

Historically Significant Building Designation Form

210 El Dorado Lane



Historic Conservation District:	Canopy Conservation District
Address:	210 El Dorado Lane, Palm Beach, Florida
Date of Construction:	1956
Architect:	Ames Bennett
Builder:	Gottfried-Glasner
Current Owner:	Rodney J. Dillard & Peggy O. Dillard Trust
Present Use:	Residential
Present Zoning:	R-B: Low Density Residential
Palm Beach County Tax Folio #:	50-43-43-10-08-000-0150
Legal Description:	El Dorado Park Lot 15

Town of Palm Beach Historic Conservation District Ordinance No. 02-2020 outlines the criteria for designation of a historically significant building and states that the building must be at least 50 years old and meet at least one criterion to justify the designation. Listed below are criteria that relate to this property and the justification for designation:

(1) “Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state, county or town.”

210 El Dorado Lane was constructed in 1956 during Palm Beach’s second boom time era following World War II when there was considerable new construction of single-family houses in Palm Beach’s north end. During the post-WWII era, wartime restrictions were lifted and there was great economic and demographic growth with Palm Beach’s north end receiving much of the growth in single-family residential development. The Canopy Conservation District was first developed in the 1920s as large estates by members of some of Palm Beach’s wealthiest families. Later many of these estates, such as El Mirasol and the Phipps’ family estates, were subdivided and redeveloped. 210 El Dorado Lane was designed by prominent Palm Beach architect Ames Bennett for developers Gottfried-Glasner, Inc. aka Realty Improvement Corporation. Robert W. Gottfried was a home builder, developer and real estate entrepreneur who developed about 400 houses in Palm Beach. The first house he built was for prominent Chicago industrialist Rudolph W. Glasner. Gottfried and Glasner formed a partnership and purchased an entire block for \$90,000 in Palm Beach they named El Dorado Lane where they built 16 houses, which included 210 El Dorado

Lane. The residence at 210 El Dorado Lane is representative of the development of the Gottfried-Glasner partnership as well as the development occurring in the north end of Palm Beach during the post-WWII era.

(3) “Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable for the study of a period, style, method of construction or use of indigenous materials or craftsmanship.”

The residence at 210 El Dorado Lane is a good example of the Ranch style of architecture. The Ranch style began in southern California during the 1930s and reached popularity during the 1950s and 1960s when it became the most popular house style throughout the country. The Ranch style was advertised as promoting a casual family-oriented lifestyle for post-war living. 210 El Dorado Lane’s broad one-story form, low-pitched hipped and gable roofs with moderate overhanging eaves, brick wall finishes, sash windows, and attached garage are all characteristic features of the Ranch style. Ranch style homes also often feature a large picture window on the main façade and at 210 El Dorado Lane Bennett Ames achieved this through the use of a bay window. The Palm Beach Post March 17, 1957, advertisement for the sale of 210 El Dorado Lane stated:

*“Palm Beach’s most glamorous ranch house has just been completed. This house has everything. Large swimming pool surrounded by spacious patio. Old brick exterior. House fully heated and air conditioned. Complete GE kitchen. Large living room with cathedral ceiling. Marble floor in dining room. 3 bedrooms. Maid’s room and bath. 2-car garage, fully landscaped lot. Owner-Builder Realty Improvement Corporation.”*¹

The size, scale and design of this residence continues to help maintain the character of El Dorado Lane and the Canopy Conservation District.

(4) “Is representative of the notable work of a master builder, designer or architect whose individual ability has been recognized or has influence his age.”

The residence at 210 El Dorado Lane is a good representation of the design work of architect Ames Bennett and the developers and builders Gottfried-Glasner. Ames Bennett designed hundreds of houses, and many in Palm Beach, during his career that spanned six decades. He designed houses in a range of styles and was known to do some of his best work with Robert Gottfried who was a prolific leading designer and builder who helped to shape the post WWII built environment of the Town of Palm Beach.

¹ At an unknown date the brick was painted white and in 1959 one bay of the two-car garage was enclosed for a bedroom.