**PROJECT NAME:** Littleton Historic Buildings
Survey 1997 (#97-01-082)  
**CURRENT BUILDING NAME:** Geneva Lodge, Geneva National Home
**ADDRESS:** 2305 W BERRY AVE  
Littleton, CO 80120
**HISTORIC NAME:** Sweet Home/Romoco Poultry Farm
**OWNER:** CITY OF LITTLETON  
2255 W BERRY AVE  
LITTLETON CO 80120
**LOCATION OF NEGATIVES:** Littleton Hist. Mus.
**DATE OF CONSTRUCTION:** ESTIMATE: 1920 c. ACTUAL: Photo 1916 and Newspapers
**CONDITION:** EXCELLENT X GOOD FAIR DETERIORATING
**USE:** Present: Vacant  
**HISTORIC:** Residence
**DATE:** 1965 (r. 1994) X 7.5' 15'
**STYLE:** Craftsman  
**STORIES:** 1 1/2
**MATERIALS:** Wood, Brick, Stone  
**SQ. FOOTAGE:** 6286
**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 covered columns.

**ADDRESS:** 2305 W BERRY AVE  
Littleton, CO 80120
**TOWNSHIP 5S**  
**RANGE 68W**  
**SECTION 16**  
**LOCATION OF ADDITION:** LITTLETON CENTER
** DATE:** 1976
**USE:** Present: Vacant  
**HISTORIC:** Residence
**DATE:** 1965 (r. 1994) X 7.5' 15'
**STYLE:** Craftsman
**STORIES:** 1 1/2
**MATERIALS:** Wood, Brick, Stone
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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.

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.

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.