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.

NATIONAL REGISTER ELIGIBILITY ASSESSMENT

Historic Significance (check one): _ High  X Medium  _ Low  _ Very Low or None
Integrity (check one): _ X Excellent  _ Good  _ Fair  _ Poor
Condition (check one): _ Excellent  _ X Good  _ Fair  _ Poor

Building designation: _ City Landmark  _ National Register  _ National Historic Landmark  X Not listed

Preliminary National Register eligibility findings
Building is potentially eligible: _ X Individually  or  _ As a contributing resource in a district only

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

X A. Associated with significant events  X C. Distinctive architecturally
_ B. Associated with significant persons  _ D. Archaeologically important

If 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):

- University archives
- Sanborn maps
- State Archives
- Local Historic Society
- Biographical encyclopedias
- UO Planning Office files
- Building permits
- State Library
- Personal interviews
- Obituary indexes
- Newspapers
- SHPO files
- State Historic Society
- Historic photographs
- Other
  see below

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


RECORDING INFORMATION

Researched: Dustin Welch and Andrea Blaser, Winter 2006
Recorded: Susan Johnson and University Planning Office, Summer 2006
Photo number or name: