
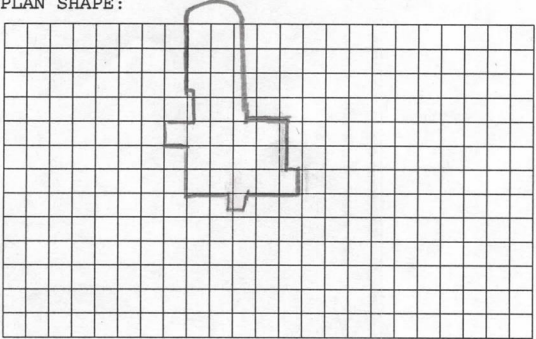


HISTORIC BUILDING INVENTORY RECORD

NOT FOR FIELD USE			
<input type="checkbox"/> Eligible	<input type="checkbox"/> Nominated		
<input type="checkbox"/> Det. Not Eligible	<input type="checkbox"/> Certified Rehab.		
<input type="checkbox"/> Date	<input type="checkbox"/>		

PROJECT NAME: Littleton Historic Buildings Survey 1997 (#97-01-082)		COUNTY: Arapahoe	CITY: Littleton	STATE ID NO.: 5AH729
		TEMPORARY NO.: 2077-16-2-17-003		
CURRENT BUILDING NAME: Geneva Lodge, Geneva National Home		OWNER: CITY OF LITTLETON 2255 W BERRY AVE LITTLETON CO 80120		
ADDRESS: 2305 W BERRY AVE Littleton, CO 80120		TOWNSHIP 5S RANGE 68W SECTION 16 SW 1/4 NW 1/4		
HISTORIC NAME: Sweet Home/Romoco Poultry Farm		U.S.G.S. QUAD NAME: Littleton, Colo. YEAR: 1965 (r. 1994) X 7.5' 15'		
DISTRICT NAME:		BLOCK: 1 LOT(S): 3 ADDITION: LITTLETON CENTER YR. OF ADDITION: 1976		
FILM ROLL NO.: 97-16 BY: Roger Whitacre	NEGATIVE NO.: 16	LOCATION OF NEGATIVES: Littleton Hist. Mus.	DATE OF CONSTRUCTION: ESTIMATE: 1920 c. ACTUAL: SOURCE: Photo 1916 and Newspapers	
			USE: PRESENT: Vacant HISTORIC: Residence	
			CONDITION: EXCELLENT X GOOD FAIR DETERIORATING	
			EXTENT OF ALTERATIONS: MINOR X MODERATE MAJOR DESCRIBE: Rear wing with solarium addition; handicap ramp.	
			CONTINUED YES X NO	
STYLE: Craftsman		STORIES: 1 1/2	ORIGINAL SITE X MOVED DATE(S) OF MOVE:	
MATERIALS: Wood, Brick, Stone		SQ. FOOTAGE: 6286	NATIONAL REGISTER ELIGIBILITY	
ARCHITECTURAL DESCRIPTION: Large wood frame building with irregular plan on brick foundation. Center section with broad front gable roof with overhanging eaves flanked by porches with side gable roofs. Gable-roofed porches supported by metal poles in front of entrance. Exposed purlins, rafter ends, knee braces and other structural members under eaves. Verge boards extend beyond eaves and have decorative ends. Composition roofing. Basement with deep set windows with heavy sandstone sills. Central main entrance has double doors with six small lights at top. Walls clad with square wood shingles of various widths. Front gable has two small vents. Three-part window above porch; 1/1-light double-hung windows on first story. Facade has one-story bay window with shed roof. West porch is enclosed by divided light casements. East porch screened and has <u>CONTINUED? X</u> YES NO Doric columns.			INDIVIDUAL: X YES NO	
			CONTRIBUTING TO DISTRICT: YES NO	
			LOCAL LANDMARK DESIGNATION: No NAME: DATE:	
			ASSOCIATED BUILDINGS? X YES NO TYPE: Apartments IF INVENTORIED, LIST ID NOS.:	
ADDITIONAL PAGES: YES X NO				

PLAN SHAPE: 	ARCHITECT: Unknown SOURCE: BUILDER/CONTRACTOR: Unknown SOURCE:	STATE ID NO.: 5AH729 ORIGINAL OWNER: Mr. & Mrs. Stuart L. Sweet SOURCE: Littleton Independent, 3-9-95 THEME(S): Colorado Town Form in Early Auto Era, 1920-45
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CONSTRUCTION HISTORY (DESCRIPTION, NAMES, DATES, ETC., RELATING TO MAJOR ALTERATIONS TO ORIGINAL STRUCTURE):
 Architectural Description, Cont.--Ornately decorated screen door on east porch. At bottom of porch steps is concrete plaque inscribed "Geneva National Home." Gabled dormers. Rear of building projects to north and ends with semi-circular solarium with divided light casements. North gable has exposed rafters and carved brackets. Handicap ramp with brick base and metal railings on west leading to solarium. Large brick chimney on west. Building surrounded by park land.

CONTINUED YES X NO

HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE):
 This building was utilized in the 1920s by Mr. and Mrs. Stuart L. Sweet as part of their Romoco Poultry Farm, which included a lake, vegetation, and about 2,000 chickens. There Stuart Sweet, an agricultural expert with degrees from the University of Kansas and Kansas State University, installed Littleton's first electrically heated incubator. On 7 Jan. 1927, the property was sold to the International Geneva Association, a fraternal and benevolent organization for men employed in the hotel and restaurant business. Founded in Geneva, Switzerland, in 1877, the organization had spread to the U.S. by the early twentieth century. The organization planned to remodel the property into a recreational home for its members, which then included more than 3,000 in the U.S. and 22,000 worldwide. Frank Haberl, asst. manager at the Brown Palace, selected the site. This was the only home established by the association in the United States, although there were others throughout the world. Association members came to the home to rest and spend vacations and the needy, old, sick, and incapacitated members, including those with tuberculosis, were cared for there. Usually about 10 to 15 men resided at the home, cared for by Elizabeth Rees. In 1941, a \$30,000 addition enlarged the home's capacity to 20 guests and included the solarium. In 1975, the City of Littleton purchased the property for \$675,000, planning to use it as the site for a new city hall. In 1986, the building was closed, reopening for a short period to house the Youth Employment Service and the Arapahoe Co. League of Woman Voters. In 1995, the City painted the building and replaced the roof studied plans for saving and reusing the building.

CONTINUED YES X NO

SIGNIFICANCE (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW):

ARCHITECTURAL SIGNIFICANCE: <input type="checkbox"/> REPRESENTS THE WORK OF A MASTER <input type="checkbox"/> POSSESSES HIGH ARTISTIC VALUES <input checked="" type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION	HISTORICAL SIGNIFICANCE: <input checked="" type="checkbox"/> ASSOCIATED WITH SIGNIFICANT PERSONS <input type="checkbox"/> ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS <input type="checkbox"/> CONTRIBUTES TO AN HISTORIC DISTRICT
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STATEMENT OF SIGNIFICANCE:
 The Geneva Home is significant for its association with the International Geneva Association, a fraternal and benevolent organization for men in the hotel and restaurant business, which purchased the property in 1927 as a retreat and care facility for its members. This was the only such home in the United States for the worldwide organization which operated similar facilities throughout the world. The home was operated by the association until 1986. The Geneva Home is representative of the Craftsman style, as reflected in the gabled roof with overhanging eaves, exposed rafters, and decorative beams; the shingled walls and brick foundation; the double-hung windows, triple window, and bay window; and the gabled porches.

CONTINUED YES X NO

REFERENCES (BE SPECIFIC):
 Litt. Hist. Museum files; Bemis Public Library Clipping files; Arap. Co. Assessor records; Litt. Independent, 22 July 1927, 14 Jan. 1927, 20 Aug. 1948, 26 June 1975, 3 July 1975, and 9 Mar. 1995; ; Rocky Mtn. News, 13 Mar. 1995; Litt. Sentinel Independent, 21 Nov. 1986; Colo. Hist. Soc., Hist. Bldg. Inventory Form 5AH729, August 1993; Houstoun Waring, Hou's Littleton (Littleton: Litt. Independent, 1981); Joseph Talamo, Pittsburga, Pa., Telephone Interview, June 1998.

CONTINUED YES X NO

SURVEYED BY: B. Norgren/T.H. & R.L. Simmons	AFFILIATION: Front Range Research Associates, Inc.	DATE: October 1997
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