></td> </tr> <tr> <td><input checked="" type="checkbox"/> <b>Plantings/Vegetation</b></td> <td><input type="checkbox"/> <b>Recreational Space</b></td> </tr> <tr> <td><input type="checkbox"/> <b>Views &amp; Vistas</b></td> <td><input type="checkbox"/> <b>Other:</b></td> </tr> <tr> <td><input type="checkbox"/> <b>Boundaries</b></td> <td><input type="checkbox"/> <b>Design Style:</b> Country Place</td> </tr> </table>			<input checked="" type="checkbox"/> <b>Layout &amp; Spatial Relationships</b>	<input type="checkbox"/> <b>Water Features</b>	<input checked="" type="checkbox"/> <b>Circulation</b>	<input type="checkbox"/> <b>Drainage</b>	<input checked="" type="checkbox"/> <b>Topography</b>	<input type="checkbox"/> <b>Buildings/Structures/Objects</b>	<input checked="" type="checkbox"/> <b>Plantings/Vegetation</b>	<input type="checkbox"/> <b>Recreational Space</b>	<input type="checkbox"/> <b>Views &amp; Vistas</b>	<input type="checkbox"/> <b>Other:</b>	<input type="checkbox"/> <b>Boundaries</b>	<input type="checkbox"/> <b>Design Style:</b> Country Place
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<b>C O N D I T I O N</b>	<b>EXISTING CONDITION</b> <input checked="" type="checkbox"/> Recognizable <input type="checkbox"/> Not Extant/Not Recognizable Changes: The driveway has been truncated and several buildings added to the property		
	<b>POTENTIAL THREATS</b> <input type="checkbox"/> None Known <input checked="" type="checkbox"/> Infrastructure Improvements <input checked="" type="checkbox"/> Onsite Development <input type="checkbox"/> Adjacent Development <input type="checkbox"/> Vandalism <input type="checkbox"/> Overuse <input type="checkbox"/> Deferred Maintenance <input type="checkbox"/> Invasive Vegetation <input type="checkbox"/> Environmental – specify: _____ <input type="checkbox"/> Other – specify: _____		
<b>E N V I R O N M E N T</b>	<b>SETTING</b> (One sentence description) The property falls within a neighborhood of large homes and estates, some now housing institutions.		
	<b>VEGETATION</b> <input checked="" type="checkbox"/> Maintained Open Land <input type="checkbox"/> Natural Open Land <input type="checkbox"/> Woodland/Forest <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Specimen Plants <input type="checkbox"/> Other – specify: _____		
	<b>SLOPE</b> <input checked="" type="checkbox"/> Level/Nearly Level <input type="checkbox"/> Moderate Slope <input type="checkbox"/> Steep Slope                      Elevation (ASML): 78		
	<b>CONNECTICUT PHYSIOGRAPHIC PROVINCE (Eco-Region)</b> <input type="checkbox"/> Northwest Highlands <input type="checkbox"/> Western Uplands <input type="checkbox"/> Western Coastal Slope <input checked="" type="checkbox"/> Central Valley <input type="checkbox"/> Eastern Coastal Slope <input type="checkbox"/> Eastern Uplands Soil Description: Site composed of well-drained Brancroft silt loam and urban soils.		
<b>H I S T O R Y</b>	<b>SUMMARY</b> (Provide a brief overview in this space. More detailed narrative can be attached.) The Seaverns residence was designed by the firm of Goodwin, Bullard & Woolsey in 1917, with landscape plans prepared by Olmsted Brothers Landscape Architects. Mrs. Seaverns was the granddaughter of Rev. Horace Bushnell, who also had a long-time relationship with the Olmsted family and firm. The property was known for its rare shrubs, beautiful trees, and native wildflowers, likely resulting from the Olmsted Brothers design. Mr. Seaverns died in 1956, and the property was later left to the Hartford College for Women to become the school's campus. It is now part of the University of Hartford with several added buildings.		
	<b>NATIONAL REGISTER RECOMMENDATION</b> <b>Entered by:</b> <input type="checkbox"/> Recommended Eligible (Criterion <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D) <input type="checkbox"/> Not Eligible <input type="checkbox"/> Not Evaluated Explanation: Prospect Avenue Historic District; the landscape only marginally contributes NR Listed: <input checked="" type="checkbox"/> District-Contributing <input type="checkbox"/> District-Non-Contributing <input type="checkbox"/> Individual <input type="checkbox"/> Insufficient Documentation		
<b>R E P O R T E D B Y</b>	<b>NAME</b> Liz Sargent and Maeve Corcoran	<b>ORGANIZATION</b> Red Bridge Group	<b>DATE</b> December 2021
	<b>ADDRESS</b> 2100 Green Street, San Francisco, California 94123		
	<b>PHOTOGRAPHER</b> Liz Sargent	<b>DATE</b> September 16, 2021	<input checked="" type="checkbox"/> Permission to use photographs (public domain)
	<b>SURVEY METHOD</b> <input type="checkbox"/> Site Visit/In-Person Walkover <input checked="" type="checkbox"/> Drive-through/Windshield (no permission) <input type="checkbox"/> Digital Review Only		

**ATTACHMENTS (Include the following items in the PDF)**

- Location Map    Site Map    Photographs with captions    Historic Images (if applicable)  
 Narrative Description of Property    Historical Narrative of Property    References

**DESCRIPTION (Visual Assessment Summary)**

**Layout & Spatial Relationships:** The main house faces Asylum Avenue near its intersection with Elizabeth Street. The property features an entrance drive leading toward the house from Asylum and a circular turnaround in front of the house, with an extension to the west. The road continues to the southwest and a parking court and connects to an additional parcel to the south with a separate building that faces west toward Asylum Avenue. A drive enters the property northwest of the additional building and continues to a large building to the east. Beyond is a smaller building that may be a garage. To the east and northeast of the main house on the Seaverns parcel are two mid-twentieth century building additions along the entrance drive. Turf lawn is north of the house. Evergreen and shade tree plantings edge the property along Asylum Avenue and Elizabeth Street.

**Circulation:** The main entrance drive arises from Asylum Avenue near the intersection with Elizabeth Street. A circular turnaround is in front of the house. The drive extends south to an adjacent parcel and intersects a driveway that leads past an adjacent building to another larger building to the east. Parking areas edge the main house to the west and the building on the adjacent building to its west. An additional access road leads into the property from Elizabeth Street.

**Topography:** The center of the property is relatively level. The terrain descends to the north and east.

**Plantings/Vegetation:** Large evergreen and deciduous shade trees surround the house and edge the property boundaries and some roads. Turf edges the house to the rear as well as the entrance drive.

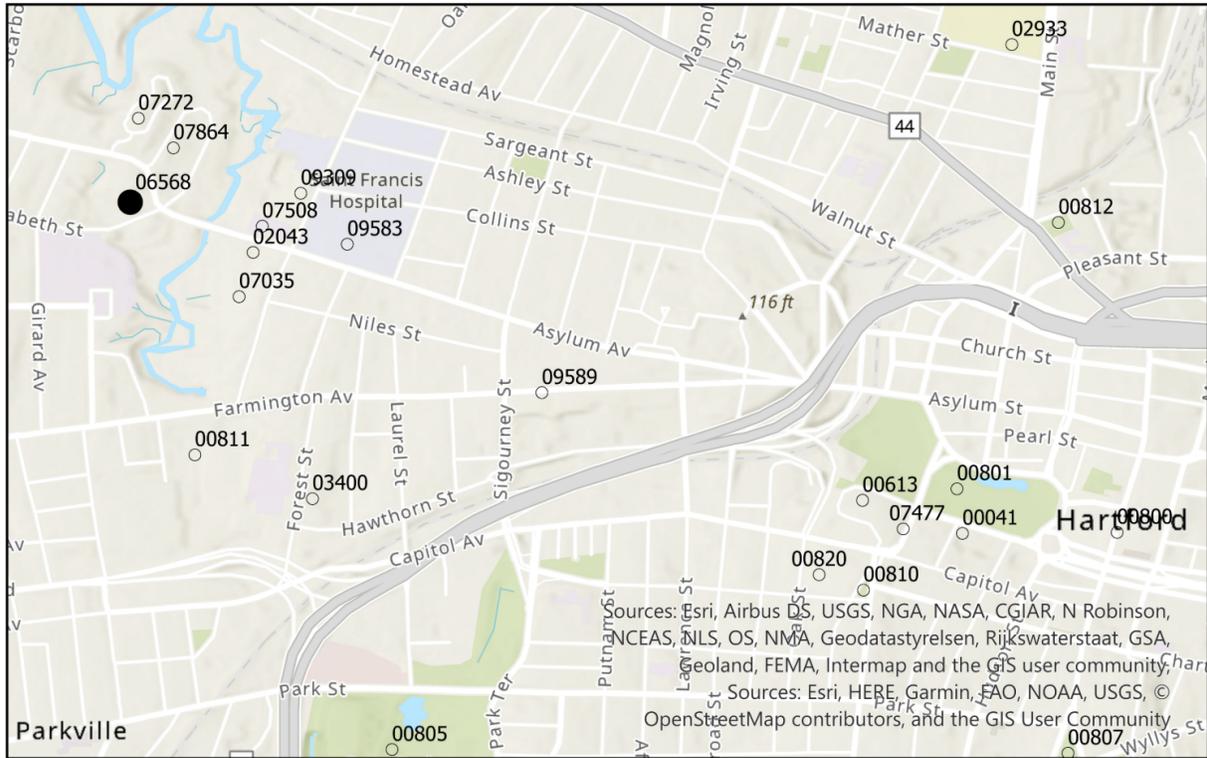
**Views & Vistas:** Views of the house are afforded from the entrance drive and Asylum Avenue.

**Buildings/Structures/Objects:** The brick main house is in the northwest portion of the property. There are two mid-twentieth century buildings northeast of the main house. A large building with an addition is located to the east of the main house. Another building is located to the south of the main house on an adjacent parcel. Two additional buildings are in the southeast corner of the property.

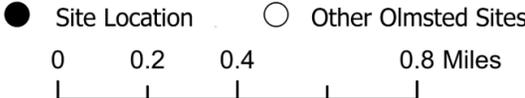
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CONTINUATION SHEET Charles F.T. Seaverns House (#06568) / 1265 Asylum Street, Hartford

**GRAPHICS**



JOB: 06568 LOCATION: Hartford

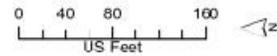


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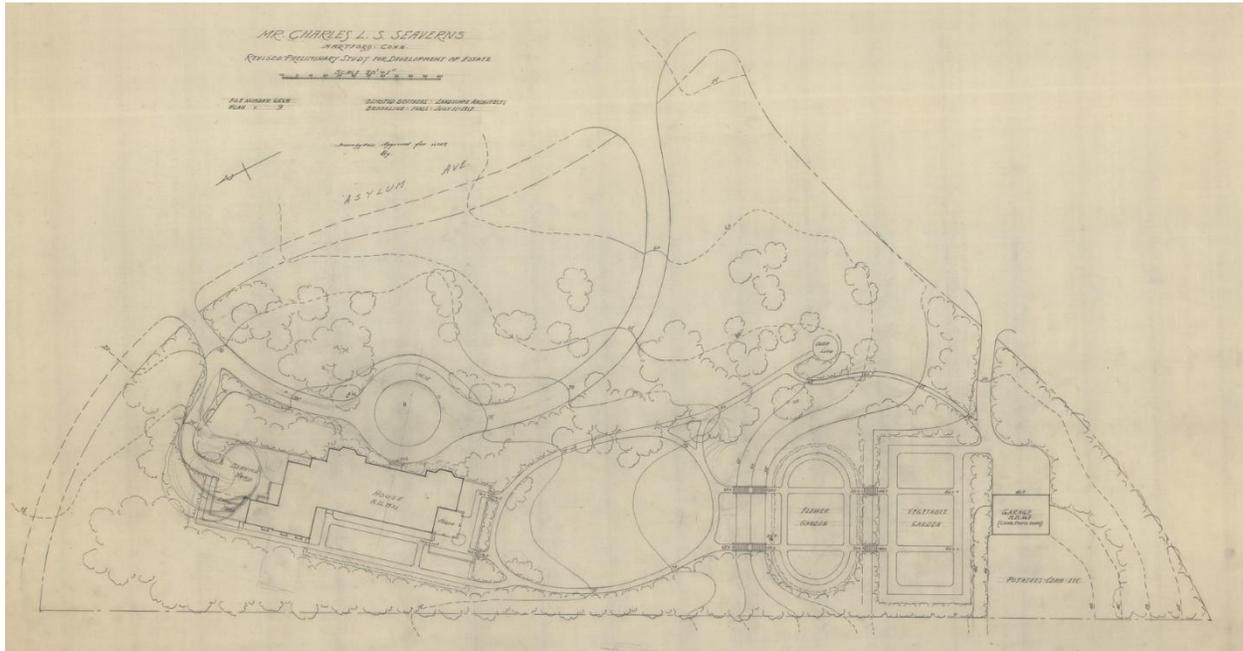
CONTINUATION SHEET Charles F.T. Seaverns House (#06568) / 1265 Asylum Street, Hartford



JOB: 06568 LOCATION: Hartford PROJECT: Charles Seaverns Home



CONTINUATION SHEET Charles F.T. Seaverns House (#06568) / 1265 Asylum Street, Hartford



Mr. Charles F. Seaverns Revised Preliminary Study for Development of Estate, 1917, Olmsted Brothers Landscape Architects. (Source: courtesy Frederick Law Olmsted National Historic Site)



Mr. Charles F. Seaverns General Planting Plan, 1917, Olmsted Brothers Landscape Architects. (Source: courtesy Frederick Law Olmsted National Historic Site)

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House & Garden's



©1914

THE APPROACH TO THE HOUSE

*The fault with a great deal of our domestic architecture is that no sufficient approach is provided. There is a requisite to an appreciation of architecture. The beauty of this home—the residence of C. F. T. Seaverns, Esq., at*

*Hartford, Ct.—is greatly enhanced by its dignified approach—the wide stretch of meadow and the lawn which are before it. Goodwin, Ballard & Hensley were the architects of the house. Olmstead, Bros., landscape architects.*

Photographs of the house in *House and Garden*. (Source: to be added)





View northwest toward the Seaverns residence from Asylum Avenue near its intersection with Elizabeth Street. (All photographs taken by authors in 2021 unless otherwise noted)



View northwest toward the principal façade of the Seaverns residence from entrance drive.

**CONTINUATION SHEET Charles F.T. Seaverns House (#06568) / 1265 Asylum Street, Hartford**



View south along the driveway past one of the buildings added to the property as part of the Hartford College for Women.



View southeast along the driveway as it approaches Asylum Street past another one of the buildings added to the property as part of the Hartford College for Women.



View southeast across the turf lawn and plantings between Asylum Avenue and the entrance drive to the house.