

SYLAS AND MADDY'S ICE CREAM SHOP,

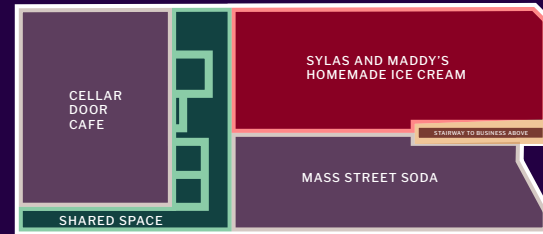
1101 MASSACHUSETTS
ST, LAWRENCE, KS,
USA



MILO BITTERS

COLLABORATION

- BUILT 1909
- IN NATIONALLY REGISTERED HISTORIC DISTRICT
- OWNED BY 1101 MASS LLC
- QUAD-BUSINESS BUILDING:
 - SYLAS AND MADDY'S HOMEMADE ICE CREAM
 - MASS STREET SODA
 - CELLAR DOOR CAFE
 - ALARM.COM KANSAS
- NEIGHBORING THE BUSINESSES ABOVE, COLLEGE BAR, COUNTY COURTHOUSE, COUNTY HISTORICAL MUSEUM, COMMUNITY RECREATION GYM



CONCEPT

- BUILDING CONTAINS 3 COMMERCIAL FOOD SHOPS THAT BORDER 2 COMMUNITY-USE BUILDINGS AND IS LOCATED IN HISTORIC AND VERY POPULAR COMMERCIAL DISTRICT
- MAINTAINS 19TH CENTURY COMMERCIAL STYLE, BRICK CLASSICAL REVIVAL STYLE, EXTREMELY CONSISTENT WITH AREA
- MAINSTAY OF DOWNTOWN LAWRENCE BUSINESSES:
 - 1.5K REVIEWS, 4.8 STAR AVERAGE, OPEN FOR 26 YEARS



LOCATION

- ACCESSIBILITY:
 - NEARBY BUS STOPS
 - PUBLIC HIGH-TURNOVER PARKING LOTS
 - WALKABLE DISTRICT
 - DOWNSIDE: AT END OF COMMERCIAL DISTRICT
- CONSTRUCTED ON GREEN FIELD ~150 YEARS AGO, A CONTINUALLY REMODELED COMMERCIAL BUILDING SINCE
- NE CORNER ORIENTED SHOP, LARGE WINDOWS ORIENTED TOWARDS ARCHITECTURALLY INTERESTING MUSEUM (NORTH) AND COURTHOUSE (EAST)



△ - BUS STOP

□ - PUBLIC PARKING LOT

- AT END OF COMMERCIAL DISTRICT, NOT VERY DESIRABLE
- BORDERS LARGE PARK, DESIRABLE
- COMMONLY DRIVEN BY
- SANDWICHED BY MULTIPLE LARGE GATHERING SPACES



- MAIN CAR TRAFFIC ARTERIES
- HEAVY FOOT TRAFFIC
- LARGE PUBLIC GATHERING + EVENT SPACES

EFFICIENCY

BUILDING ORIGINALLY BUILT ON GREENFIELD IN 1909,
RECONSTRUCTED 2017, SYLAS AND MADDY'S
RENOVATED IN 2019

2023 APPRAISAL:

- LAND: \$262,000 USD
- BUILDING: \$841,520 USD
- TOTAL: \$1,103,600 USD

ELECTRICITY SOURCES:

- 65% HYDRO
- 35% COAL

HEAT/COOLING:

- HVAC
- ELECTRIC BOILER IN BASEMENT



EFFICIENCY - CONT

- LARGEST OPERATING COSTS (AS PER MANAGER):
 - ELECTRICITY, RUNNING MACHINES 24/7:
 - 8 BLAST FREEZERS
 - 4 ICE CREAM CASES
 - ONE COMMERCIAL GLASS FREEZER
 - ONE WALK IN FREEZER
 - TWO CONSTANT DEHUMIDIFIERS
 - HEATING/AIR CONDITIONING
 - ICE CREAM INGREDIENTS
 - MONTHLY REPAIRS (1/MON. AVG)
- OCCUPIED 8-24:00. OPEN 12:00-22:30. CONSISTENT LINES OUT DOOR ON WEEKEND EVENINGS.
- ICE CREAM MUST STILL BE FROZEN WHEN BUSINESS IS COSED!



COMMUNITY

INSIDE IS A SLIGHTLY UNDER-FURNISHED-COMBINATION OF NEWLY OPENED SPACE AND CONSTANT CROWDS. CLEAN AND NEW FEEL.

OUTSIDE IS INVITING- GLOWING WINDOWS, OCCASIONAL LINE OF PEOPLE LEADING IN. (NOT SO MUCH IN WINTER)

LONG STANDING TIMES, CUSTOMERS WITH RESTRICTED MOBILITY NORMALLY COME IN DURING THE EARLY DAY HOURS. NO NECESSARY STAIRS.

COMPLAINTS: LONG STANDING/WAITING TIMES, OFTEN OUTDOORS



COMMUNITY - CONT

PLENTY OF INDOOR SEATING, BASEMENT CAN BE OPENED FOR ADDITIONAL SEATING.

OUTDOOR SPACES (TALL CONCRETE PLANTERS) USED AS HIGH-TURNOVER OUTDOOR SEATING

SAFE AREA + MODERN SECURITY SYSTEM INSTALLED, INTERIOR STORAGE SECURED

BASEMENT FOR SHELTERING (TORNA-DO/HEAVY STORM)

WHAT EXT. PLANTER BOXES LOOK LIKE



BASEMENT



MATERIALS

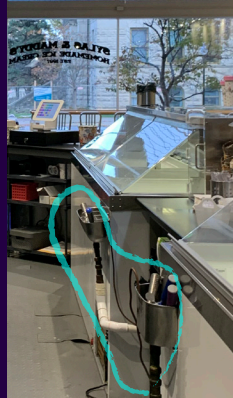
- BRICK + GLASS EXTERIOR + PAINTED WOOD TRIM
- PAINTED GYPSUM INTERIOR WALLS, EPOXY RESIN COUNTER TOPS, ORIGINAL HARDWOOD FLOOR, ORIGINAL METAL TILE CEILING
- COMMUNAL WASTE WITH OTHER THREE BUSINESSES IN BUILDING, SEPARATED INTO TRASH AND RECYCLING.
 - TRASH IS FILLED WITH HIGH LEVELS OF FOOD (DAIRY) WASTE,
 - RECYCLING IS MOSTLY BOXES



WATER

- NO RAINWATER IS COLLECTED. ALL RAINWATER DRAINS TO ALLEYWAY AND SUBSEQUENT STORM DRAIN
- NO GREY WATER USED
- HIGH LEVELS OF DRINKING WATER USAGE. CONSTANTLY RUNNING ICE CREAM SCOOP “DIPWELLS”, DISH WASHING.
- 5 GAL MOP BUCKETS FILLED ≤ 3 TIMES PER DAY WITH DRINKING WATER

DIPWELLS ARE
CONTINUOUSLY
RUNNING CLEAN
WATER
FOUNTAINS THAT
WASH AWAY ICE
CREAM SCOOPS
KEEP SCOOPS
WARM



NATURE

- GREENERY INCLUDES 5 YOUNG ~3m TALL TREES AND SMALL SHRUBS IN TWO ELEVATED PLANTER BOXES
- SOMEWHAT GREENERY IN VIEWS. WINDOWS POINT AT SURROUNDING SMALL TREES, AND TOWARDS FURTHER AWAY CONGLOMERATIONS OF TREES.
- NO INTERIOR PLANTS
- NO FOOD IS GROWN ON PREMISES
- SOURCES LOCAL FRUIT INGREDIENTS WHEN POSSIBLE



HEALTH

- VENTILATION: NO OPERABLE WINDOWS, CONTINUOUSLY RUNNING HVAC SYSTEM, INDUSTRIAL CEILING FANS
- PLENTY OF NATURAL LIGHT FROM GLASS FRONT CORNER
- CAN RUN WARM WITH MANY BODIES IN AN ENCLOSED SPACE
- ACOUSTICS: POOR. ECHO-EY FROM HARD SURFACES, HIGH VOLUMES OF NOISE FROM MACHINES+PEOPLE
- TOXIC MATERIALS: HIGH AMOUNTS OF REFRIGERANT BEING USED IN ICE CREAM CASES
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- HIGH DEMAND & LONG LINES IMPACTS EMPLOYEES, INCREASED PRESSURE ON CUSTOMERS TO GET IN AND GET OUT. PSYCHOLOGICAL STRESSES OCCUR.



sources

<https://lawrencepreservation.org/award-winners/2019/2/4/-je-stubbs-building-1101-massachusetts-st>

<https://propertyinfo.douglascountyks.org/>

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<https://gis.douglascountyks.org/propertyviewer/>

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