

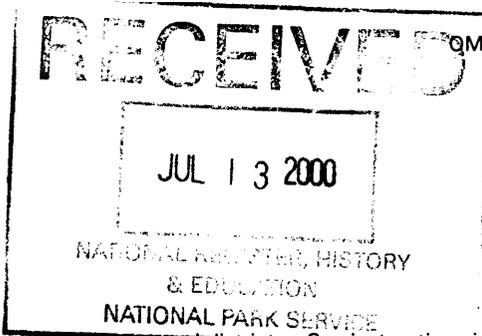
United States Department of the Interior
National Park Service

RECEIVED 2280

National Register of Historic Places
Registration Form

OCT 30 2000

NAT. REGISTER OF HISTORIC PLACES



930

This form is for use in nominating and requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Goddard Bungalow Court Historic District

other names/site number _____

2. Location

street & number 1410-21 Goddard Court, 1232 14th Street [N/A] not for publication

city or town Des Moines [N/A] vicinity

state Iowa code IA county Polk code 153 zip code 50314

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide [] locally. ([] see continuation sheet for additional comments).

Patricia Chalkins 7-10-00
Signature of certifying official/Title Date

STATE HISTORICAL SOCIETY OF IOWA
State or Federal agency and bureau

In my opinion, the property [] meets [] does not meet the National Register criteria. ([] See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.
- See continuation sheet.
- determined eligible for the National Register.
- See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Signature of the Keeper

Date of Action

Linda McClelland 11/21/00

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
12	2	buildings
1		sites
		structures
		objects
13	2	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

Des Moines Residential Growth And Development, 1900-1942; The Bungalow and Square House

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

Domestic/Single Dwelling

Current Functions

(Enter categories from instructions)

Domestic/single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Late 19th & Early 20th Century American Movements/bungalow

Other/vernacular/pyramid hip cottage

Materials

(Enter categories from instructions)

foundation brick

walls Wood/weatherboard

roof asphalt

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

A Property is associated with events that have made a significant contribution to the broad patterns of our history.

B Property is associated with the lives of persons significant in our past.

C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

A owned by a religious institution or used for religious purposes.

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

Community Planning and Development

Architecture

Architecture

Period of Significance

1916

Significant Dates

1916

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

N/A

Architect/Builder

Unknown

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

City of Des Moines

10. Geographical Data

Acreage of Property 1.67 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1 [1]5 [4]4[6]9[6]0 [4]6[0]5[4]5[0]
Zone Easting Northing

2 [1]5 [4]4[6]9[6]0 [4]6[0]5[5]5[0]
Zone Easting Northing

3 [1]5 [4]4[7]0[6]0 [4]6[0]5[4]8[0]

4 [1]5 [4]4[7]0[6]0 [4]6[0]5[5]2[0]
[] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title James E. Jacobsen

organization History Pays! Historic Preservation Consulting Firm date June 20, 2000

street & number 4411 Ingersoll Avenue telephone 515-274-325

city or town Des Moines state IA zip code 50312

Additional Documentation

Submit the following items with the complete form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Multiple, see attached list

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

National Register of Historic Places Continuation Sheet

**Goddard Bungalow Court Historic District
Polk County, Iowa**

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7. Narrative Description:

Additional Building Materials: Walls, wood shingle, metal/aluminum, synthetic/vinyl, stucco

Summary Statement:

Goddard Court is one of three examples of a "California bungalow court" in Des Moines and its construction in 1916, coincides with the first national appearance of the community or bungalow court concept. The court originally consisted of eleven bungalows and one pre-existing cottage, all of which were arranged around a cul-de-sac that exited east onto 14th Street. The other court examples were Veneman's and Lincoln Court. Veneman's Court, dates to 1924-26 and is similarly located immediately north of University Avenue, a major east/west Des Moines arterial route. Lincoln Court, located south of Grant, also dates to 1916 but was composed of a single line of east-facing bungalows. The California Bungalow Court idea consisted of a cul-de-sac circular drive that was surrounded by usually detached bungalows. The high-density concept was developed in response to the high cost and limited supply of level land in the Southern California urban centers. Later examples such as Veneman's eliminated the interior drives and substituted green space and sidewalks. This change reflects the impact of the automobile in court design. In Goddard Court no original provision was made for garages or driveways and even today there are but four garages.

The court is located just half a block north from University Avenue, formerly North Street, the original northern city boundary. University Avenue was a key arterial with access to streetcars and busses. Veneman's Court is located two miles east of Goddard Court and is on the east side of the Des Moines River.

Physical Description:

The court takes the form of an east-facing cul de sac, with an entrance off of 14th Street, immediately north of University Avenue. Nine bungalows and one earlier cottage originally encircled a grassed triangular island. The entire court is set on a flat parcel which is in turn centered within a larger city block. One bungalow (#1416) was lost to a fire, but the court is otherwise intact.

The district property count includes of 10 cottages/bungalows and a vacant lot (the former site of a bungalow), the court form itself counted as a site, and three garages. One cottage is non-contributing due to its early construction date. 1234 14th Street, while unrelated to the original court, is a later-date bungalow and forms half of the approach into the court. It is counted as contributing. Just one of the three garages is counted as non-contributing due to its recent construction date. Two pre-1955 garages are counted as contributing due to their age. The total resource count is 15, one cottage and one garage being judged as non-contributing. The bungalows are remarkably well preserved. Most retain their original siding and a few are covered with second-generation siding. The original Craftsman style detailing is unobscured and the court plan is still intact despite the lost of just one bungalow.

The northern tier of bungalows had garages on an alleyway that ran along the north or rear side of their parcels. The two westernmost houses had basement garages with front entrances. Two houses (#1413, 1416) had rear garages which were reached by means of a shared driveway.

The design arrangement of the bungalows is quite conscious. Not only does every façade in the court present twin gable fronts in some form, each bungalow has a mirror image twin set opposite it or diagonal to it. Each bungalow subset was originally represented by two examples of each variant. The two houses set along the south side of the entryway (#1412, 1410) are matched with reversed plans, as are #1421 and #1420 on the west side or back of the court. 1414 and 1418 Goddard Court on the south side of the court match 1417 Goddard Court, which is centered on the north side. 1416 Goddard Court and 1416 Goddard Court, were originally identical but the latter residence has been lost.

National Register of Historic Places

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Goddard Bungalow Court Historic District
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Lot sizes and shapes vary. Most lots are quite narrow, measuring just 40-45 feet in width, with lengths from 70 to 147 feet.

Property Types:

Section F of the multiple property document defines the bungalow and square house property types and the same subtype categories are employed in this district nomination. The same document defines the district property type. This district meets the criteria of that property type because it is residential in its makeup, it is comprised of detached single family houses and the square house and bungalow types, and in this case it comprises a large part of the same residential plat.

Goddard Court exhibits two gable front subsets. These were combined with side gable subsets to in a conscious effort to vary the appearance of the bungalows comprising the court.

The district's historical significance is based upon the collective and strongly concentrated assemblage of bungalow cottages and square houses. The descriptive analysis of particular cottage and house subtypes is intended to describe this collective grouping. The particular mix of subtypes is illustrative of the early range of cottage and house type plans, which typified pre-World War I residential construction in Des Moines. The district examples elaborate upon the multiple property documentation form's general typology but do not individually support the district significance.

Subtype I-D (combines a gable front with an offset front wing with a roof that is partly a continuation of the main roof plane): There are four examples of this subtype, 1232 14th Street, at the northeast corner, 1417 Goddard Court, on the north side, and 1418 and 1414 Goddard Court on the south side.



1418 Goddard Court
(photo by James Jacobsen, December 7, 1999)

1418 Goddard Court, shown above, is the best-preserved example of this subtype. The foundation is of brick and metal siding has covered the wood exterior, but the horizontal lines and trimwork remain exposed. The plan measures 25'x36' and contains five rooms (including two bedrooms).

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**Goddard Bungalow Court Historic District
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1414 Goddard Court, view southeast

Subtype I-E (gable front with separate, parallel gable front porch): There were two examples of this subtype originally. 1419 Goddard Court survives on the north side but 1416 Goddard Court, centered on the south side, burned or was demolished in 1993.



1419 Goddard Court
(photo by James Jacobsen, December 7, 1999)

Side Gable Bungalows:

There are four examples of the II-C subtype of this bungalow type.

Subtype II-C (single roof pitch, offset less than full width front porch): Two reversed or mirror image examples frame the rear of the court. These two bungalows are very well preserved. 1420 has a stucco exterior and 1421 has a stucco foundation and a wood shingle and weatherboard exterior. The special design feature of these bungalows is the presentation of paired gables, both of which share one roof plane. This treatment is the defining characteristic for the I-D bungalow which appears in four examples in the same court.

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Goddard Bungalow Court Historic District
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1420-1421 Goddard Court, mirror-image Subtype II-C bungalows, view west
(photo by James Jacobsen, December 7, 1999)

1410 and 1412 Goddard Court are also reversed or mirror image plans. Both flank the south entrance to the court. Each plan measures 36'x25' and contains five rooms (two bedrooms).



1410 and 1412 Goddard Court, reversed mirror images, view to southeast
(photo by James Jacobsen, December 7, 1999)



1412 Goddard Court, view southwest
(photo by James Jacobsen, December 7, 1999)

Other Property Types:

There is one pyramidal hip roof cottage (1415 Goddard Court, 1900) which measures 22'x37' and contains five rooms.

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Goddard Bungalow Court Historic District
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1415 Goddard Court (1900), view northwest, non-contributing property
(photo by James Jacobsen, December 7, 1999)

Outbuildings:

Only three properties have detached garages and two of these pre-date 1955.

Property List

Address:	Site #77-00924	Building Permit Date	Property Type	Contributing	Comments:
14th Street					
1232	925	1901 (not correct)	Bungalow, I-D	yes	asbestos shingle siding, over rug brick foundation, windows 1/1 lights
Goddard Court					
1410	926	1916	Bungalow, II-C	yes	reversed plan of 1412 Goddard Court, shingle over vertical board siding, stucco foundation, 4/1 windows, porch columns feature decorative blocks with triangular keys locked through them, two bedrooms
1412	927	1916	Bungalow, II-C	yes	reversed plan of 1410 Goddard Court, shingle/narrow clapboard/stucco foundation, 3/1 and 4/1 windows, exposed rafter ends treated with rounded sawtooth like cuts. Permastone cladding on porch, two bedrooms
1415	928	1901	Vernacular pyramid hip cottage	no	Core house measures 22'x37', brick foundation, narrow clapboard exterior
1415	928	1955	Detached garage	yes	20'x16' frame, front gable
1414	929	1916	Bungalow, I-D	yes	36'x25' core, 8'x14' front porch
1414	929	1946	Garage	yes	16'x20' frame, front gable
1416	none	N/A	Vacant lot	N/A	Site of subtype I-E Bungalow built in 1916, demolished 1993, twin to 1419 Goddard Court

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1417	930	1916	Bungalow, I-D	yes	clapboard/shingle/stucco foundation, picture window likely added, 4/1 windows, 900 square feet, two bedrooms
1417	930	1991	garage	no	24'x30' frame, gable front
1418		1916	Bungalow, I-D	yes	twin to 1417 Goddard Court opposite, clapboard/shingle, porch detailing carries corner post below rail level.
1419	932	1916	Bungalow, I-E	yes	twin to 1418 Goddard Court directly opposite, vertical siding, same porch detailing, two bedrooms
1420	933	1916	Bungalow, II-C	yes	reversed plan to 1421 Goddard Court, clap. and stucco gable faces, shingle walls/stucco found., 5/1 windows
1421	934	1916	Bungalow, II-C	yes	Reversal of 1420 Goddard Court, five room, two bedrooms, 36'x25' core

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**Goddard Bungalow Court Historic District
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8. Significance Statement:

Summary Statement:

Goddard Court is one of three distinctly different Des Moines examples of the "California bungalow court" to be found in Des Moines and its construction, by 1916, coincides with the first national appearance of the community or bungalow court concept. The court is significant under Criterion C as the best of two municipal bungalow courts in Des Moines and under Criterion A because this court represents the initial high point in popularity of the bungalow type and as such it is a higher density development form that developed out of the bungalow phenomenon. The early date of this court meant that little provision was made for parking automobiles beyond the usual provision of street access to the houses. The road access in this case assumed the form of a cul-de-sac. Veneman's Court (1924-26) and Lincoln Court (1916) are the other city court examples. Lincoln Court consisted of just one row of bungalows which faced east along a cul-de-sac and entry road. It has lost its historical integrity due to demolitions and the encroachment of institutional and commercial land uses. Veneman's Court lacks the central road entry and represents a later version of the court ideal. Both are being nominated under this multiple property nomination and each property is unique in terms of its design, timeframe and its bungalow forms. Goddard court was owner occupied and not a rental court. It was built collectively by its owners and was not a unified single developer effort as was Veneman's Court. Goddard court exemplifies the pre-automobile bungalow court because of its earlier construction date.

Three Des Moines historical contexts apply to the court district. "The 'Own Your Own Home' Campaign and Des Moines' Record Home Ownership Level, 1908-1942" applies because unlike Veneman's court, Goddard Court consisted of individually owned homes. Single family housing comprised a very high percentage of the city's residential properties and home ownership promotional efforts made the city the national leader in the percentage of home ownership. The square house and bungalow directly facilitated this remarkable achievement by providing relatively low-cost housing forms for a growing home-buying market.

The historical context "Transportation's Role in Fostering and Directing Residential Expansion, 1900-1942" similarly applies because the court was originally dependent upon proximity to streetcar service for its owners.. The court's development pre-dated the ascendancy of the automobile and garages came as an afterthought.

Finally the historical context "The Role of House Design, Construction and Marketing in Fostering and Influencing Des Moines Residential Construction and Expansion, 1900-1942" has application to this district because of the role played by the plat developers, owners and home builders in collectively building a bungalow court that celebrated that housing type and its design nuances. Mirror-image designs comprise the majority of the bungalows and these are carefully distributed around the court.

This nomination meets the registration requirements of Section F of the accompanying multiple property documentation form because the property type is a bungalow court as is defined by that document (see MPD, pp. 228-31 and 262-66). The bungalow court is treated in the multiple property document that accompanies this nomination. The court form is important in community planning development because it is thought to have served as the model for the motel/tourist camp complex which became popular following World War I. The high-density development model offered by the court concept is a measure of the broad-based popularity of the bungalow type and its flexible design use in the emergence of new urban housing forms. The court, in the form of the motel, reflects the long-term architectural contribution made by the bungalow.

Goddard Court was constructed c.1915-16 and its houses first appear in the 1916 Des Moines City Directory. This date coincides with the national popularity of the newly created high-density development model, the bungalow or community court. There is no identified single developer who was responsible for the court. The court was platted as Goddard's Subdivision of Lot 33, Original Plat, a part of the southwest quarter of Section 34, Township 79, Range 24, by Charles W. Goddard and wife on June 4, 1900. The lots excluded 1232 14th Street, which flanks the east entrance on the north, and were numbered in counter-clockwise fashion (see 1920 Sanborn Map below), ending with 1410 Goddard Court. The single cottage present on Lot 1 was the only developed lot following this original platting. T. R. Anderson purchased that lot on January 6, 1900. Lots 2, 3, 6, 7, 9

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Goddard Bungalow Court Historic District
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and 10 sold between 1902 and 1903. Lots 4, 5 and 8 sold between 1906 and 1908. The Goddards resided at 1614 12th Street as of 1916 (Transfer Book 8-2, p. 212; Book 8, p. 127; Book C-7, p. 264).

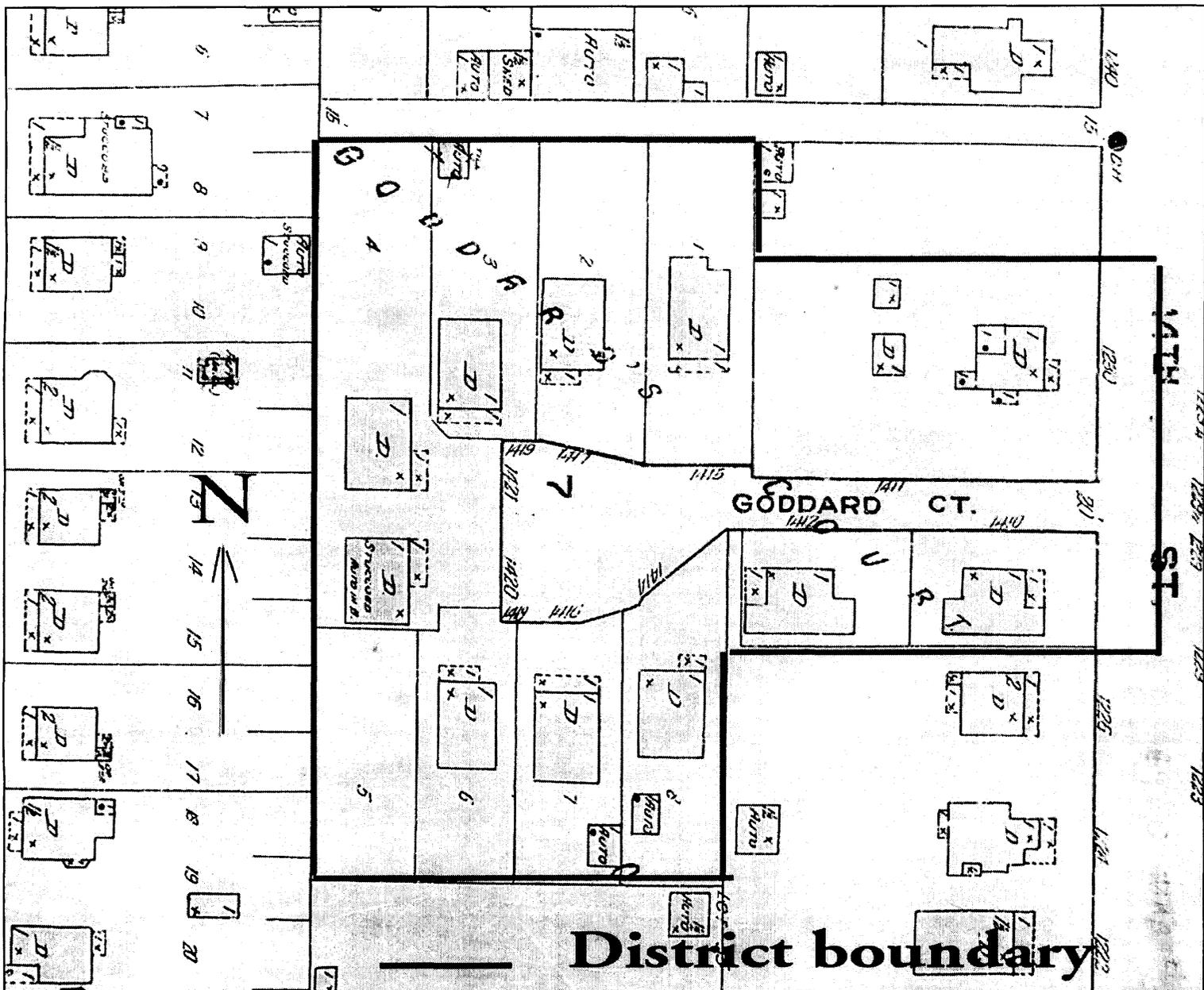
Despite this clear pattern of individual lot ownership, no residences were built between 1901 and c.1916 at which time the addresses first appear in city directories. The County Assessor also dates all of the houses to 1916. The first occupants had such professions as salesman, linotype operator (two, both worked for the *Daily News*), presser, railroad brakeman, decorator, and one widow (Des Moines City Directory, 1916, R. L. Polk).

Charles W. Goddard family, the apparent namesake of the court, resided at 1614 12th Street, two blocks east of the court as of 1916. There were other Goddard's in the city. Edward Goddard, railroad brakeman, lived at 920 Walker. Margaret Goddard, was a Deaconess at the Bidwell Deaconess Home, 1155 9th. Stanley Goddard was a postoffice foreman, and lived at 3119 Center Street.

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1920 Sanborn Fire Insurance Map (Plate 310)

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9. Major Bibliographic References:

All general sources are referenced in the multiple property document, Section I.

Polk County Assessors Data, Internet Website <http://www.assess.co.polk.ia.us> (all house photographs not otherwise credited were downloaded from this source, scanned and reproduced for this nomination)
Sanborn Fire Insurance Map, 1920, Sheet 310
1915, 1916 Des Moines City Directories

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10. Geographical Data

Boundary Description:

The district includes the ten lots of Goddard's Court and 1232 14th Street (the south 80 feet of LT, Original Plat, Southwest Quarter of Sec. 34-79-24.

Boundary Justification:

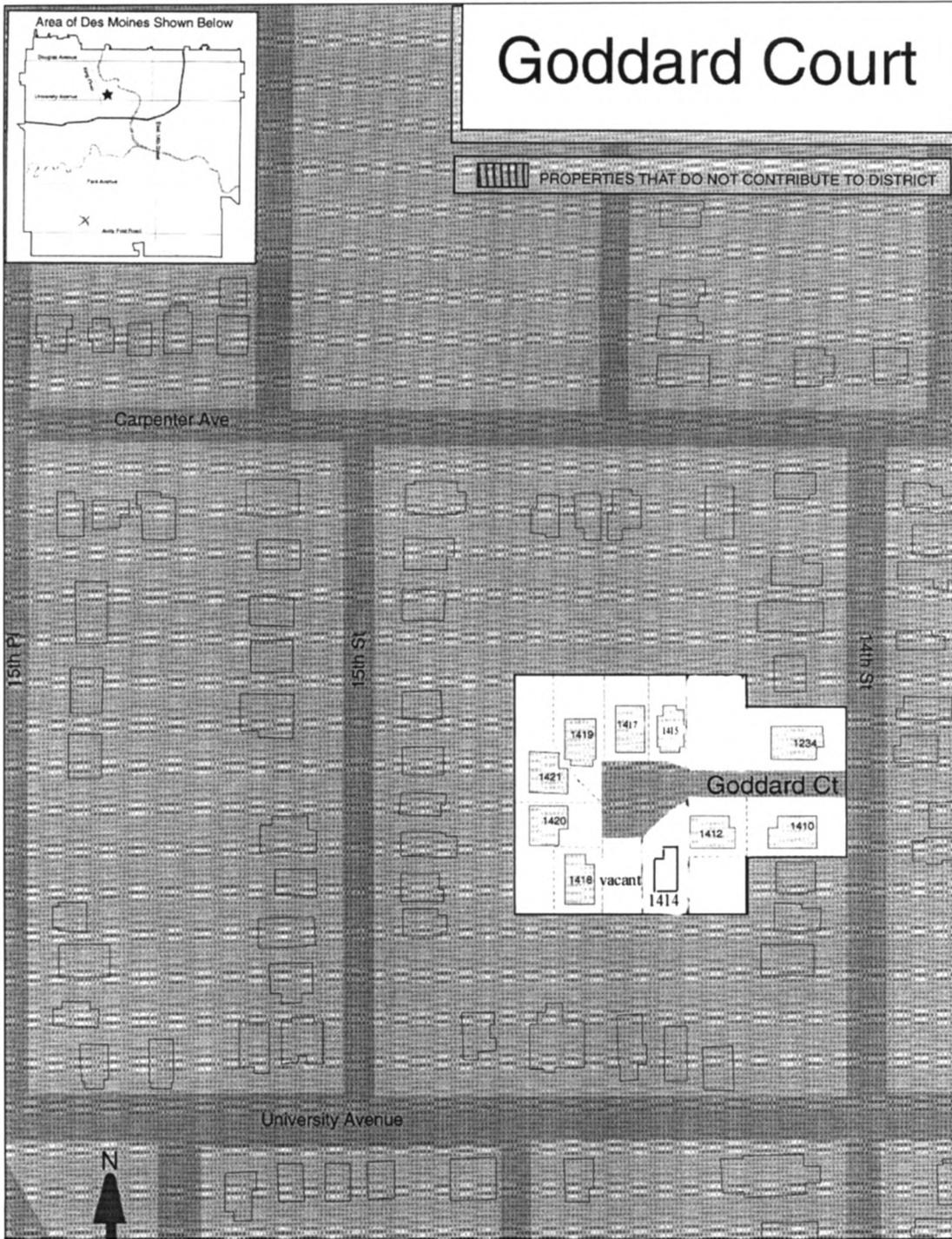
The entirety of Goddard's Court is included along with the two bungalow properties which frame its approach. One vacant lot is included, the site of a demolished bungalow.

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District Map:



District Boundary Map

Map produced by Des Moines Community Development Department, 2000

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Photo Identification List:

The following information applies to all of the photographs included with this nomination.

Photographer, James E. Jacobsen
Photo Date: December 7, 1999
Film: TMAX ASA 400
Location of Negatives: City of Des Moines, Community Development Department, 601 East First Street, Des Moines 50309

Photo Number:	Direction of View:	Description
1	northwest	Court entrance west off of 14 th , 1410 (left) Goddard Court and 1234 14 th Street (right)
2	east	View out of court, 1412 Goddard Court to right, 1234 14 th in left background, 1410 Goddard Court in right background.
3	northwest	1415, 1417 and 1419 Goddard Court, right to left
4	southwest	1412 Goddard Court to left, 1418 Goddard Court in left background, 1420 Goddard Court in right background.
5	north	1419 (left) and 1417 (right) Goddard Court
6	southwest	same properties as in #3, same order
7	west	entrance to court, 1410 and 1412 Goddard Court on right, 1415, 1417, and 1419 Goddard Court on left, 1420 and 1421 Goddard Court in background.
8	southwest	court entrance, 1410 Goddard Court (left) and 1234 14 th Street (right).
9	west	1420 (left) and 1421 (right) Goddard Court

Address:	Owner:
14th Street	
1232	Robert L. and Dorothy M. Parker, 1232 14 th Street, Des Moines, Iowa 50314-2353
Goddard Court	
1410	Michael L. Bell, 1410 Goddard Court, Des Moines, Iowa 50314
1412	Mona J. Hayes, 1412 Goddard Court, Des Moines, Iowa 50314-1830
1415	Garth D. Sparboe, 2027 64 th Street, Des Moines, IA 50322-5905
1414	Richard D. and Alva J. Daniels, 1414 Goddard Court, Des Moines, IA 50314-1830
1416	Polk County, Iowa, Attn. Real Estate, 111 Court Avenue, Des Moines, IA 50309
1417	Harold and Evelyn Welch, 1417 Goddard Court, Des Moines, IA 50314-1830
1418	Augustine Akpan, P. O. Box 139, Des Moines, IA 50301-0139
1419	Henry Cotton, 1419 Goddard Court, Des Moines, IA 50314-1830
1420	Kurosh Sepehri, P. O. Box 8032, Des Moines, IA 50301-8032
1421	William H. Grimes, 5305 Torgeson Drive, Des Moines, IA 50310

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