



To: Design and Landmarks Committee
From: Brett Kever, Assistant Planner and DLC Liaison
Katie Mangle, Planning Director
Date: June 18, 2008
Subject: Preparation for June 25 meeting

Greetings DLC members,

I hope your summer is off to a good start. Due to our meeting cancellation last month it has been a while now since the entire committee got together. As a result, there are plenty of things to talk about in the short time we have scheduled. Here are a few of the items that are on the agenda for next week's meeting.

Meeting Notes

The last DLC meeting was a joint session with the Planning Commission on March 25. Thank you for taking time to review the draft minutes prepared by the hearings recorder. The Planning Commission will review and adopt the minutes at its next meeting on June 24. The final adopted minutes will be posted on both the Planning Commission and DLC web sites shortly thereafter.

Staff has uncovered two more sets of minutes from DLC meetings in 2004 that were never adopted. Patty is the only current DLC member who was on the DLC at that time, so she is reviewing the draft minutes. Because there is no quorum of DLC members from 2004 to approve those minutes, staff will simply incorporate any corrections and then file them in the archives.

The Planning Department received funding for our professional hearings recorder to prepare minutes of DLC meetings, beginning in July. We will discuss some procedures and expectations for reviewing the new style of minutes.

Riverfront Park

JoAnn Herrigel, the City's Community Services Director, will attend this meeting to update the committee on the status of the design of Riverfront Park. This portion of the meeting will have two stages: (1) an opportunity to ask questions about the overall park plan and design features; and (2) an introduction to the more focused role that the DLC will play in the design review process, including the specific review criteria that the DLC will use to make a recommendation to the Planning Commission. See the attached memo for more information.

Historic Properties

We found the missing slides of the City's historic properties! They finally turned up over at City Hall and we have since had them digitized so they are safe and sound and can be viewed at the meeting. We can discuss how to incorporate these slides into the committee's historic property photo project.

Officer Elections

The current DLC bylaws call for annual officer elections. Patty will be leaving the DLC at the end of her term in March 2009. She has indicated a willingness to either continue serving as the DLC Chair or step aside for someone new. Please come prepared to step forward if you are interested in either the Chair or Vice Chair position.

2008-09 Work Plan

The DLC serves the City by advising the Planning Commission and City Council on urban design as well as architectural and historic preservation activities. It does this by reviewing development proposals in downtown and completing projects regarding historic landmarks, as well as education and outreach.

During the 2007-2008 fiscal year, the DLC achieved several goals by meeting on a more regular bimonthly schedule, providing feedback regarding the Town Center project, advising the Planning Commission on design issues for the Immovable Foundation Church at the old ESD site, considering an initial request to demolish the historic Ardenwald Elementary School, and recommending that the historic Portland Traction Line be appropriately commemorated as part of the Riverfront Park project. The committee lost one long-time member but gained two new members with experience and interest in urban design, architectural history, and landscape architecture.

Looking ahead to the 2008-2009 fiscal year, there are many important tasks on the DLC's plate. The enclosed draft work program is a plan for fulfilling the DLC's responsibilities for advising the Planning Commission and pursuing other projects with the available staff and budget resources in the coming year.

Other Items

We will discuss:

- The City's new, all-electronic approach to sending out Planning Commission meeting packets.
- The 70th anniversary celebration of the construction of City Hall on July 11.

Enclosures

1. Agenda
2. Staff memo on Riverfront Park
3. Draft 2008-2009 DLC work program
4. Newspaper article about historic soda fountain



Design and Landmarks Committee

Meeting Agenda

**Community Room, Public Safety Building
3200 SE Harrison St.**

**Wednesday, June 25, 2008
6:30 to 8:30 p.m.**

- 1. Call to Order**
- 2. Meeting Notes** (15 min.)
Informational Items:
 - Minutes from 3/25/08 joint session
(adopted by Planning Commission 6/24/08)
 - Minutes from 2004 (2 sets) reviewed by Chair Wisner
 - Future DLC minutes preparation
- 3. Riverfront Park** (30 min.)
 - Info session on park planning (JoAnn Herrigel)
- 4. Historic Property Photos** (20 min.)
- 5. Officer Elections** (15 min.)
- 6. 2008-2009 Draft Work Plan** (20 min.)
- 7. Other Items** (10 min.)
 - Planning Commission e-packet
 - 70th birthday party for City Hall (July 11)
- 8. Adjourn**



To: Design and Landmarks Committee
Through: Katie Mangle, Planning Director
From: Ryan Marquardt, Assistant Planner
Date: June 18, 2008 for June 25, 2008 Meeting
Subject: Riverfront Park Design Review Work Session

I. Action Requested

None. This is a briefing for discussion only, in anticipation of a Design Review application for the Riverfront Park applications, which staff expects will be submitted in August, 2008.

II. Background Information

History of Prior Actions and Discussions

- April 2008 – The DLC participated in the review of the proposal to remove the Portland Traction Line from the City's list of Unrankable Historic Resources. The City Council approved removal of the resource from the list. During this review, the Committee requested a briefing from the City on the park's design and how references to the site's history could be incorporated.

Riverfront Park Project Update

The purpose of this work session is to discuss the design of the park design prior to the submission of the Design Review application. During Design Review, the DLC will be in the role of reviewing elements of the plan for compliance with the City's Design Guidelines and making a recommendation to the Planning Commission. During this work session, committee members may discuss any aspect of the project, without the confines of a land use application process. Community Services Director JoAnn Herrigel will attend the meeting to discuss the design. Planning Staff will also go over the review process and criteria that the DLC will consider when it makes its recommendation to the Planning Commission.

Park Design

Attached to this memo are several documents that illustrate the proposed park design. The first four are maps that illustrate the phases of the proposed park development and the elements to be constructed in each phase. The color renderings illustrate the proposed design for specific

areas within the park. The photos of other sites are included to show examples of the spaces, activities and amenities envisioned for the park.

Please review the site plans and illustrations before the meeting to familiarize yourself with the plan and formulate questions. At the work session JoAnn will review the plans and describe how the park plan has evolved over time with the input from many stakeholder groups. This will be both a briefing to the DLC on the Riverfront Park and a chance for Committee members to comment, question, and discuss the proposed park design.

Design Review Criteria

During this meeting, staff will also prepare the DLC for its task of making a recommendation to the Planning Commission on the Design Review application for the park. Planning staff will outline the review process for this application and the standards and criteria to be considered.

Staff anticipates the steps for the Riverfront Park Design Review will be as follows:

1. The Planning Department will receive the application for Design Review.
2. Planning Staff will prepare a staff report and draft recommendation for consideration by the DLC. These are sent to the DLC along with the application one week prior to the official recommendation meeting.
3. The DLC will hold a meeting to formally consider the application. The meeting is open to the public and will include a public comment period. The DLC will deliberate and vote on its recommendation to the Planning Commission.

There are two major review criteria considered for the application. The first is compliance with the objective design standards of MMC 19.312. The only part of the park affected by these standards is the restroom structure. The standards to which it must comply are MMC 19.312.6(C)(2), Design Standards for Walls, MMC 19.312.6(C)(3), Design Standards for Windows, and MMC 19.312.6(C)(2), Design Standards for Roofs. These are clear and objective standards that are easy to evaluate on a 'yes' or 'no' basis.

The second review criterion is substantial compliance with the Downtown Design Guidelines. After a preliminary look at the park plans, Staff has identified the following guideline elements as applicable to the proposed park:

1. Milwaukie Character Guidelines
 - Reinforce Milwaukie's sense of place
 - Integrate the environment
 - Promote links to horticultural heritage
 - Establish or strengthen gateways
 - Consider view opportunities
 - Integrate art
2. Pedestrian Emphasis – consider all the guideline elements within this section
3. Architectural Guidelines
 - Wall materials
 - Wall structure
 - Silhouette and roofline

- Rooftops
 - Green architecture
4. Lighting Guidelines
 - Exterior building lighting
 - Parking lot lighting
 - Landscape lighting
 5. Sign Guidelines – specific signage has not been proposed for the park yet. When final plans are reviewed, any signs and sign lighting will be evaluated against these guidelines.

The DLC's review and recommendation will ultimately be based on the criteria and standards that are part of the Design Review application.

III. Attachments

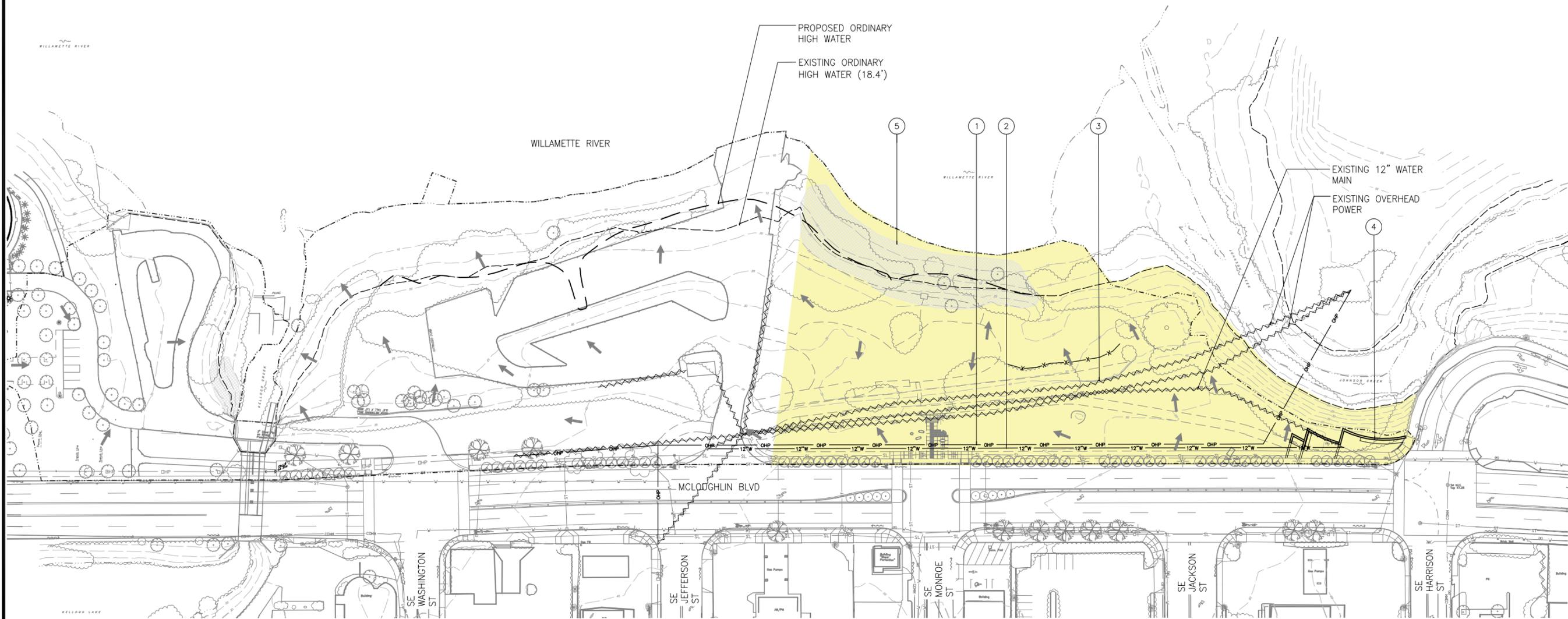
1. Riverfront Park Site Plans – four plans illustrating proposed phases of development.
2. Riverfront Park Conceptual Site Plans – seven pages with conceptual illustrations of the park design and specific elements within the park.

PHASE ONE ACTIONS

- 1 RELOCATE OVERHEAD POWERLINES TO BE ALONG M'CLOUGHLIN BOULEVARD
- 2 RELOCATE 12" WATER MAIN TO BE ALONG M'CLOUGHLIN BOULEVARD
- 3 DEMOLISH RETAINING WALL AND SELECTIVE GRADING- PROVIDE EROSION CONTROL
- 4 CONSTRUCT NEW PARK ENTRY PLAZA AND SIGN- PROVIDE EROSION CONTROL
- 5 SURFACE DEBRIS REMOVAL ALONG WILLAMETTE RIVER BANK

LEGEND

- CONCENTRATED STORM DRAINAGE FLOW
- SURFACE STORM WATER FLOW
- EXISTING OVERHEAD POWER LINE TO BE REMOVED
- RELOCATED OVERHEAD POWER LINE
- RELOCATED 12" WATER MAIN
- SEDIMENT FENCE
- PROJECT BOUNDARY- ALL PHASES



2100 SW River Parkway
 Portland OR 97201
 Phone: 503.223.6663
 Fax: 503.223.2701

CITY OF MILWAUKIE	
DEPARTMENT	SIGNATURE
CITY LANDSCAPE ARCHITECT	APPROVAL DATE
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PUBLIC WORKS	

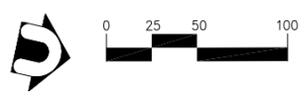
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CK:	RGWI

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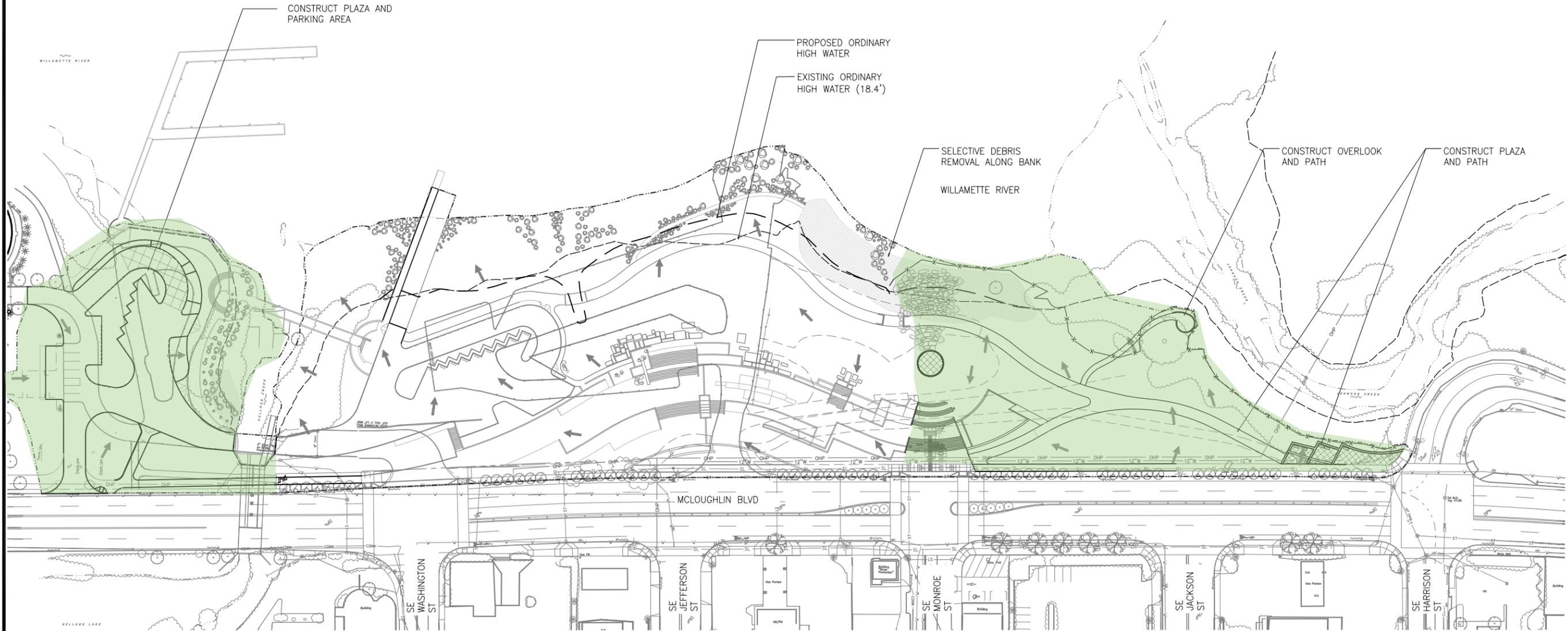
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 Call: TOLL FREE
 1-800-422-4133
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LEGEND

-  CONCENTRATED STORM DRAINAGE FLOW
-  SURFACE STORM WATER FLOW
-  SEDIMENT FENCE
-  PROJECT BOUNDARY- ALL PHASES



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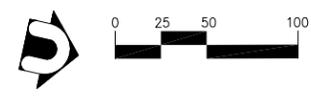
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CK:	RGWI

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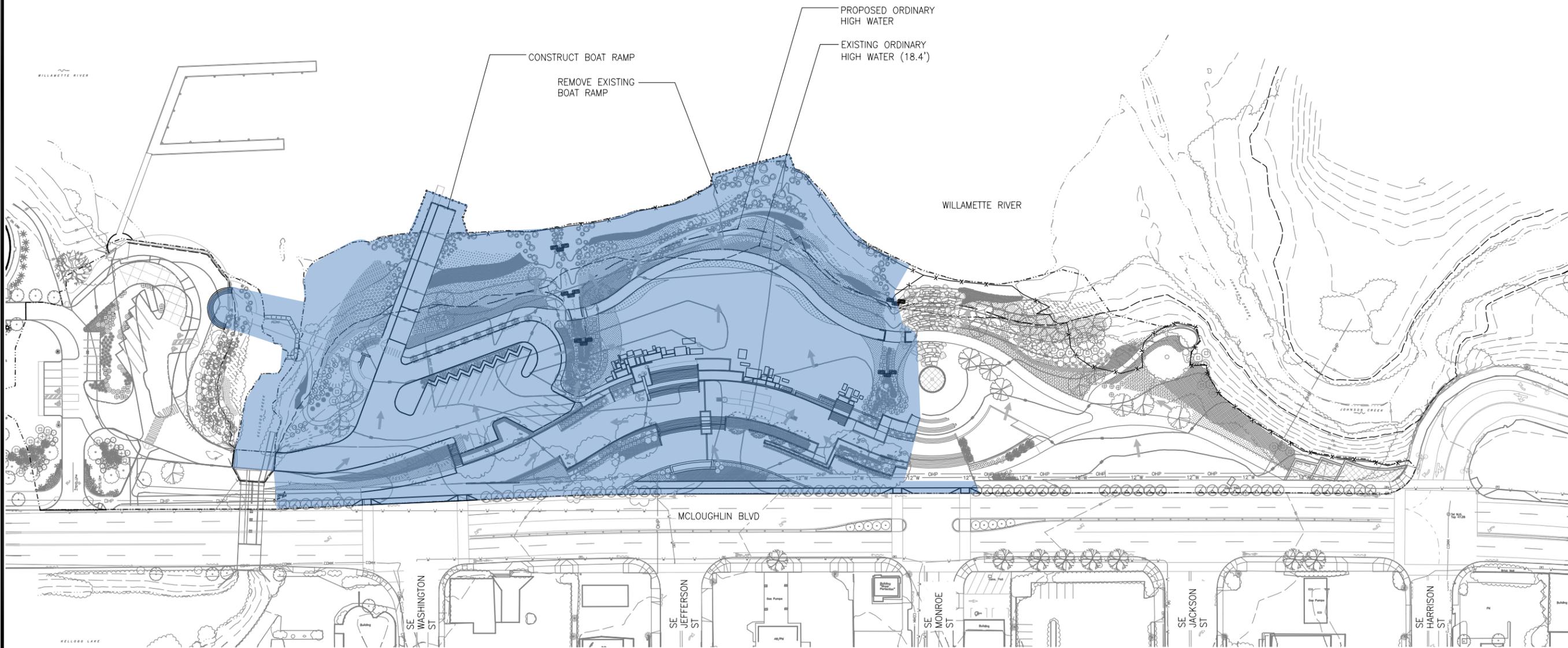
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-  SURFACE STORM WATER FLOW
-  SEDIMENT FENCE
-  PROJECT BOUNDARY- ALL PHASES



2100 SW River Parkway
 Portland OR 97201
 Phone: 503.223.6663
 Fax: 503.223.2701

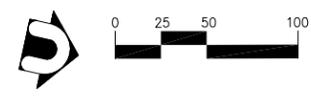
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	S.E. HARRISON STREET - KELLOGG CREEK

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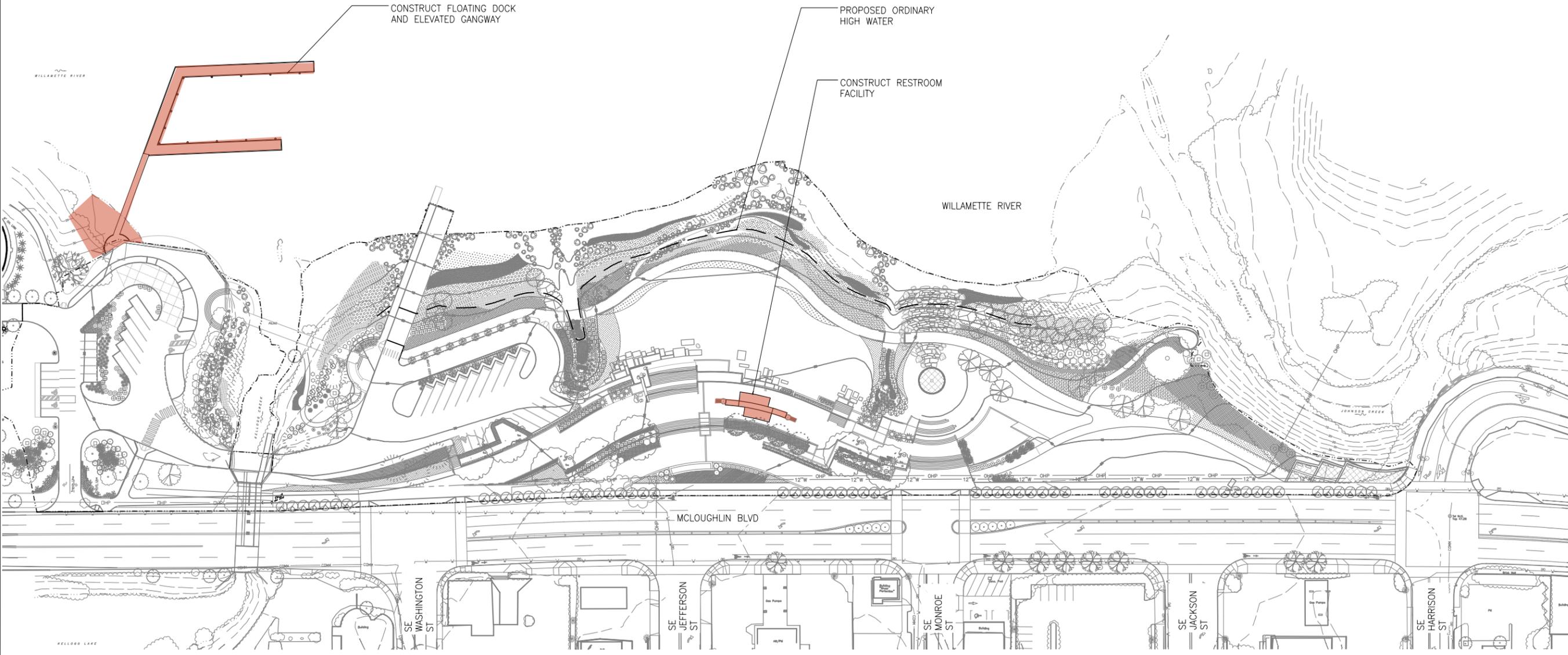
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2100 SW River Parkway
 Portland OR 97201
 Phone: 503.223.6663
 Fax: 503.223.2701

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DEPARTMENT	SIGNATURE	
CITY LANDSCAPE ARCHITECT		
COMMUNITY DEVELOPMENT		
PUBLIC WORKS		

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SHEET TITLE	PHASE FOUR SCHEMATIC PLAN

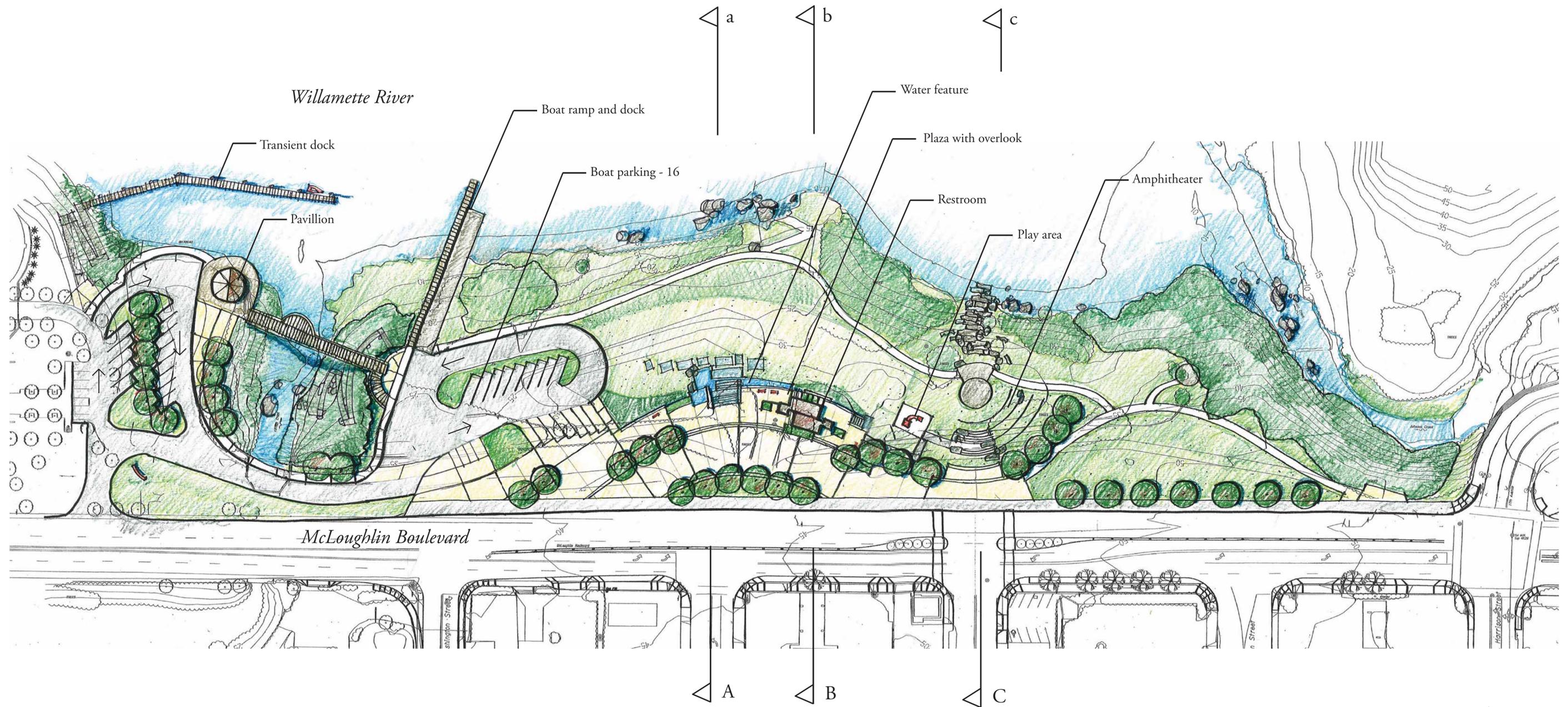
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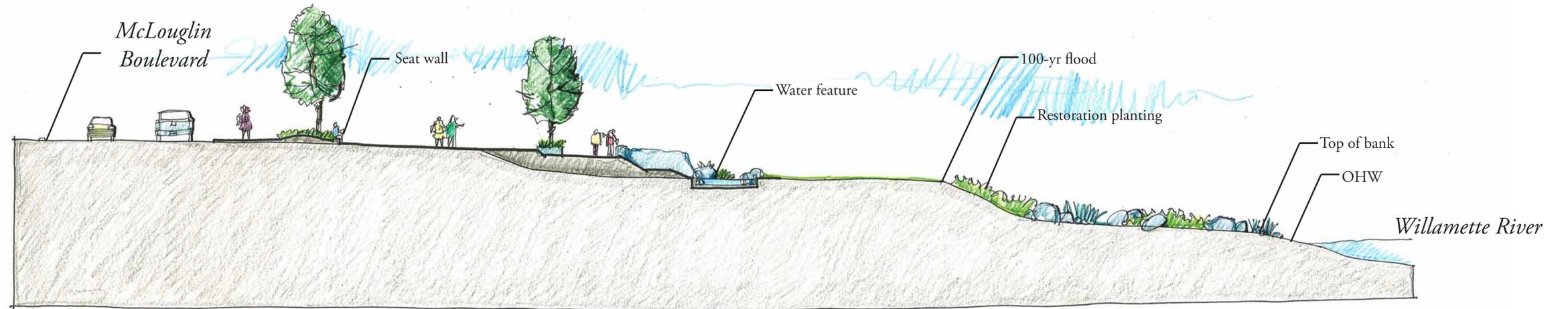
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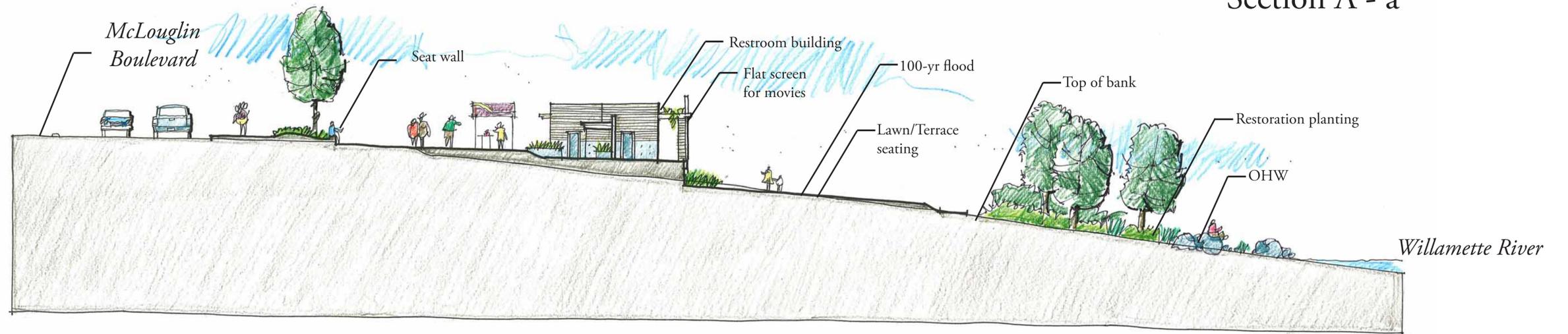
Milwaukie Riverfront Park



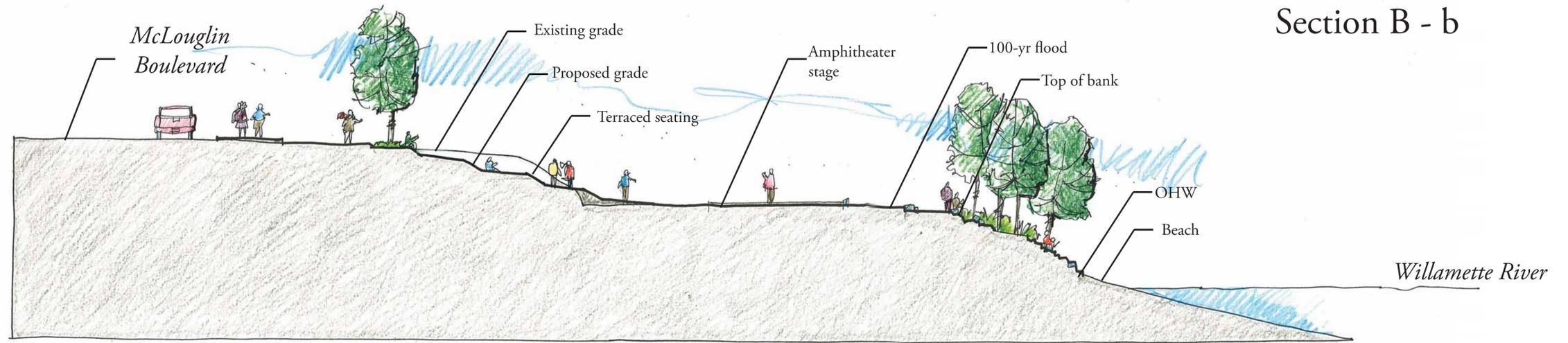
Milwaukie Riverfront Park



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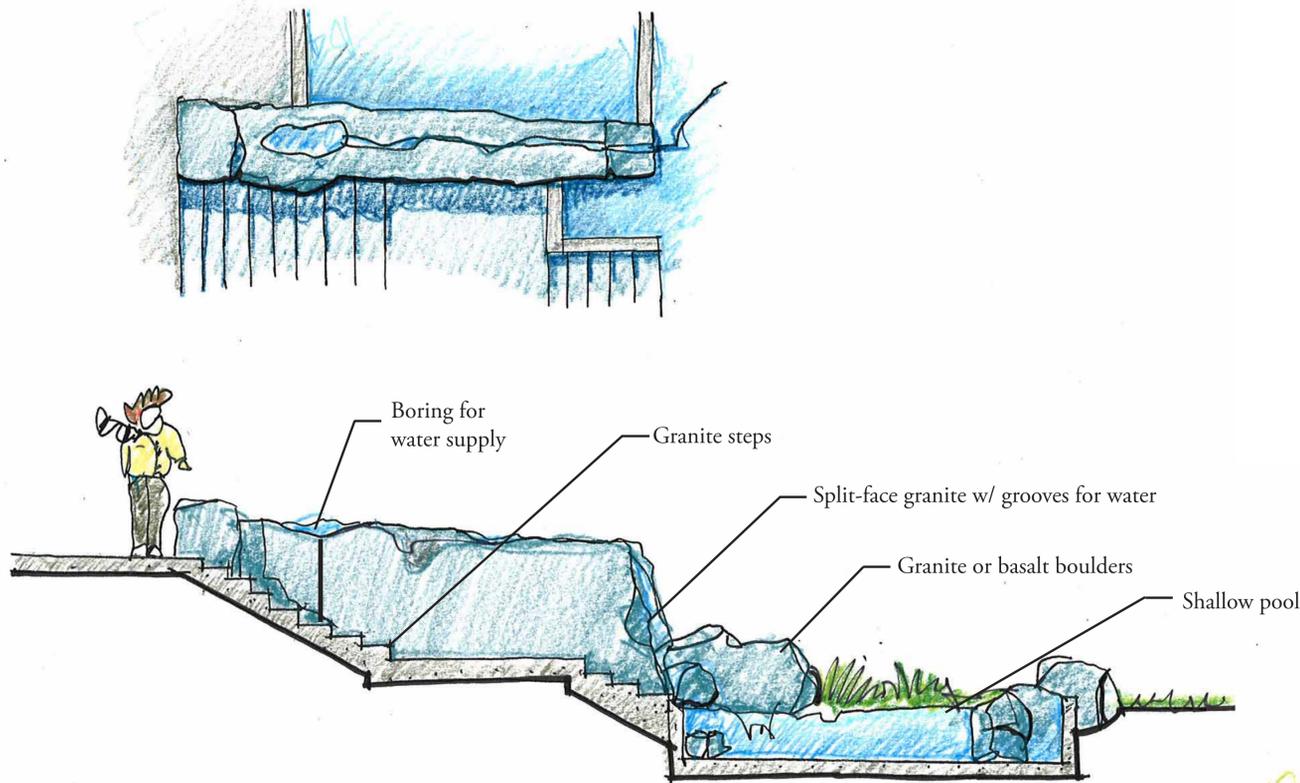


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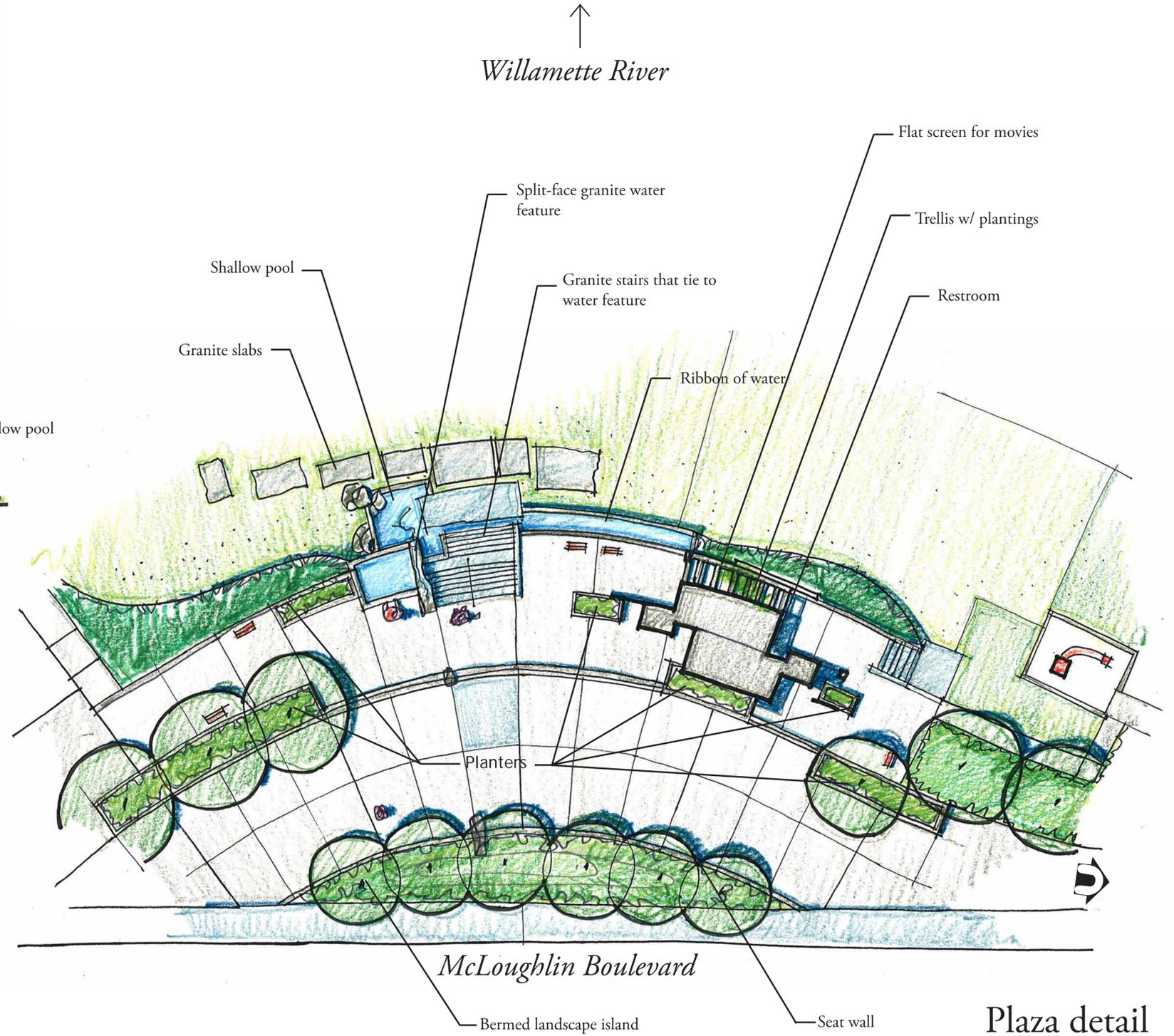


Section C - c

Milwaukie Riverfront Park



Water feature detail



Plaza detail



Milwaukie Riverfront Park



Overlook



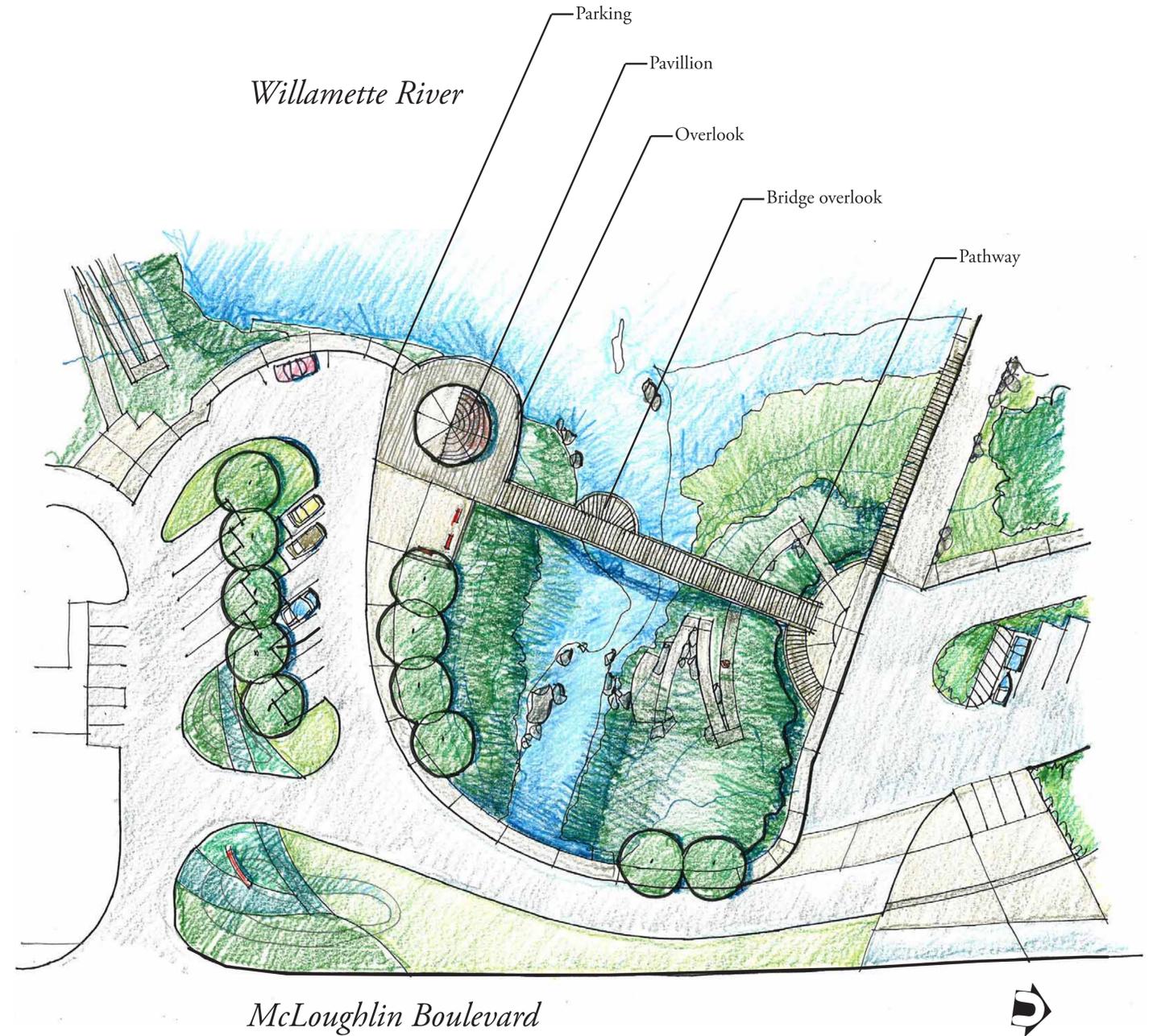
Pedestrian bridge



Bridge with seating



Pedestrian bridge

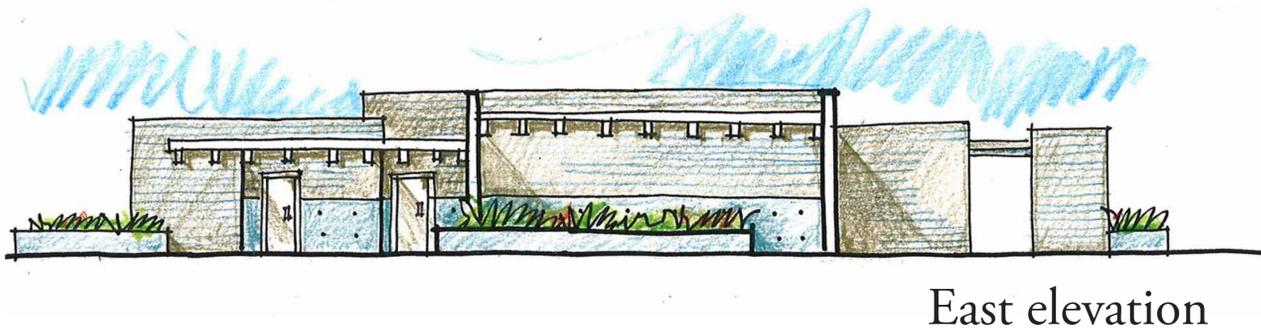
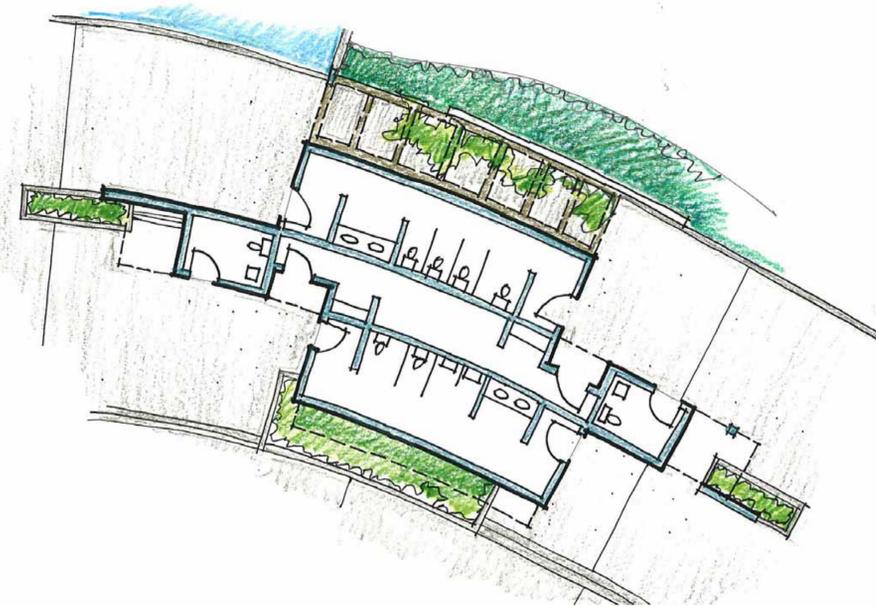
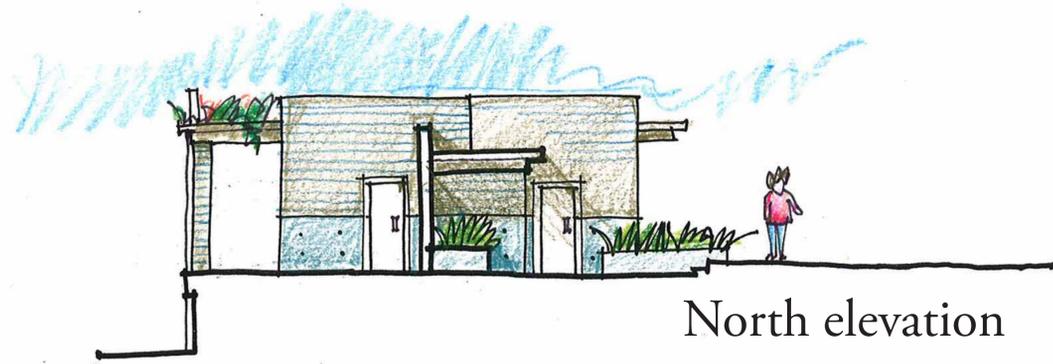


McLoughlin Boulevard

Bridge detail

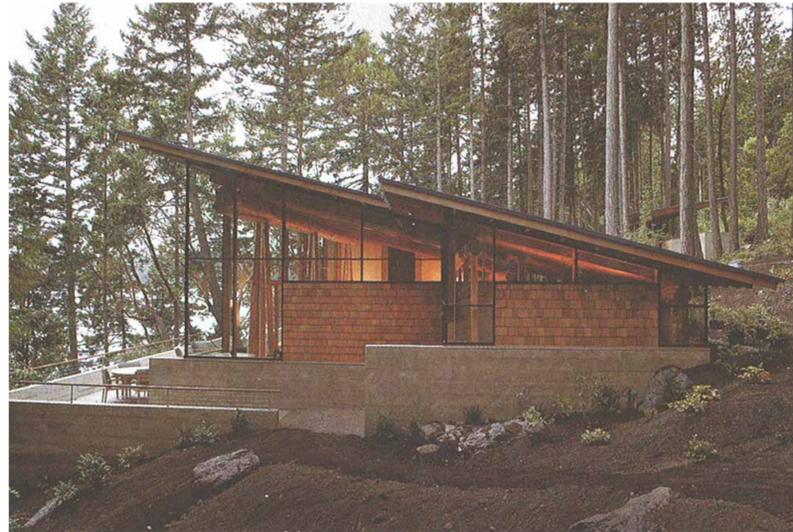


Milwaukie Riverfront Park

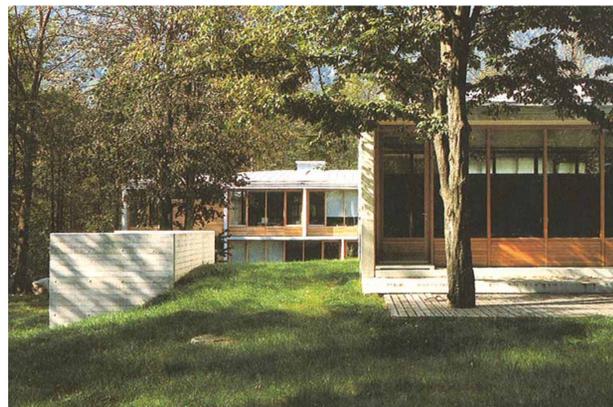


Architectural rendering

Milwaukie Riverfront Park



Built form



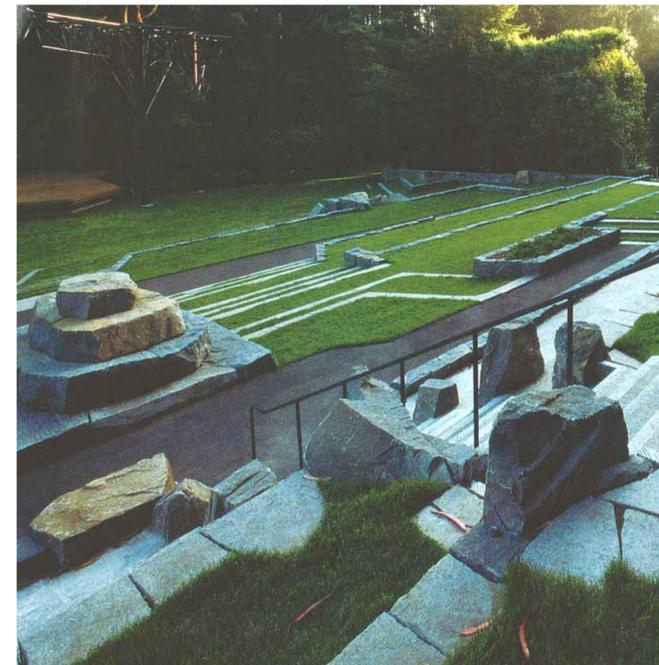
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Markets



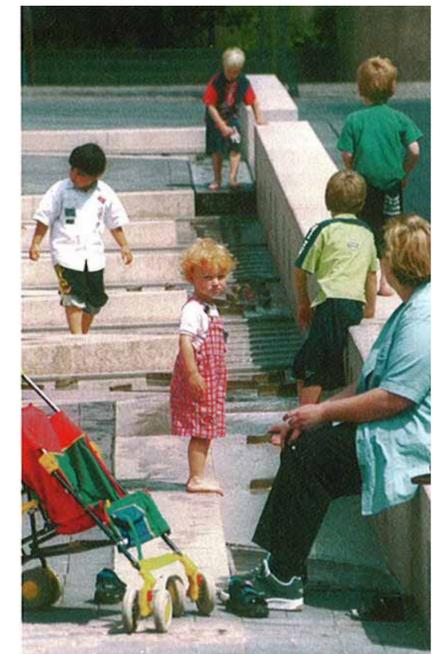
Markets



Amphitheater



Amphitheater



Seating and gathering



Walkways



Milwaukie Riverfront Park



Restoration



Observing



Water and rocks



Walkways



Water-carved rock



Playing with water





Design and Landmarks Committee Work Program for 2008-09

Priorities for 2008-09

The following is a summary of the DLC priorities for 2008-09:

1. **Recruit new DLC members.** The committee was full throughout most of the year but finished with one open seat. In continued anticipation of a number of reviews that will be important to the community it will be important to recruit new candidates and maintain a full five-member committee.
2. **Downtown Design Review.** Conduct public design review hearings to advise the Planning Commission on implementation of the Downtown Design Guidelines for development proposals in Downtown zones. Anticipated proposals to be reviewed in the coming year include:
 - Riverfront Park
3. **Historic Resources.** Review of Historic Landmarks alteration or demolition. Advise the Planning Commission on applications when City approval is required by Code. Anticipated proposals for the coming year include:
 - Pioneer Cemetery (designation)
4. **Historic Properties Slideshow.** Finish producing a digital slide show of Milwaukie's listed historic resources, for public education purposes.
5. **Info on Downtown Milwaukie's History.** Present information about the history of development in the downtown area. The materials could include old photographs of buildings that were once downtown. The resources would be useful for potential developers, who should be reflecting the history, character, and personality of Milwaukie in the designs for future projects downtown.
6. **Code Revision Projects.** Participate in and advise the Planning Commission on code revisions relating to community design. Anticipated code change proposals to be discussed in the coming year include:

- Residential design standards (* See attached Planning Commission work program for more info.)
7. **Regularly scheduled meetings.** During the past year, the DLC has met more regularly, almost bi-monthly. This consistency allows members to develop a greater understanding of the Downtown Design Guidelines and Milwaukie's cultural heritage and to strengthen relationships within the committee. Additionally, staff will continue to schedule joint meetings of the DLC and Planning Commission every six months.

Attachment

- 2008-09 Joint Work Plan for PC and DLC

**2008-2009 Work Plan
Planning Commission and Design and Landmarks Committee**

Development Review (“Current Planning”)

Responsibilities:

- Conduct public hearings on matters that may include, but are not limited to, community service uses, downtown design review, variances, zone changes, conditional uses, subdivisions, and partitions.
- Promote livability and protect property and natural resources by seeking compliance with City regulations.
- Provide timely, accurate, and reliable information and service to internal and external customers.
- The Planning Commission (PC) meets twice a month. Staff supports the commission so they can make defensible decisions that implement the community vision.
- The Design and Landmarks Committee (DLC) meets once every other month, with additional meetings as needed for application review. Staff supports the DLC so they can make defensible Design Review recommendations and pursue projects that promote appreciation for Milwaukie’s downtown and historic resources.

2007-8 projects expected to be completed:

- Increased use of the internet and “E-packets” for Planning Commission to facilitate public communication and reduce the cost of paper packet distribution.
- Processed approximately 45 land use applications, up from 35 in 2006-7.
- Improved public information and application forms.
- Improved land use file record-keeping.
- Strengthened DLC by adding members, setting regularly scheduled meetings, and engaging them on three projects (Immovable Foundation Church post-PC approval review, Town Center pre-application review, and Riverfront Park Historic Resources review).

2008-9 projects:

- Improve public information and application forms.

Long Range Planning

Responsibility:

Recommend to the city council plans for the growth, development and beautification of the city.

2007-8 projects expected to be completed:

- **Transportation System Plan** - Completed the update for Council adoption in 12/07.
- **Light Rail SDEIS** - Planning staff has supported the Community Development Department’s work to define the new locally preferred alignment and station locations.

2008-9 projects:

- **Prepare a Work Plan for Periodic Review**, as required by the Department of Land Conservation and Development. This work will include an inventory of the City’s long-range plans and development code, and developing a work plan for updating them.
- **Prepare a Master Plan for the “Highway 224 Commercial Triangle” area**. Such a plan would address the land use, urban design, and “development readiness” of the area, and lead to re-zoning of several parcels.
- **South Downtown Concept** – Planning staff has supported the Community Development Department’s work to develop this sub-area study.

DRAFT

- **Special Projects** – Planning staff will support other projects as directed by the Community Development Director.

Land Use / Development Policy

Responsibilities:

- Complete Zoning code revision projects to address confusing, inconsistent and ineffective language in the Milwaukie Municipal Code (MMC) land use, sign, and land division regulations.
- Propose code revisions that better meet the community's expectations for quality and fairness in design and development.

2007-8 projects expected to be completed:

- **Housekeeping amendments:** Council adopted amendments to zoning, sign, and land division code in December 2007.
- **Parking standards - 19. 500:** Revise parking requirements for downtown development, refine standards for residential areas, and revise parking ratios and design standards. This project will continue into the next fiscal year.
- **Transportation Code revision project– 19.1400, 19.321:** Develop recommended amendments to the city's policies that require development projects to implement transportation improvements. This project includes sections 19.1400, Downtown Public Area Requirements, Title 12 (Sidewalks), and the Transportation Design Manual. This project will continue into the next fiscal year.
- **Residential Design Standards:** Review development standards for residential zones to address compatibility of scale and housing types.

2008-9 projects:

- **Housekeeping amendments:** Continue to tackle minor policy issues and code inconsistencies.
- **Parking standards – MMC 19. 500:** Complete project described above.
- **Transportation Code revision project – MMC 19.1400, 19.321:** Complete project described above.
- **Sign Code – MMC Chapter 14:** Propose new sign design standards for Commercial areas. Address sign lighting and size limitations.
- **Illegal Lots:** Develop policy to allow staff to resolve situations in which lots were created illegally. In response to 2007 ORS revision.
- **Designate Pioneer Cemetery as Historic Resource.**
- **Metro Functional Plan Compliance:**
 - **Metro Title 4 – Industrial Lands:** In 2007 the Metro code changed to decrease the amount of big box retail that is allowed in industrial lands. The City needs to amend its code to comply.
 - **Title 13 - Nature in Neighborhoods:** Code amendments to encourage or enable property owners to develop with habitat-friendly practices.

Special projects

- DLC Historic properties digital slideshow. Create powerpoint slideshow for public educational purposes.
- DLC project to document Milwaukie's lost architectural heritage. Research photos of downtown to help developers and others to understand Milwaukie's history.

A taste of the past in downtown Milwaukie

An old fashioned soda fountain lets visitors "step back in another time"

by Ellen Spitaleri
espitaleri@clackamasreview.com

Chris Merris believes that "everybody should experience a soda fountain once in their lives."

So last November, she and her mother, Darlene Davis, bought the Main Street Collectors Mall in Downtown Milwaukie, and a month later reopened the old-fashioned soda fountain.

Merris graduated from Milwaukie High School in the late '80s, and said she remembers going into what was then the Perry Pharmacy for lunch.

"Now I love it when I see parents or grandparents bringing their kids in and reliving their memories," she said.

When visitors come to the soda fountain, she added, "They step back into another time and place."



photo by ELLEN SPITALERI

Wiley Johnson, 2, and his sister Madison Johnson, 5, slurp up some chocolate milk at Main Street Soda inside the Milwaukie Collectors Mall on Main Street. Their mother, Melanie Johnson, said it was the first time she and the children had eaten at the old-fashioned soda fountain.

Sandwiches, cookies, drinks and more

Davis said her responsibility is mainly overseeing the antiques and collectibles in the main part of the shop, but she helps at the counter when needed and usually bakes the cookies in the morning.

"I like people to walk in and smell coffee and fresh-baked cookies," she said.

As far as the menu goes, Elaina Forsythe works behind the counter making fresh deli sandwiches and drinks of all kinds.

The soda fountain offers a box lunch special of a sandwich, drink, chips and a cookie for \$4, she noted, with a slight change in price for specialty

drinks and malts.

Merris said her favorite drink is called a summer girl and consists of "soda water, vanilla ice cream, orange sherbet and strawberries."

She figures the soda fountain is one of very few that actually offers phosphates, old-fashioned, hand-poured sodas and flavored cokes, like cherry coke or lemon coke.

Merris and her mother hope that warm summer weather brings out the families who want to sample classic sundaes, banana splits, milkshakes, malts and fresh-squeezed lemonade.

Clutter enjoyable

As for the collectible por-

tion of the mall, Davis said there are basically two kinds of customers who come in: the browsers and the "avid" shoppers.

The showcases and floor spaces in the mall contain "absolutely everything you could possibly imagine — it's mind blowing," Davis said, adding that she can tolerate the clutter and even finds it "enjoyable."

Vendors can rent whole or half cases or take up floor space — and Davis even uses space in the bathrooms to show off merchandise.

"We have well over 60 vendors and more than 30 consignees," she said, who sell a variety of items, including Star Wars

memorabilia, knives, vintage jewelry, furniture, clothes, toys, dishware, books and paintings.

Prices are reasonable, she said, and there are actual antiques as well, some dating from the 1800s.

"This is really a family business," Davis said, noting that "Chris's children, Ariel, who is 7, sells doll clothes, and Colton, who is 12, has video games for sale."

Colton also has his food-handlers permit and washes dishes in the evenings, and "both husbands help."

Davis did add that all four adults have other "real" jobs, and she and her daughter hope that eventually the mall will be successful "to make enough

income for two families to live on — that's our main goal."

• Soda fountain has been a fixture in Milwaukie

The historic building on Main Street began life as a pharmacy, Davis and Merris said, and the soda fountain was a popular feature through the years.

The most recent edition of the City of Milwaukie newsletter states that William Perry opened Perry Pharmacy in 1914, and the spot "became famous for its soda fountain."

At some point it became a Rexall drug store, and the fountain continued to be open "off and on," Davis said.

"[Previous owners] Tom and Carol bought [the mall] in

Fast Facts

The Perry Pharmacy opened in 1914, and the owner was William Perry.

Arlie Brown, who came to the Perry Pharmacy in 1959, said he was the part owner of the business in 1974, and then took over as full owner in 1984.

He left the pharmacy in 1998, when new owners took over and turned the site into a collectors mall, he said.

In 1960, John F. Kennedy visited the soda fountain "when he was on the campaign trail. He sat down and ordered a coke — I shook hands with him," Brown said.

Brown, who is known as Brownie, currently works as a pharmacist at the Safeway at 42nd and King Road.

He recently took a look at the newly opened soda fountain at Main Street Collectors Mall, and said it "looked pretty close" to the original.

A soda fountain, he added, "is one of those things everyone thinks is wonderful."

LOCATION:

Main Street Collectors Mall and Main Street Soda Fountain; 10909 SE Main, Milwaukie 97222
Hours of operation: 10 a.m. to 6 p.m. daily
Call 503-659-SODA (7632)

1997 and the soda fountain wasn't open full time, but I can remember their son was in high school and it was his after-school job," Davis said.

The soda fountain was not operating when she and her daughter bought the place last November, so they opened it back up just before Christmas, and the reaction has been positive.

"Almost everyone who walks in here has a story [about the soda fountain]," Davis said.

She added, "The steady customers are overjoyed and our vendors are overjoyed."

Her daughter agreed, saying that customers "remember another time when things weren't so franchised" when they come to the soda fountain.

Merris added, "We're looking forward to summer coming and meeting new people — this is perfect, this is what I want to do."

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