

MAXAN APARTMENTS
250-260 COLLINS AVENUE, MIAMI BEACH

This two-story Garden style apartment house was built in 1959 on Lots 1 and 2 of Block 8 in Ocean Beach, the earliest subdivision of Miami Beach, platted by the Lummus brothers in July, 1912. An earlier house had stood on Lot 1, at 218 Third Street, since at least the 1930s.

The Maxan Apartments, its original name,¹ was designed in Postwar Modern style by architect Eugene E. Baylis for owner Sam Stein. Original plans were not found on microfilm in the Miami Beach Building Department, but the Building Permit Card documents that it originally had 22 efficiencies and six one-bedroom apartments for a total of 28 units, and cost \$120,000. No major renovations are recorded on the Building Card, so it is probably faithful to its original design. The building is a typical Garden arrangement of two rectangular structures flanking a central courtyard and joined by a second-story portico over the entrance, forming a U-shape footprint. Apartments are entered from exterior catwalks. The building's most striking feature is its use of perforated masonry or "breeze block," popularized in the 1950s by architect Edward Durrell Stone. Here they are seen on second-floor balconies, an outer retaining wall, and screening the building ends and second-floor portico.

Architect Gene Baylis (1909-1971) came to Miami from Lake Worth as a child, and was educated at the University of Miami and University of Florida². Between 1934 and 1969, he designed many apartment buildings in Miami Beach in Art Deco and Postwar Modern styles, most notably the Baylis Guest House at 504 14th Street, Florence Apartments at 831 10th Street, and Octagon Towers at 1881 Washington Avenue.

--Carolyn Klepser, researcher
February 29, 2008

¹ Polk's City Directory, 1960.

² Obituary, *Miami Herald*, Sept. 18, 1971, p.3B.



STATUS: CONTRIBUTING

ADDRESS: 260 COLLINS AVENUE

OTHER ADDRESSES: 260 COLLINS AVE

LEGAL: BLOCK 8, LOTS 1 & 2

ZONING: RPS-3

NEIGHBORHOOD DISTRICT: OCEAN BEACH - ORIGINAL SUBDIVISION

ORIGINAL OWNER: SAM STEIN &
STEIN HERTZ

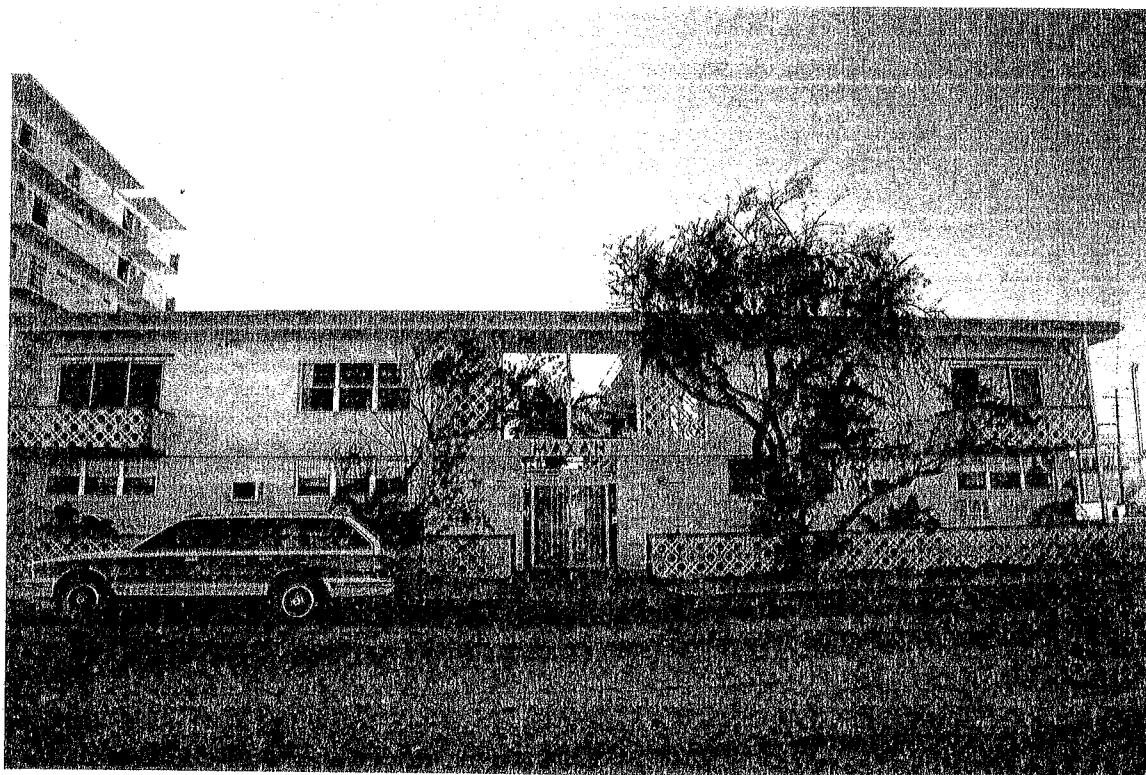
CURRENT OWNER: OW NOT IN
DATABASE

PROPERTY NAME: MAXAN APTS.

PREVIOUS NAMES: SHARDON HOUSE

ARCHITECT: GENE E. BAUWISS

DATE OF CONSTRUCTION: 1969



STYLE/PERIOD: GARDEN STYLE

EXTERIOR CONDITION: GOOD

CURRENT USE: APARTMENT BUILDING RESIDENTIAL

STATEMENT OF SIGNIFICANCE: PREVALENT USE OF LATTICE BLOCK - 50's IDEA OF "TRANSPARENCY"; CENTRAL COURTYARD & PROTECTING INTERIOR WALKWAYS WHICH UNITS OPENED UP ON & INTO COURTYARD.

PREPARED BY:

J. DEL ZOR
F. DEL ZOR

DATE:

1995

DEATHS

Gene E. Baylis, 62, Architect

By DAVID TEDESCHI
Herald Staff Writer

Gene E. Baylis, a Miami Beach architect who worked on the construction of several hotels and apartment buildings on Miami Beach and who later used his architectural abilities to teach square dancing to a group of paraplegics, died Friday after a long illness. He was 62.

In 1956, Mr. Baylis, who was a member of the Miami Beach Recreation Department, offered to instruct a group of paraplegics in square dancing and thereby launch a new social activity for members of the Florida Paraplegic Association.

The Square Wheelers, as they were known, became so



Gene E. Baylis

... taught square dancing

proficient in complicated maneuvers devised by Mr. Baylis that their wheelchair movements won the group

national acclaim. The group performed in both statewide and national square dance conventions demonstrating the basic maneuvers of square dancing as well as the stylized figures from which all their variations derived.

THE GROUP remained active until three years ago when Mr. Baylis became ill and unable to spend time as an instructor.

"Because he was an architect, he was able to interpret movement for the group," said Lou Gottlieb, president of the Florida Paraplegic Association who served as captain of the square dance group. "It was his dedication

that kept the group together."

Mr. Baylis was made an honorary member of the National Recreation Association for his contribution for the recreation movement in America."

A GRADUATE in architecture of the University of Miami and the University of Florida, Mr. Baylis came to Miami in 1913. He worked for several architectural firms before starting his own office in 1959, known as Baylis and David.

He designed the Crossway Airport Inn motel, the Octagon Tower apartments across from the Miami Beach Convention Hall and the 1750 James Ave. condominium.

Survivors include his wife, Ima; a daughter, Jeanette Graffam, of California; a stepson, Ronald Crider, of Miami; a stepdaughter, Jo Ann MacPherson of Memphis, two sisters, Mrs. Robert Morris and Mrs. Norman Silvers; a brother, Francis, and eight grandchildren.

Services will be at 7:30 p.m. Monday in the Van Orsdel Coral Gables Chapel.

Death
Notices

01-01 Death Notices

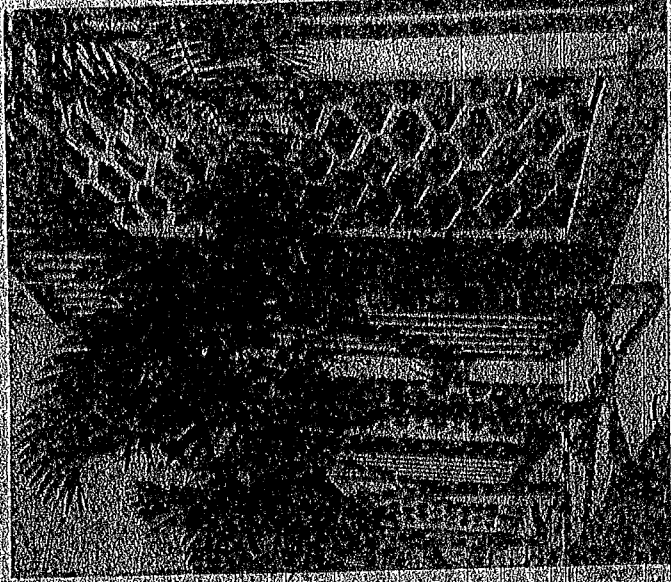
BAYLIS

MR. GENE E., 62, of 1750 James Ave., MB, Sept. 17. Came to Miami in 1913 from Lake Worth. Survived by his wife Ima, a daughter, Mrs. Jeanette Graffam of Riverside, Calif., a stepson, Ronald Crider of Miami, a stepdaughter Mrs. Jo Ann Macpherson of Memphis, 2 sisters, Mrs. Robert Morris of Baton Rouge, Mrs. H. Norman Silvers of Gratton, Va., a brother Francis of Wilmington, Del., and 8 grandchildren. Repose after 2 P.M. Sun. until service time 7:30 P.M. Mon. VAN ORSDEL CORAL GABLES CHAPEL.

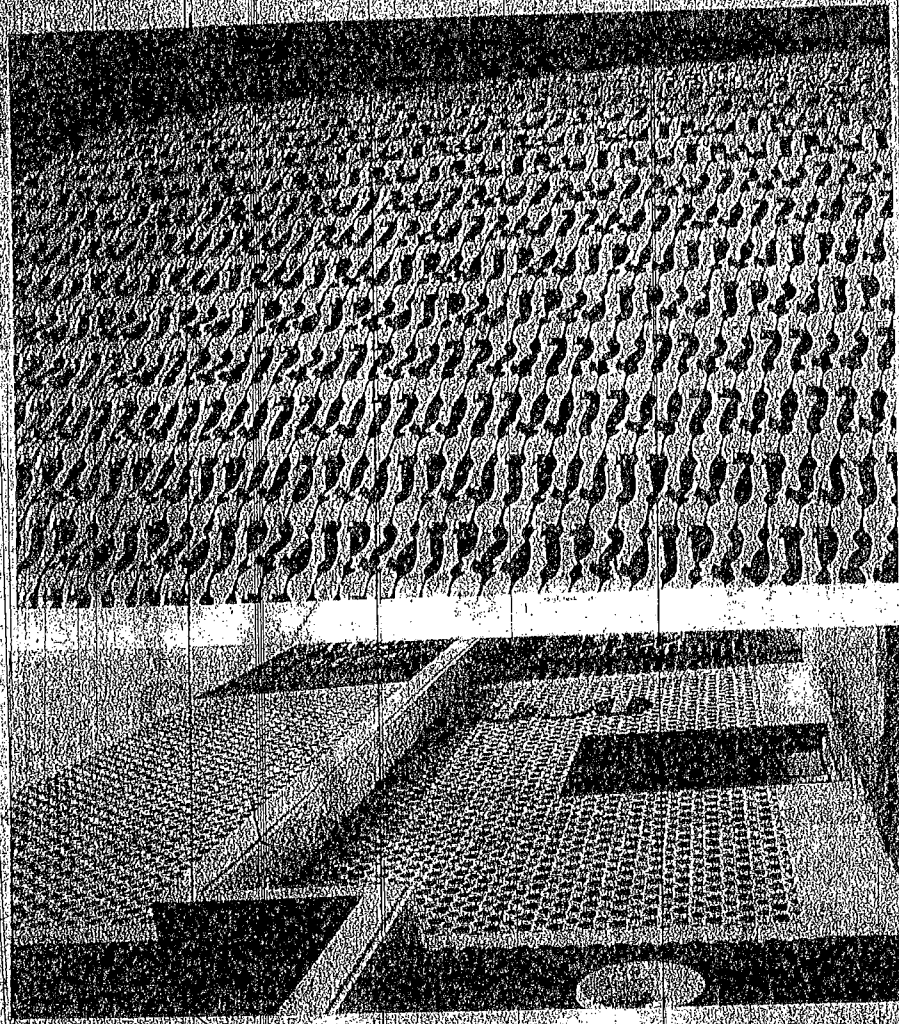
Miami Herald June 28 1959

The Great Stone Age

New York architect Edward Stone didn't invent the concrete solar screen for buildings, but his use of the screen in the last five years has brought it into the architectural spotlight. Stone used it dramatically to cover up the front of his old brownstone home in Manhattan and in his design of the American embassy in New Delhi. Here in Miami, architects are also making effective use of the pierced concrete wall.



SOBIECHOWSKI, INC., 1001 N. W. 10th St., Miami, Fla., is the contractor for the construction of the American Embassy in New Delhi, India. The concrete screen was made by Dresser Corp.



FASHION FRONT for a fashion house was produced by architect Lester Avery at Mel Marshall's architectural factory, 2244 N. Miami Ave. Benedict and Jordan were the contractors for the \$5,000, steel-framing. The eight by 12½ inch white concrete block is one of five Tepito designs made by Dumas Brick Co. of Miami. Marshall says he spent the money because "it's the fashion business and a slab factory doesn't make sense."

THERE ARE AROUND 5,000 free-form concrete pieces in the single unit screen designed by Leroy Polak and Verne Johnson for the round office building nearing completion on Brickell Avenue at SE 11th Street. M. R. Harrison Co. is putting up the building for the law firm of Nichols, Gastner, Green, Estes.

Each unit in the concrete screen is two feet long and eight inches high with width of 10 inches. Dumas Brick Co. had to set up special machinery to rent out the units, which never will be duplicated in another building.

—Herald Staff/Photo by Bob East

CLASSIFIED DISPLAY

Miami Herald
June 28 1959

[Other Bldgs. by Eugene Bayliss in Miami Beach]

address	area	current name	orig. name	type (Arch. apt. or remodel)	date	architect	style	contributing or non-
350 Meridian	OB			A	1950	Barry & Davi	Post War M	C
728 Lenox Ave.	AD	Harmony Villa		A	1951	Barry & Davi	Vernacular	C
736 Lenox Ave.	AD	Harmony Villa		A	1951	Barry & Davi	Vernacular	C
2954 Flamingo Dr.	MB		Reuter, Irvin.	R	1925	Bartlett-Farris		
6940 Harding Ave.	CC	Medlaw Apts.			1947	Baxter	Post War Modern	
7120 Abbott Ave.	NB	Storage Garage	& 7110 Abbott	C	1948	Baxter		
800 1st St.	OB	Corvette Lane			1947	Baxter & Hauri		C
6115 Pine Tree Dr.	MB		Johnson Res.	R	1934	Bayliss		C
260 Jefferson Ave	OB				1938	Bayliss		C
500 14th St.	AD	Benrose		A	1939	Bayliss	Streamline	C
504 14th St.	AD	Bayless Guest House		H	1939	Bayliss		
748 Euclid Ave.	AD	Rose Apts.		A	1939	Bayliss	Streamline	C
749 Euclid Ave.	AD	Minden Apts.		A	1939	Bayliss	Streamline	C
1005 Meridian	AD	Tamar Apts.		A	1939	Bayliss	Streamline	C
501 12th St.	AD	Bayless Apts.		A	1940	Bayliss	Art Deco	C
636 10th St.	AD	Joan Chen Apts.		A	1940	Bayliss	Art Deco	C
650 Euclid Ave.	AD	Hanna Villa Apts.		A	1940	Bayliss	Art Deco	C
831 10th St.	AD	Florence Apts.		A	1940	Bayliss	Streamline	C
930 9th St.	AD	Faydell			1940	Bayliss	Vernacular	C
935 10th St.	AD				1940	Bayliss		C
1234 Pennsylvania	AD	Hampshire Apts.		A	1940	Bayliss	Art Deco	C
1526 Meridian	AD	Howard Apts.		A	1940	Bayliss	Streamline	C
1560 Meridian	AD	Albian Apts.		A	1940	Bayliss	Altered	C
1611 Lenox Ave.	AD	Amy Apts.		A	1940	Bayliss	Vernacular	C
7936 Harding Ave.	CC			A	1940	Bayliss	Art Deco	C
1120 Pennsylvania	AD	Bon Air		A	1941	Bayliss	Art Deco	C
952 Collins Ave.	AD	B & M Apts.		A	1958	Bayliss	Post War M	C
260 Collins Ave.	OB	Maxan Apts.		A	1959	Bayliss	Garden Sty	C
1776 James Ave.	MD			A	1965	Bayliss		N
1820 James Ave.	MD	James Towers		A	1965	Bayliss		N
1881 Washington	MD	Octagon Towers		A	1966	Bayliss		N
3100 Collins Ave.	CC	Marble Terrace Apts.		A	1966	Bayliss	International	
1750 James Ave.	MD			A	1969	Bayliss		N
5401 Pine Tree Dr.	MB		McColl, John	R	1925	Beach Const.	(contr.)	C
5465 Pine Tree Dr.	MB		Biggers, John	R	1925	Beach Const.	(contr.)	C