

**HISTORIC RESOURCE SURVEY FORM**  
University of Oregon Cultural Resources Survey  
Eugene, Lane County, Oregon  
Summer 2006, Updated 2025

**RESOURCE IDENTIFICATION**

Current building name: Agate Hall  
Historic building name: Roosevelt Junior High School, Condon School  
Building address: 1791 Agate Street  
Ranking: Secondary

**ARCHITECTURAL DESCRIPTION**

Architectural style classification: California Mission  
Building plan (footprint shape): Rectangle  
Number of stories: 2  
Foundation material(s): Concrete  
Primary exterior wall material: Stucco  
Secondary exterior wall material: N/A  
Roof configuration/type: Hipped  
Primary roof material: Composition shingle  
Primary window type: Louvered  
Primary window material: Aluminum  
Decorative features and materials: Engaged columns, parapet, and arched windows on the main entry block  
Landscape features: Playground to the South, foundation plantings (primarily rhododendron), trees (primarily Red Maple) and lawns  
Associated resources: Agate House  
Comments:

**ARCHITECTURAL HISTORY**

Date of construction: 1924  
Architect: F. Mason White  
Builder/Contractor: Unknown  
Moved? (yes/no): No                      Date of move(s): N/A  
Description/dates of major additions/alterations: Boys Play Shed removed between 1925 and 1962 (Alteration appears in Sanborn Map dated 1925 – 1962); Auditorium skylights reconfigured between 1925 and 1962 (Alteration appears in Sanborn Map dated 1925 – 1962); Sawdust storage area built onto boiler room between 1925 and 1962 (Alteration appears in Sanborn Map dated 1925 – 1962); Aluminum windows retrofitted in 1975; Bach Festival office renovation in 1994 (occupies the Girl's Play Shed); it is unclear whether the kitchen rear area is original. Furthermore, the question of whether the parking areas were once part of the playground and if the awnings are original could be answered with further research.

**HISTORICAL ASSOCIATIONS & SIGNIFICANCE**

Original use(s) or function(s): Junior High School, then elementary school

Current use(s) or function(s): University offices

Area(s) of significance: Education, Architecture

Period of significance: 1924

Statement of Significance (use continuation sheet if necessary):

Agate Hall was designed in the California Mission style by architect F. Mason White and was constructed in 1924. It has a rectangular plan and 2 stories with a concrete foundation. The exterior wall surface is stucco, and it has a hipped roof with composite shingles, although the original building had metal roof tiles. The building has primarily aluminum louvered windows, and has an entry block with decoration in the form of engaged columns, arched windows, and a parapet.

Agate Hall was originally Theodore Roosevelt Junior High School and then became Condon Elementary School in 1950. Condon Elementary was closed by the Eugene School District in 1983 due to low enrollment. The university acquired the property in 1984 and named it Agate Hall. The south entry is marked for "Boys" and the north for "Girls". Originally matching "play sheds," one for girls and one for boys, were located along the east façade and separated by the auditorium and boiler room. At some point after 1925 the boys play shed was removed and a sawdust storage area was built next to the boiler room. The interior has a relatively intact auditorium with a stage, cove ceilings, six skylights and a wrap around balcony. The auditorium is used for community and University functions. The tall furnace chimney has been decommissioned and has become locally famous due to a large population of Vaux's Swifts that roost inside the stack during their annual summer migration. It has been used for numerous offices over the years, and now houses the Alumni Association, the UO Foundation, and the Oregon Bach Festival.

It is a very good example of the California Mission style, although aluminum windows were retrofitted in 1975 therefore slightly diminishing the building's historic integrity. Other work, including an interior remodel to the Bach Festival office in 1994 further altered the structure, but most changes likely occurred at least 50 years ago. The exterior and interior still display the character defining features of a school from the early 1920s, including large windows (even skylights) for maximum daylight (supposedly to aid learning), the original projector room on the second floor, the floor plan (reflects classroom function), and a high degree of other historic fabric throughout the building. Agate Hall might be eligible as an individual resource for the National Register under criterion A for its demonstration of the educational mindset of the time or under C for being a good example of its style. The building has medium significance and excellent integrity, thereby giving it a secondary ranking.

(See Continuation Sheet)

**NATIONAL REGISTER ELIGIBILITY ASSESSMENT**Historic Significance (check one):  High  Medium  Low  Very Low or NoneIntegrity (check one):  Excellent  Good  Fair  PoorCondition (check one):  Excellent  Good  Fair  PoorBuilding designation:  City Landmark  National Register  National Historic Landmark  Not listedPreliminary National Register eligibility findingsBuilding is potentially eligible:  Individually or  As a contributing resource in a district only

If eligible individually, applicable criteria (check all that apply):

 A. Associated with significant events C. Distinctive architecturally B. Associated with significant persons D. Archaeologically importantIf applicable, building qualifies under NR Criterion Considerations:  Yes  No If yes, which apply:Building is NOT eligible:  Intact but lacks distinction or  Altered/loss of integrity or  Not 50 years old

**DOCUMENTATION**

Indicate resources consulted when researching this building (check all that apply):

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> University archives        | <input checked="" type="checkbox"/> UO Planning Office files | <input checked="" type="checkbox"/> Newspapers               |
| <input checked="" type="checkbox"/> Sanborn maps    | <input type="checkbox"/> Building permits                    | <input type="checkbox"/> SHPO files                          |
| <input type="checkbox"/> State Archives             | <input type="checkbox"/> State Library                       | <input type="checkbox"/> State Historic Society              |
| <input type="checkbox"/> Local Historic Society     | <input type="checkbox"/> Personal interviews                 | <input type="checkbox"/> Historic photographs                |
| <input type="checkbox"/> Biographical encyclopedias | <input type="checkbox"/> Obituary indexes                    | <input checked="" type="checkbox"/> Other : <u>see below</u> |

**BIBLIOGRAPHICAL REFERENCES**

Primary source materials, Agate Hall architectural drawings located in the UO Planning Office/Facilities Services hanging files.

Oregon Cultural Resource History City of Eugene

"Beyond Closure," Eugene (OR) The Register Guard, 18 February 2001, 1(A).

Wyant, Dan, "UO to lease grade school," Eugene (OR) The Register Guard, 6 June 1983, 1(A).

Digital Sanborn Maps 1867-1970 (2001). Eugene, OR 1925-1962, Retrieved Mar. 1, 2006 from <http://0-sanborn.umi.com.janus.uoregon.edu:80/or/7358/dateid-000009.htm>

Digital Sanborn Maps 1867-1970 (2001). Eugene, OR 1925, Retrieved Mar. 1, 2006 from <http://0-sanborn.umi.com.janus.uoregon.edu:80/or/7358/dateid-000008.htm>

**RECORDING INFORMATION**

Researched: Dustin Welch and Andrea Blaser, Winter 2006

Recorded: Susan Johnson and University Planning Office, Summer 2006

Photo number or name:

PHOTOGRAPH



SITE PLAN

