

United States Department of the Interior
National Park Service**National Register of Historic Places Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in the National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of PropertyHistoric name: Tenth East Senior CenterOther names/site number: Elder Citizens Center; Senior Citizens CenterName of related multiple property listing: N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. LocationStreet & number: 237 South 1000 EastCity or town: Salt Lake CityState: UtahCounty: Salt Lake CountyNot For Publication: ☐Vicinity: ☐**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria:

X A B X C D_____
/Deputy SHPO

Signature of certifying official/Title:

Date

Utah State Historic Preservation Office

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official:

Date

Title :_____
State or Federal agency/bureau
or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private: ☐
Public – Local ☒
Public – State ☐
Public – Federal ☐

Category of Property

(Check only **one** box.)

- Building(s) ☒
District ☐
Site ☐
Structure ☐
Object ☐

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u> </u>	buildings
<u>1</u>	<u> </u>	sites
<u>1</u>	<u>1</u>	structures
<u> </u>	<u>1</u>	objects
<u>3</u>	<u>2</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

SOCIAL: clubhouse

RECREATION AND CULTURE: sports facility

RECREATION AND CULTURE: outdoor recreation

LANDSCAPE: park

Current Functions

(Enter categories from instructions.)

SOCIAL: clubhouse

RECREATION AND CULTURE: sports facility

RECREATION AND CULTURE: outdoor recreation

LANDSCAPE: park

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7. Description

Architectural Classification (Enter categories from instructions.)

MODERN MOVEMENT
OTHER: Mid-century Modern

Materials:
(enter categories from instructions.)
Principal exterior materials of the property:

Foundation: CONCRETE
Walls: OTHER: decorative concrete masonry units
Fascia: METAL

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Tenth East Senior Center,¹ constructed in 1963, is a mid-century modern recreation facility located in the East Central neighborhood in Salt Lake City, Salt Lake County. It sits on a 2.77-acre municipal parcel located mid-block between 200 and 300 South Streets and 1000 and 1100 East Streets at 237 South 1000 East. Although the surrounding land is historically known as Victory Recreation Park, the nominated resource is the Tenth East Senior Center building itself, with the larger parcel and park landscape providing its historic setting. The Tenth East Senior Center is currently considered a non-contributing building because it was constructed outside the period of significance in the SLC East Side Historic District Boundary Increase (NRIS #02001739). The center was designed by architects Burtch W. Beall, Jr., FAIA, and Paul Lemoine, with planning oversight by city architect George Nicolatus. An out-of-period but compatible 1983 addition expands the building's program space on the eastern side of the south elevation and is visually indistinguishable from the original 1963 construction in its materials, massing, and detailing. Contributing resources include the historic site on which it stands and the

¹ The building was originally known simply as the "Senior Citizens Center," a generic title reflecting its status as the first purpose-built senior center in Salt Lake County. As additional senior centers were constructed in the following decade, the name became ambiguous, and by 1976—within the established period of significance—the facility was formally identified as the "Tenth East Senior Center" to distinguish it from the newer centers elsewhere in the surrounding area. The Tenth East name quickly became the one most widely used by the community and local government, and it remains the building's recognized historic and contemporary name.

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long-standing tennis courts whose location and orientation date to the early twentieth century. Non-contributing features include the CMU-block monument sign on the center's west elevation and the contemporary playground within the park. The Tenth East Senior Center retains historic integrity of location, setting, design, materials, workmanship, feeling, and association.

Narrative Description

In 1963, the city constructed the Tenth East Senior Center on the western portion of the site, designed by architects Burtch W. Beall, Jr., FAIA, and Paul Lemoine, with planning oversight by city architect George Nicolatus.² The mid-century modern building introduced an L-shaped plan, patterned concrete masonry composed of modular units with a recessed rectangular relief motif, and deep roof overhangs. The distinctive metal panel fascia—constructed of an unknown metal, possibly copper, with what appears to be a chemically produced patina—continues this design language, using larger rectangular panels that scale the same recessed-rectangle motif up into the roofline and visually link the wall surface and eave.

Victory Recreation Park (now known as Victory Park) occupies the eastern portion of the site and remains an actively used public recreational landscape. The park includes two tennis courts, open lawns, mature deciduous trees, pedestrian pathways, and a small playground.

Tenth East Senior Center

The Tenth East Senior Center is a one-story, L-shaped mid-century modern-style civic building located on the western portion of the Victory Recreation and Tenth East Senior Center property. Constructed in 1963, the building rests on a concrete foundation and is constructed of patterned concrete masonry units (CMU), each a modular 8 × 16-inch block with a recessed rectangular relief motif that produces a rhythmic play of shadow and depth across the wall surface. A flat roof with broad overhanging eaves emphasizes horizontality, while a continuous fascia—composed of individual rectangular panels that echo the block patterning at a larger scale—wraps the roofline and provides a distinctive visual accent.

Fenestration consists of aluminum-framed windows arranged in horizontal groupings, organized into long bands that reinforce the building's low, modern profile. Each opening pairs a larger fixed pane with a narrower upper light, creating a consistent "large-over-small" rhythm across the façades. The dark metal frames sit deeply within the patterned masonry, producing strong shadow lines that emphasize the building's horizontality. Entrances are located on the west, south, and east elevations and are accessed by concrete walkways. Exterior detailing is minimal, reflecting the restrained civic modernism of the period. The Tenth East Senior Center retains its original materials, massing, roof form and fenestration patterns and exhibits a high degree of historic integrity.

² "Work Launched On Senior Citizens Center," *Deseret News*, September 6, 1962, 19.

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West Elevation

The west elevation of the Tenth East Senior Center [Photograph 1] is the building's primary public façade and is characterized by a long, low horizontal composition defined by a deep roof overhang, patterned concrete masonry walls, and extensive dark-framed glazing [Photographs 1, 3, 4, and 5]. The elevation is capped by a continuous band of metal panel fascia set within a dark frame, visually unifying the roofline and reinforcing the building's mid-century modern horizontality. The underside of the overhang is a flat concrete soffit with regularly spaced recessed light fixtures that illuminate the sheltered walkway below.

The northern portion of the west elevation [Photographs 2 and 3] consists of a broad expanse of decorative concrete masonry units (CMU), each with a recessed rectangular relief pattern that creates a textured, shadowed surface. This masonry field transitions into the primary glazed zone at the center of the elevation, where a deep recessed entry bay contains two large window groupings set within black metal frames. Each window assembly follows the "small-over-large" proportion, with a narrow upper pane above a larger fixed pane.

The main entrance is located just south of the paired window groupings on the northern portion of the west elevation and consists of a pair of glazed doors set within a substantial black metal frame [Photograph 3]. A small enclosed entry vestibule projects from the entrance [Photographs 2 and 3]. Although its exact construction date is unknown, it was added sometime after the 1983 addition to reduce heat loss and improve accessibility. Its modest scale and compatible materials result in only a minor visual impact on the building's historic integrity. The entry is recessed beneath the deep roof overhang, creating a sheltered approach, and is visually connected to the adjacent window bays to the north.

South of the primary entrance, the west elevation returns to a solid expanse of patterned concrete masonry before transitioning to a raised concrete terrace and platform that fronts a band of aluminum-framed windows and a set of double secondary entrance doors [Photograph 4]. The window assemblies are set between vertical bands of patterned CMU, and the secondary entrance consists of paired glazed doors positioned within this southern glazing zone. Beyond this area, the elevation concludes with another section of patterned masonry before stepping back at the point where the 1983 addition begins [Photographs 4 and 5].

The west elevation of the addition is set back slightly from the original façade and continues the patterned CMU, broad eaves and metal panel fascia [Photograph 5]. Near the northern end of this recessed plane is a set of double doors, each with an individual glazed panel above, providing secondary access to the building. The 1983 addition closely matches the original 1963 construction in its materials, massing and detailing [Photograph 5].

A gently sloping grade along the west side of the building causes the perceived height of the patterned masonry wall and metal railing to vary from north to south. A freestanding concrete sign identifying the Tenth East Senior Center (current name) is located in the lawn area west of the elevation and is not physically connected to the building [Photograph 5]. Overall, the west

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elevation retains its original patterned masonry, roof form, fenestration patterns, and characteristic minimalist mid-century modern detailing.

Western South Elevation (1983 Addition)

The western portion of the south elevation consists of the 1983 addition, which extends the original building's program space while maintaining the overall character of the 1963 design [Photographs 6 and 7]. Like the original construction, this elevation is defined by a deep concrete roof overhang, patterned CMU walls, and dark-framed glazing set into a thickened masonry envelope. The roofline continues the building's modular fascia system incorporating metal panels; although much of the fascia at the center of this elevation is obscured by a later covering that interrupts the otherwise continuous appearance of the roofline [Photographs 6 and 7].

Beneath the overhang, the flat concrete soffit contains recessed light fixtures that illuminate the walkway along the façade. The wall plane is composed of decorative CMU construction with the same recessed rectangular relief pattern used in the 1963 construction, creating a consistent textured surface across the elevation. Glazing is introduced in vertically stacked window assemblies set within dark metal frames [Photographs 6 and 7]. This elevation contains three vertically aligned window groupings; each composed of an upper and lower window unit. Each window unit is set deeply within the patterned concrete masonry wall, with CMU extending between and around the openings so that the façade reads as a continuous masonry surface punctuated by individual window bays [Photographs 6 and 7]. The upper units on this elevation are taller and more visually dominant, while the lower units are shorter and more compressed within their masonry surrounds. The westernmost grouping consists of paired upper and lower windows, whereas the two groupings to the east each span four modules, creating a stepped rhythm of narrow-to-wide window bays across the façade [Photographs 6 and 7]. All six window units are recessed within dark metal frames, producing deep shadow lines that emphasize their vertical stacking. A solid concrete panel extends from the base of each lower window to the ground, emphasizing the depth of the openings and reinforcing their placement within the thick masonry wall.

This portion of the elevation does not contain entrances; instead, it reads as a combination of solid patterned masonry and deeply set glazing consistent with the original building's fenestration rhythm. A continuous stair-step metal railing runs parallel to the façade at grade, defining the circulation edge beneath the overhang [Photographs 6 and 7]. Along this elevation, the ground plane slopes downward to accommodate an accessible ramp that provides gradual, barrier-free circulation from the west elevation toward the southern end of the building. This ramped grade change subtly alters the perceived height of the wall and railing as the elevation progresses eastward, reinforcing the building's integration with the site.

Although constructed in 1983, this elevation is very similar to and compatible with the original 1963 building in its materials, massing, roof form, and fenestration configuration, and it remains visually integrated with the overall architectural composition and design of the original building. Records identifying the architect of the 1983 work are not currently accessible, but the addition's

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close fidelity to the original design strongly suggests that the designer either had access to the original construction documents or followed the design approach established by Beall and Lemoine.

Inner East Elevation

The inner east elevation includes the 1983 addition on the southern portion and faces the building's courtyard [Photographs 7, 8, and 9]. Although not prominently visible, this elevation retains the building's characteristic mid-century modern design, including a deep concrete roof overhang, patterned concrete masonry walls, and dark-framed glazing set into a thickened masonry envelope. The roofline's continuous fascia panels are set within a dark frame, visually unifying the elevation with the rest of the building.

At the southern end of the inner east elevation, the 1983 addition continues the patterned concrete masonry and deep roof overhang of the original building, although the roofline is set back slightly, creating a subtle reveal that distinguishes the addition from the 1963 construction. This portion of the elevation includes a single metal door set within a shallow masonry recess, which can be accessed either from the accessible ramp that begins on the western south elevation or from a short flight of concrete stairs along the inner east elevation [Photograph 7]. The door and its associated circulation elements reflect the addition's functional role while remaining visually compatible with the building's established material palette and massing.

North of the addition, the original 1963 elevation resumes, exhibiting the same broad eaves and decorative CMU that characterize the building's courtyard-facing façades [Photograph 7 and 8]. Beneath the overhang, the flat concrete soffit contains recessed light fixtures distributed along the sheltered walkway. The wall plane is dominated by broad fields of decorative concrete masonry units, each with a recessed rectangular relief pattern that produces a textured, shadowed surface.

Immediately north of the addition, two brown metal service doors are set within shallow masonry recesses, accompanied by mechanical vents inserted into the surrounding masonry field [Photograph 7]. The northernmost of the two doors is bordered by a low concrete masonry wall that exhibits localized cracking and displacement, a condition visible during the building's current renovation period [Photographs 7 and 8].

Farther north, the elevation steps back slightly from the courtyard, and a broader glazed section introduces transparency into the otherwise opaque façade [Photographs 8 and 9]. In this area, alternating bays of patterned concrete masonry and dark anodized metal-framed glazing create a regular rhythm of solid and void. Two exterior glazed doors are incorporated into this composition, each set within a larger window assembly. The upper panels are taller and more prominent than the shorter lower panels, producing a "large-over-small" configuration within each opening.

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Eastern South Elevation

The eastern portion of the south elevation belongs to the original 1963 construction and reflects the building's characteristic modern design [Photographs 8, 9, and 10]. This elevation is composed of a sequence of patterned concrete masonry, a recessed glazed entry, and an extended run of windows that establishes a clear horizontal rhythm across the façade. The entry is positioned toward the western side of the elevation and is set within a recessed glazed bay that includes windows above and flanking the door. This glazed zone is framed by patterned concrete masonry on both sides.

West of the entry, a broad expanse of patterned concrete masonry forms a solid wall plane, while to the east, the masonry continues briefly before transitioning into a long band of twelve windows arranged in a "large-over-small" configuration [Photographs 8 and 9]. These windows are set within dark metal frames and are separated by narrow masonry piers that maintain the façade's modular rhythm. A short CMU section terminates the elevation at its eastern end.

Outer East Elevation

The outer east elevation faces the parking lot and forms one of the simplest façades of the original 1963 building. Its composition consists of a slightly wider section of patterned concrete masonry, a recessed glazed entrance, and a narrower CMU section at the northern end [Photograph 10]. The entrance is positioned near the center of the elevation and is set within a shallow recess. It consists of a glazed door flanked by narrow sidelights and topped by a short transom window, all within a dark metal frame. The surrounding CMU fields maintain the building's characteristic modular pattern and reinforce the façade's simple horizontal organization.

Access to the door is provided either from the concrete sidewalk running along the elevation or from a short flight of stairs that descends from the adjacent parking lot, where the grade sits slightly higher. A metal railing lines the southern portion of the façade, guiding circulation toward the entrance [Photograph 10 and 11].

North Elevation

The north elevation faces a service drive and is composed of alternating sections of patterned concrete masonry and horizontal bands of glazing [Photographs 2, 12, and 13]. At the eastern end, a short CMU section anchors the corner before the elevation transitions into a broad expanse of windows arranged in the building's characteristic "large-over-small" configuration. A second CMU block follows, maintaining the modular rhythm of the façade.

Much of the eastern portion of the elevation is screened by a tall chain-link fence set into a stair-step concrete retaining wall that runs along the adjacent driveway [Photograph 12]. Behind the fence, the elevation continues the alternating pattern of CMU and glazing, though visibility is partially obstructed.

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West of the fenced area, a longer CMU section contains several surface-mounted utility components, including conduit and mechanical equipment. Beyond this zone is a run of nine “large-over-small” windows that extend toward the western end of the elevation. A final short CMU section terminates the façade at the point where the description of the west elevation begins [Photographs 2 and 13].

Addition

A one-story addition was constructed in 1983 at the western end of the south elevation to expand the building’s program space [Photographs 6 and 7]. A 1962 newspaper article announcing the project stated that the new building would be “designed so that an addition can be constructed later,” demonstrating that planned expansion was incorporated into the original design and reflecting the county’s long-term vision for the center.³ The 1983 project represents the realization of that planned growth. Although no records identify the architect responsible for the 1983 work, the high degree of architectural compatibility suggests that the designer either had access to the original construction documents or closely followed the design approach established by Beall and Lemoine.

The addition extends the 1963 footprint southward and follows the established massing, height, and horizontal emphasis of the original design. Its exterior materials—including the patterned concrete masonry units, deep concrete roof overhang, and metal panel fascia—were selected to match the original construction, resulting in a visually seamless transition between the two building structures [Photograph 6]. The addition continues the building’s established rhythm of solid masonry fields and vertically stacked window assemblies.

Although constructed outside the period of significance, the 1983 addition is compatible in scale, materials, and detailing and does not diminish the building’s ability to convey its mid-century modern architectural character [Photograph 7].

Interior

The building is currently closed for interior construction that will make some modifications to the floor plan. Historically, the interior of the Tenth East Senior Center was organized around a central entry and reception area leading to a large multipurpose room, offices, activity rooms, and service spaces. The multipurpose room was the principal interior feature, distinguished by continuous clerestory windows along its east and west sides, which allows natural light deep into the space and expressed the building’s mid-century design. The room also included a raised stage with painted CMU walls, resilient VCT flooring, and two accordion-style partitions that allowed the space to be subdivided. Other original finishes included maple flooring in assembly areas, painted CMU walls, laminate countertops, and ceramic tile with tile wainscoting in the restrooms.

³ “Action Starts On Center For Oldsters,” *The Salt Lake Tribune*, January 9, 1962, 21.

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The 1983 addition introduced additional program rooms on the main level and a lower-level suite of activity spaces. The lower level included a large room beneath the addition's main-level program rooms, connected to the upper floor by an open stairway. An exterior ramp provides accessible egress from the lower level to grade. Interior finishes in the addition included carpet in the upper-level rooms, hard-surface flooring on the stairways, and a combination of carpet and resilient flooring in the lower level, with CMU walls consistent with the original construction.

Over time, interior updates were undertaken to meet the changing needs of the Tenth East Senior Center, including improvements to security, electrical systems, upgrades to food-service areas, and the creation of flexible spaces to support long-standing exercise and wellness programming. These changes reflected evolving program requirements rather than alterations to the intent of the building's historic design.

Setting and Other Features

Setting

The Tenth East Senior Center is located in a walkable, mixed-use urban neighborhood on the east side of Salt Lake City, situated mid-block between 200 South and 300 South Streets. The surrounding area combines established residential streets with small-scale commercial and institutional uses, reflecting the transitional character between the Central City and University neighborhoods. The site lies within short walking distance of South Temple Street and the University of Utah campus, and is located three blocks east of 700 East Street, a major north-south arterial. A TRAX light-rail station along University Boulevard/400 South Street provides frequent transit access to the broader city. Within a three-block radius, the neighborhood includes single-family homes, apartment buildings, a hospital clinic, an elementary school, churches, coffee shops, restaurants, hotels, gas stations, and other everyday services. This mix of residential and commercial activity contributes to the center's longstanding role as a community-serving civic facility.

The 2.77-acre property reads as one unified recreational landscape in which the Tenth East Senior Center and Victory Recreation Park operate as complementary components. Although the building occupies the western portion of the site and the park extends to the east [Map 1], the two areas are seamlessly connected by continuous lawns, mature trees, pedestrian paths, and open sightlines. This integration creates a cohesive civic environment that blends indoor programming with outdoor neighborhood recreation.

Western Parcel: Tenth East Senior Center Grounds

The senior center is set back from 1000 East behind a gently sloping lawn, mature trees, and a paved driveway loop that provides vehicular access and short-term parking [Photographs 1, 5, 6, 7, 12 and 13]. A concrete sidewalk parallels the street, intersecting the slope midway up the lawn and forming a landing between two flights of concrete stairs. The stairs are equipped with white

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metal handrails, which lead to the main entrance on the west elevation and are flanked by plantings of shrubs and groundcover [Photographs 1 and 3].

A freestanding CMU-block monument sign identifying the Tenth East Senior Center [Photograph 1] is located near the southern end of the west elevation, in the transition zone between the 1963 building and the 1983 addition. Although compatible in material, it was installed after the period of significance and is counted as a non-contributing object.

A concrete sidewalk runs along the west elevation, extending from the north end of the building to the south and connecting to the paved driveway loop [Photographs 2, 3 and 4]. On the east side of the building, the L-shaped plan encloses a small courtyard containing open lawn and low shrubs, with a concrete sidewalk that provides access to the exterior doors and connects the courtyard to adjacent circulation routes [Photographs 8, 9, 10, 15 and 16].

Eastern Parcel: Victory Recreation Park

Victory Recreation Park occupies the eastern half of the property and serves as the primary recreational open space for the surrounding neighborhood [Photographs 16–28]. The park is characterized by open lawns, mature shade trees, paved walkways, and recreational amenities arranged across gently sloping terrain [Photographs 16 and 17]. The low horizontal form, patterned masonry, and broad roof overhangs of the adjacent Tenth East Senior Center visually blend with the park's open landscape, creating a cohesive relationship between the building and its surrounding recreational setting.

Access to the park is provided from multiple points, including a paved pedestrian path extending from the Tenth East Senior Center parking lot [Photograph 21] and a gated entrance built into the perimeter fence along Markea Avenue, a residential street [Photograph 26]. The main paved path ascends the hill via a ramp with metal handrails, providing accessible circulation between the street, the tennis courts, and the playground [Photographs 21, 22, 24 and 25].

The two tennis courts [Photographs 17–22] are contributing structures because they were likely rebuilt sometime between the late 1960s and the 1970s, within the established period of significance, and they occupy the long-standing location and orientation of the site's earlier courts. Although not original and resurfaced over time, the current courts retain their historic layout and chain-link fencing, preserving the spatial organization and recreational character associated with the property during the period of significance. Despite surface wear, they continue to convey their long-standing role in the site's recreational use and maintain integrity of location, setting, feeling, and association.

The playground [Photographs 25–28] is a non-contributing structure because it was installed after the period of significance, with the exact installation date unknown. The fenced play area contains contemporary green metal equipment—including slides, climbing platforms, swings, and monkey bars—set within a surface of wood chips and rubber safety mats. Due to its size and

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visibility within the parcel, the playground is counted as a non-contributing feature, while other small park elements are not individually classified due to their small scale and later installation.

Historic Integrity

The Tenth East Senior Center retains integrity in all seven aspects. Its location remains unchanged on its original 1963 site, and its design—including the flat roof, patterned masonry, horizontal window groupings, and L-shaped plan—remains intact. Although the 1983 addition is a substantial expansion, it was part of the original building concept and was executed in a manner fully consistent with the 1963 architecture; its materials, massing, and detailing follow the original design and therefore do not diminish the building's overall integrity. While the addition alters the original building's footprint and increases its overall scale, its compatible form, materials, and detailing ensure that the character-defining features of the 1963 building remain clearly legible, preserving integrity of design, materials, workmanship, and feeling. A small entry vestibule was added at an unknown date after 1983; its limited size and compatible materials result in only a minor impact on the building's overall integrity.

The setting continues to reflect its historic context, with open lawns, mature trees, and pedestrian circulation patterns consistent with its mid-century civic landscape. Original materials such as concrete masonry, metal fascia, window systems, and exterior walkways remain in place, and the building's workmanship is evident in its masonry detailing and integrated courtyard configuration. The center continues to convey the feeling of a mid-century community facility, and its ongoing use for neighborhood programming preserves its association with the social and recreational functions it has served since its construction.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

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Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

ENTERTAINMENT/RECREATION
SOCIAL HISTORY
ARCHITECTURE

Period of Significance

1963–1976

Significant Dates

1963

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Burtch W. Beall Jr., FAIA and Paul L. Lemoine

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Statement of Significance Summary Paragraph

(Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Tenth East Senior Center, constructed in 1963 in Salt Lake City, Salt Lake County, is significant at the local level under Criterion A in the area of Entertainment/Recreation because it represents the city's mid-century expansion of public recreational services and its long-standing role as a community gathering place for older adults. It is also significant in the area of Social History for its role in supporting the social, educational, and recreational needs of Salt Lake City's older population. The property is significant under Criterion C in the area of Architecture as a distinctive and well-preserved example of mid-century civic design in Salt Lake City. It is also significant as a Work of a Master for architect Burtch W. Beall Jr., FAIA, in collaboration with architect Paul L. Lemoine. Beall was a leading figure in Utah's mid-century civic architecture, integrating modernist principles of functional clarity, asymmetry, and expressive program volumes into public and community buildings across the state. His broader career—including extensive civic and religious commissions, long-term work with state agencies, and a forty-year teaching tenure at the University of Utah—established him as a central contributor to the development of mid-century modern civic design in Utah. The Tenth East Senior Center reflects this influence through its modern civic form and design approach. The building was previously evaluated as non-contributing in the SLC East Side Historic District Boundary Increase (NRIS #02001739) because it was constructed outside that district's period of significance. Despite that earlier classification, the Tenth East Senior Center is significant in its own right for its architectural design and long-standing recreational and social functions. The period of significance for the Tenth East Senior Center is 1963, the year it was completed, to 1976, or fifty years ago, as it is still in use as a community center and an important aspect of the neighborhood.

Narrative Statement of Significance

*(Provide at least **one** paragraph for each area of significance.)*

Criterion A: Entertainment/Recreation

The Tenth East Senior Center has local significance under Criterion A for Entertainment/Recreation for its central role in the development and expansion of organized recreational opportunities for older adults in Salt Lake County during the mid-twentieth century. In the years following World War II, the county's aging population grew rapidly, yet few public facilities offered structured leisure activities for seniors. In response, the Salt Lake County Recreation Department established the Silver Crest Club in the mid-1950s as one of the region's earliest senior recreation programs, creating a county-sponsored organization that offered older adults structured activities such as dancing, bowling, movies, bingo, crafts, and weekly social

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gatherings.⁴ The club's immediate popularity—drawing dozens of participants to weekly meetings—demonstrated a clear demand for dedicated senior recreation space.⁵

By 1956, Salt Lake County adapted the former Salt Lake Tennis Club clubhouse at 245 South 1000 East for senior use, naming it the Elder Citizens Center. Seniors themselves undertook much of the rehabilitation work—laying tile, painting rooms, furnishing the space, and transforming the long-idle building into a functional recreation center through extensive volunteer labor.⁶ Although makeshift, the building quickly became one of the most heavily used recreation facilities in the region, hosting between 600 and 1,000 weekly users and accommodating seventeen different senior groups.⁷ Program supervisor Laurine “Mickee” Mickelsen—who created Salt Lake County's first senior recreation programs—expanded recreational offerings dramatically during this period, adding classes, dances, clubs, crafts, movies, and seasonal activities that quickly exceeded the capacity of the aging structure.⁸ County officials acknowledged that the existing building was inadequate for the growing program, prompting planning for a purpose-built senior recreation facility.⁹

The result was the new Tenth East Senior Center, designed by Burtch W. Beall Jr., FAIA and Paul L. Lemoine. Completed in 1963, the building marked a transformative moment in the history of senior recreation in Salt Lake County. The modern, single-story building included an auditorium and dance hall, arts and crafts rooms, game rooms, a lounge, a kitchen, and outdoor gathering areas.¹⁰ Staff anticipated that weekly attendance, already exceeding 1,000 users, would double with the expanded facility.¹¹ Within a year of opening, the center was hosting 1,250 to 1,500 weekly users and supporting dozens of recreational clubs and classes.¹² The building's design, extended hours, and flexible spaces allowed the county to offer a wide range of recreational programming, including painting, ceramics, square dancing, harmonica band rehearsals, card clubs, and weekly Thursday dances that became a defining feature of the center's identity.¹³

⁴ Davis, Frank, “Oldsters Club Dedicated To Fun,” *Deseret News*, September 26, 1956, 24.

⁵ Ibid.

⁶ Davis, Frank, “Oldsters Club Dedicated To Fun,” *Deseret News*, September 26, 1956, 24.

⁷ “Oldsters Hold Yule Festival,” *Deseret News*, December 20, 1961, 25.

⁸ Davis, Frank, “Oldsters Club Dedicated to Fun,” *Deseret News*, September 26, 1956, 24; “Oldsters Hold Yule Festival,” *Deseret News*, December 20, 1961, 25; Maxine Martz, “She Learned To Be Good Listener,” *Deseret News*, December 14, 1963, 7.

⁹ “Aides Tag Liberty Park For New Senior Center,” *The Salt Lake Tribune*, March 7, 1962, 15; “Group Plans Study for Aged Center,” *The Salt Lake Tribune*, April 10, 1962, 15; “Committee to Study Oldster Center Site,” *The Salt Lake Tribune*, April 13, 1962, 33.

¹⁰ “Rites Near For S.L. Center,” *Deseret News*, July 1, 1963, 32; “Senior Citizens Flock to New S.L. Center,” *The Salt Lake Tribune*, July 19, 1964, 23.

¹¹ “Rites Near For S.L. Center,” *Deseret News*, July 1, 1963, 32.

¹² “Senior Citizens Flock to New S.L. Center,” *The Salt Lake Tribune*, July 19, 1964, 23.

¹³ “No Longer Neglected: Senior Citizens’ Center Fills Lonely Days for Older Folks,” *Rocky Mountain Review*, October 8, 1964, 8–9; “Having Fun — and Staying Young: Doing the ‘Chicago Glide,’” *Deseret News*, January 27, 1973, 32.

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Recreational programming continued to expand through the 1970s and 1980s. By 1973—just ten years after the new building opened—the center supported sixty-two different groups with a combined membership of more than 8,900 individuals and sponsored an average of twenty-five special recreational activities each month.¹⁴ The center’s dances, monthly birthday dinners, and seasonal events drew hundreds of participants and became well-established traditions in the community. Beginning in 1972, the center also co-sponsored the annual Concours d’Elegance automobile show, a major recreational event that attracted hundreds of vintage cars and thousands of spectators each year.¹⁵ Under the long-term leadership of director Charles “Chuck” Robbins, the event grew into one of the region’s premier car shows and served as a significant recreational and fundraising activity for the center. Proceeds from the Concours d’Elegance enabled seniors first to purchase a 44-passenger bus and, after that goal was met, to establish a building fund that furnished the 1983 addition and created a reserve for ongoing maintenance—an effort driven almost entirely by the center’s membership.¹⁶

Across these decades, the Tenth East Senior Center functioned as one of the earliest and most active senior recreation facilities in Utah. Its purpose-built design, extensive programming, and sustained popularity reflect the county’s evolving commitment to providing structured leisure opportunities for older adults. The center’s continuous recreational use since 1956—and its expanded role following the construction of the 1963 building—demonstrate its enduring significance in the history of senior recreation in Salt Lake County.

Criterion A: Social History

The Tenth East Senior Center is locally significant under Criterion A in the area of Social History for its foundational role in the development of senior social services, community support networks, and aging-services programming in Salt Lake County. In the post-World War II era, older adults in the region faced limited access to dedicated social spaces and were often marginalized within youth-oriented public facilities.¹⁷ In response, local seniors—supported by the Salt Lake County Recreation Department—organized the Silver Crest Club in the mid-1950s to create a structured environment for social connection, mutual support, and community engagement.¹⁸

In 1956, the county adapted the former clubhouse at 245 South 1000 East for senior use, establishing the Elder Citizens Center.¹⁹ Seniors themselves contributed volunteer labor to

¹⁴ “Wheelchairs Provided,” *Sunset News*, July 19, 1973, 2.

¹⁵ “Senior Citizens Plan Car Show,” *The Salt Lake Tribune*, August 20, 1972, 41; Brophy, Steven M., “Concours Of Course: In Quarter-Century, Auto Enthusiasts’ Zeal Hasn’t Waned,” *The Salt Lake Tribune*, September 8, 1996, 148.

¹⁶ “Bus ready for senior citizen use,” *Deseret News*, August 12, 1975, 22; “11th Concours d’Elegance Sunday,” *The Salt Lake Tribune*, September 14, 1982, 27; “Festive Rites Open Senior Center Wing,” *The Salt Lake Tribune*, February 3, 1983, 96; “’87 Concours d’Elegance Will Sport 250 Autos,” *The Salt Lake Tribune*, September 16, 1987, 16.

¹⁷ “No Longer Neglected: Senior Citizens’ Center Fills Lonely Days for Older Folks,” *Rocky Mountain Review*, October 8, 1964, 8-9.

¹⁸ Davis, Frank, “Oldsters Club Dedicated To Fun,” *Deseret News*, September 26, 1956, 24.

¹⁹ Ibid.

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rehabilitate the deteriorated building, creating a rare example of older adults transforming a public facility to meet their own social needs.²⁰ The center quickly became a vital social hub, hosting weekly gatherings, potluck dinners, dances, classes, and civic meetings. Program supervisor Laurine “Mickee” Mickelsen played a central role in shaping the center’s social fabric. She conducted door-to-door outreach to identify isolated seniors, advocated for expanded services, and developed the county’s first senior recreation and social-support programs.²¹ Her leadership helped establish the Elder Citizens Center as one of the region’s earliest senior-focused social institutions.²²

The construction of the new Tenth East Senior Center in 1963 significantly expanded the site’s capacity to serve older adults and marked a major milestone in the evolution of senior social services in Salt Lake County.²³ Accounts written shortly after the center opened described the new building as a “home away from home” where seniors felt welcomed, supported, and socially connected.²⁴ The center addressed widespread issues of loneliness and social isolation by offering a broad range of social clubs, support networks, and informal gathering spaces. Within a year of opening, the center was serving 1,250 to 1,500 weekly users and hosting dozens of senior clubs and civic groups. By 1973, the center supported sixty-two groups with a combined membership of more than 8,900 individuals, reflecting its central role in the social life of older adults in the region.²⁵

Beginning in the 1970s, the center’s social-service offerings expanded significantly under the leadership of director Charles “Chuck” Robbins, who served from 1969 to 2002. During this period, the center became part of a growing countywide aging-services network and offered congregate meals, transportation services, health and nutrition programs, driver-safety classes, and educational workshops.²⁶ These programs addressed the economic, nutritional, and mobility challenges faced by many older adults and helped improve their quality of life. The center also continued to host major community-building events, including the annual Concours d’Elegance automobile show, which served both as a fundraiser and as a large-scale social gathering that brought seniors and the broader community together.

The center’s evolving name reflects its expanding social role: originally known as the Elder Citizens Center, it became the Tenth East Senior Center following the construction of the new building in 1963 and was later renamed the Tenth East Senior Center by the mid-1970s to distinguish it from other senior centers established throughout the county. Despite these changes,

²⁰ Fouch, Barbi R., “At Elder Citizens’ Centers: Retired Folk ‘Live and Learn,’” *The Salt Lake Tribune*, May 25, 1960, 12.

²¹ Davis, Frank, “Oldsters Club Dedicated To Fun,” *Deseret News*, September 26, 1956, 24; Mickelsen, Laurine, “Life Story of Laurine Mickee Mickelsen,” n.d., FamilySearch.

²² “No Longer Neglected: Senior Citizens’ Center Fills Lonely Days for Older Folks,” *Rocky Mountain Review*, October 8, 1964, 8-9.

²³ “Senior Citizens Flock to New S.L. Center,” *The Salt Lake Tribune*, July 19, 1964, 23.

²⁴ “No Longer Neglected: Senior Citizens’ Center Fills Lonely Days for Older Folks,” *Rocky Mountain Review*, October 8, 1964, 8-9.

²⁵ “Wheelchairs Provided,” *Sunset News*, July 19, 1973, 2.

²⁶ Spackman, N.L., “Active seniors enjoy center,” *The Forum*, December 15, 1987, 4.

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the center remained widely recognized as a longstanding social institution and continued to be referred to by its earlier names in public discourse.

Across more than six decades, the Tenth East Senior Center has served as a vital social institution for older adults in Salt Lake County. Its origins in grassroots senior organizing, its expansion through county and city support, and its sustained role in providing social services, community connection, and mutual support demonstrate its enduring significance in the social history of the region.

Criterion C: Architecture

Architectural Significance

The Tenth East Senior Center is significant under Criterion C in the area of Architecture as a distinctive and well-preserved example of mid-century civic design in Salt Lake City. Constructed in 1963 by Culp Construction Company²⁷ and designed by architects Burtch W. Beall, Jr., FAIA, and Paul L. Lemoine, the building embodies the defining characteristics of early 1960s modern civic architecture while expressing a level of material refinement and cohesive façade articulation not commonly found in comparable civic buildings of the period.

The building's low horizontal massing, L-shaped plan, deep roof overhangs, and emphasis on durable, low-maintenance materials reflect the human-scaled modernism that shaped public architecture in the early 1960s. Its façade composition—characterized by patterned concrete masonry, distinctive metal fascia panels, and a continuous band of segmented horizontal windows—demonstrates a cohesive and intentionally articulated design approach. These window groupings, one of the building's most recognizable features, provide abundant natural light to interior program spaces while establishing a rhythmic, site-anchored façade treatment that distinguishes the building within its civic context.

During the early 1960s, Salt Lake City and Salt Lake County undertook a wave of civic construction that included branch libraries, fire stations, park buildings, and small municipal service structures, most of which adopted restrained modernist forms but relied on standardized materials such as plain brick, concrete block, and aluminum sash. These buildings typically emphasized functional planning and cost efficiency, with limited façade articulation and minimal decorative detailing. City capital-improvement programs from this period prioritized rapid, economical construction, resulting in a municipal building stock that was largely utilitarian in appearance and modest in scale. Within this landscape, few civic buildings exhibited a cohesive or expressive design vocabulary, and the local government did not adopt a unified architectural theme or stylistic program for its public facilities. In contrast, the Tenth East Senior Center's patterned masonry, custom metal fascia panels, and continuous horizontal window bands represent a level of architectural refinement and intentionality not commonly found in the city's civic projects of the era. The building's location—adjacent to Victory Recreation Park and

²⁷ "Work Progresses On Center," *Deseret News*, February 1, 1963, 14.

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oriented to maximize pedestrian access—further reinforces its role as a purpose-built social service facility rather than a generic municipal structure.

The building's architectural significance is strengthened by its association with Burtch W. Beall, Jr., FAIA, one of Utah's most accomplished architects and historic preservation specialists. Beall's work for state and local agencies, combined with his long tenure shaping architectural education at the University of Utah, positioned him as a leading figure in the region's civic design landscape. The Tenth East Senior Center was designed by Beall with the collaboration of architect Paul L. Lemoine, whose early career included industrial, commercial, and county projects that shared the horizontal massing, durable materials, and expressive window treatments seen in this building. While the overall composition, disciplined modernist massing, and material sensitivity reflect Beall's established design approach, the building's distinctive horizontal window bands and rhythmic façade patterning align with Lemoine's emerging architectural vocabulary. Together, their collaboration produced a civic building that demonstrates Beall's architectural leadership while incorporating stylistic elements characteristic of Lemoine's early work.

Within the broader context of Salt Lake City's mid-century architecture, the Tenth East Senior Center stands out as an elegant purpose-designed civic building that retains a high degree of integrity in location, design, materials, workmanship, feeling, and association. While many mid-century civic buildings have been altered, expanded, or replaced, the Tenth East Senior Center remains remarkably intact, with its original 1963 plan clearly legible and its façade treatments and material palette preserved. The building was intentionally designed to allow for a future addition, demonstrating that expansion was part of the original design intent.²⁸ The 1983 addition reflects this planned growth, and its compatible massing, materials, and detailing suggest that it was either designed by the original architects or executed closely in keeping with their design approach, ensuring that it does not diminish the building's architectural integrity. Its low horizontal form, patterned masonry, and broad roof overhangs create a visual continuity with the open lawns and mature trees of the surrounding park landscape, reinforcing its relationship to the park site's long-standing recreational setting. Together, its design clarity, thoughtful response to community needs, and association with master architect Burtch W. Beall, Jr., FAIA, make the Tenth East Senior Center a distinctive and well-preserved example of mid-century civic architecture in Salt Lake City.

Work of a Master

The Tenth East Senior Center is also significant under Criterion C as the work of a master architect, Burtch W. Beall, Jr., FAIA, whose distinguished and wide-ranging career encompassed civic design, historic preservation, religious architecture, and architectural education and helped shape Utah's mid-twentieth century built environment. The project was completed in collaboration with Paul L. Lemoine, whose early civic and commercial work shared the horizontal massing, durable materials, and expressive window treatments reflected in this building. However, Lemoine is not considered a master architect due to his shorter career, more limited

²⁸ "Action Starts On Center For Oldsters," *The Salt Lake Tribune*, January 9, 1962, 21.

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body of documented work, and lesser professional recognition. Designed in 1963 during a formative period in both architects' careers, the building reflects the design principles, material sensibilities, and modernist vocabulary that characterize Beall's broader body of work while incorporating stylistic elements associated with Lemoine's emerging architectural approach.

Burtch W. Beall, Jr., FAIA

Burtch W. Beall, Jr., FAIA (1925–2019) was one of Utah's most accomplished and influential twentieth-century architects, recognized for a career that spanned more than five decades and encompassed civic design, historic preservation, religious architecture, educational facilities, and architectural education.²⁹ His elevation to the College of Fellows of the American Institute of Architects in 1978³⁰—an honor awarded to a small percentage of architects nationwide—reflected his exceptional professional achievement, leadership in the field, and sustained contributions to the built environment of Utah and the Intermountain West. Beall's long tenure as Adjunct Professor of Architecture at the University of Utah (1954–1995)³¹ further extended his influence, shaping generations of architects and advancing public understanding of architectural history, design, and regional character.³²

Beall received his Bachelor of Architecture from Ohio State University in 1949,³³ where his training was grounded in the Beaux-Arts tradition of spatial composition, material discipline, and rigorous drafting.³⁴ Beall recalled that his instructors—many brought out of retirement during World War II—emphasized masonry construction, volumetric space, and classical proportion, forming a foundation that shaped his lifelong sensitivity to scale and material expression.³⁵ After relocating to Salt Lake City, Beall worked with several prominent local architects, including William J. Monroe, Lorenzo Young, Bob Fowler, and Steve Macdonald, gaining exposure to both traditional masonry design and the emerging modernist approaches that were reshaping the profession.³⁶ This combination of Beaux-Arts training and early professional exposure to modernism informed the stylistic range and technical versatility that would characterize his later civic, educational, and historic preservation work.

As Beall established his independent practice in the 1950s and early 1960s, he developed a body of civic and institutional work that demonstrated his command of durable materials, functional planning, and modernist clarity. Early commissions such as the Stevenson Clinic (1959) employed surfaced stone masses, modular panels, and glass to create visually anchored

²⁹ "Work Progresses On Center," *Deseret News*, February 1, 1963, 14.

³⁰ University of Utah Marriott Library. *Burtch W. Beall, Jr., FAIA: Biographical Information*. Utah Architects Project. Accessed February 2, 2026. <https://collections.lib.utah.edu/details?id=1044366>.

³¹ Ibid.

³² Beall, Burtch W., interview by Bim Oliver, November 21, 2012.

³³ University of Utah Marriott Library. *Burtch W. Beall, Jr., FAIA: Biographical Information*. Utah Architects Project. Accessed February 2, 2026. <https://collections.lib.utah.edu/details?id=1044366>.

³⁴ Beall, Burtch W., interview by Bim Oliver, November 21, 2012.

³⁵ Ibid.

³⁶ Ibid.

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compositions.³⁷ The Salt Lake County Juvenile Detention Center (1961–1963)—completed in collaboration with architect Paul L. Lemoine—combined a disciplined, horizontally organized civic complex with clearly articulated program zones. Its low, planar rooflines, masonry volumes, and emphasis on functional clarity closely parallel the design strategies Beall and Lemoine employed in the Tenth East Senior Center.

Beall's residential work during this period further demonstrates his sensitivity to proportion, material expression, and the integration of architecture with its site. His own family home, the Burtch W. and Susan Beall House (1955; NRIS #100006366), a Wrightian Modern residence that he designed and refined over several decades, embodies the principles that shaped his early architectural development. Its low, horizontal rooflines, ribbon windows, indoor-outdoor relationships, and central hearth reflect his engagement with Usonian ideas, while its combination of brick, stained vertical wood, and glass illustrates his disciplined approach to material selection and detailing. It is recognized as one of the finest examples of Wright-influenced domestic architecture in Utah.³⁸

Beall also developed a notable body of religious architecture during the late 1950s and 1960s,³⁹ a period when many Utah congregations were commissioning modern facilities to accommodate growing membership and new liturgical needs. His early work included the Trinity Presbyterian Church in Ogden (1959),⁴⁰ a modest but carefully composed structure that balanced expressive roof forms with economical materials. Subsequent commissions—such as the Kingsbury Congregational Church in Vernal (1960–1962)⁴¹—demonstrated his ability to design for differing congregational expectations, site conditions, and functional requirements. These projects reflect the same disciplined approach to massing, daylight, and material clarity evident in his civic and educational work, underscoring his versatility across building types and his capacity to create architecture that supported community identity and gathering.

By the mid-1960s, Beall had emerged as a leading designer of educational facilities in Utah, a role that drew on his strengths in circulation planning, structural clarity, and the integration of diverse program needs into cohesive architectural compositions. His major commissions for the Chase Fine Arts Center at Utah State University (1963–1967)⁴² demonstrated his ability to organize complex academic functions—performance spaces, studios, classrooms, and support areas—within a unified modernist framework. Additional institutional projects, including Medical Student Housing at the University of Utah (1966), the Westminster College Student Union (1968), and his participation on the design team for the University of Utah's Marriott Library expansion (1995), further reflected his technical versatility and his capacity to work across

³⁷ "Medics Open Offices at New Center," *The Salt Lake Tribune*, January 4, 1959, 30.

³⁸ National Park Service, *National Register of Historic Places Registration Form: Burtch W. Beall, Jr., and Susan Beall House*, NRIS #100006366, Salt Lake County, Utah (2020).

³⁹ "AIA Honors Utahns," *The Salt Lake Tribune*, January 14, 1966, 38.

⁴⁰ University of Utah Marriott Library. *Burtch W. Beall, Jr., FAIA: Biographical Information*. Utah Architects Project. Accessed February 2, 2026. <https://collections.lib.utah.edu/details?id=1044366>.

⁴¹ Ibid.

⁴² Ibid.

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multiple design approaches.⁴³ His long-term institutional relationships underscore the trust placed in his judgment and skill. His curriculum vitae documents a minimum of 43 years of continuous work for the State of Utah's Division of Facilities Construction and Management, 37 years of University of Utah projects, 30 years of work for Salt Lake City Corporation, and 23 years of projects for the Granite School District.⁴⁴ These extended engagements demonstrate not only the breadth of his practice but also the sustained confidence of major public institutions in his architectural leadership.

Beall's mastery is equally evident in his pioneering work in historic preservation, a field he entered earlier than most Utah architects of his generation. His restoration of the Stagecoach Inn in Fairfield (1959)⁴⁵ marked the beginning of a long and influential preservation career grounded in rigorous research, material analysis, and a deep respect for historic construction methods. He subsequently completed extensive documentation and restoration work on the Brigham Young Winter Home (built in 1871; NRIS #71000863) and the Jacob Hamblin Home (1960–1962; built in 1863; NRIS #71000860),⁴⁶ projects that required careful study of regional building traditions and the adaptation of preservation techniques to vernacular materials. His most significant preservation achievement was his multi-year leadership of the Salt Lake City and County Building restoration (1971–1989; built in 1894; NRIS #70000629),⁴⁷ a complex undertaking involving structural stabilization, material conservation, and the reinterpretation of historic design intent. The project became internationally recognized for its pioneering use of seismic base isolation in an existing historic structure, a strategy Beall helped champion to skeptical elected officials. Additional preservation work—including the award-winning restoration of the Devereaux Mansion (1966; built in 1857; NRIS #71000847) and his leadership of four HABS/HAER summer documentation teams—further established his reputation as a technical expert and civic steward whose influence extended well beyond individual buildings.

Across his career, Beall articulated an architectural philosophy shaped by functional clarity, honest use of materials, and a belief that architecture should serve the needs and daily life of its communities.⁴⁸ He favored legible plans, human-scaled proportions, and the careful modulation of daylight to shape interior experience. Whether designing a residence, a church, a university building, or a major preservation project, he approached architecture as a civic act—one that required balancing functional demands with a sense of dignity and welcome. His projects reveal a commitment to durable materials, honest expression of construction, and the creation of spaces that foster gathering, movement, and shared activity. These principles informed his design for the Tenth East Senior Center, where he applied his consistent emphasis on circulation, community programming, and material restraint to create a building that supported the daily rhythms and social needs of older adults.

⁴³ University of Utah Marriott Library. *Burtch W. Beall, Jr., FAIA: Curriculum Vitae*. Utah Architects Project. Accessed February 2, 2026. <https://collections.lib.utah.edu/ark:/87278/s6s51d89>.

⁴⁴ Ibid.

⁴⁵ University of Utah Marriott Library. *Burtch W. Beall, Jr., FAIA: Biographical Information*. Utah Architects Project. Accessed February 2, 2026. <https://collections.lib.utah.edu/details?id=1044366>.

⁴⁶ Ibid.

⁴⁷ Ibid.

⁴⁸ Beall, Burtch W., interview by Bim Oliver, November 21, 2012.

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Within this context, the Tenth East Senior Center (1963) represents an important work from a formative period in Beall's career, when he was simultaneously engaged in significant civic, educational, and historic preservation projects. The building's straightforward massing, durable construction, unique patterned concrete masonry, and cohesive façade composition reflect his ability to synthesize functional requirements with a disciplined approach to materials and detailing. Its accessible civic character and careful attention to proportion and spatial clarity illustrate the design principles that define Beall's broader body of work and demonstrate his skill in creating architecture that is both practical and community-oriented.

Additional Historical Information

Early Recreational Development (1912-1927)

Recreational use of the site began in 1912 with the establishment of the Salt Lake Tennis Club (SLTC), a private membership organization that developed the property with a clubhouse and five clay courts [Figures 1 and 2]. Designed by architects and club members C. S. McDonald and Charles Cooper, the clubhouse featured a Classically Influenced Eclectic design with arched openings, tiled rooflines, and symmetrical wings containing dressing rooms, lockers, and showers. The central block housed reception, dining, and dance halls, along with billiard tables, bowling alleys, and a buffet.⁴⁹

The SLTC quickly became a leading recreational institution in Utah. Contemporary reporting described it as "the greatest force for developing tennis in Utah," and it was among the first clubs in the West to affiliate with the United States Lawn Tennis Association.⁵⁰ Its membership included prominent civic and business leaders such as O. J. Salisbury Jr., P. J. Moran, M. H. Walker, Heber M. Wells, and Samuel Newhouse.⁵¹ The SLTC was also unusual for its time in admitting women as full members in 1912, a practice rarely seen in private athletic clubs in the Intermountain West.⁵² The courts attracted notable players including Wallace Stegner, Utah champion David Freed, and University of Utah team captains Chick Blevins and Jack Irvine.

The club hosted tournaments, dances, receptions, and community gatherings, establishing its role as both a recreational and social center. Although the original clubhouse no longer stands, the SLTC's development created the recreational landscape that has persisted on the property for more than a century.

Municipal Acquisition and Public Recreation (1927-1950)

⁴⁹ "Beautiful Club House Is Opened By Salt Lake's Tennis Enthusiasts," *Deseret News*, June 29, 1912, 19.

⁵⁰ Bradshaw, Afton Bradford. "Tennis in Utah—the First Fifty Years, 1885–1935." *Utah Historical Quarterly* 52, no. 1 (1984): 179–196.

⁵¹ "Exclusive New Club to Build Fine Quarters," *The Salt Lake Tribune*, April 11, 1912, 2.

⁵² Ibid.

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Declining membership after World War I led the SLTC to sell the property to Salt Lake City in 1927.⁵³ The city purchased the 85,500-square-foot parcel for \$16,500⁵⁴ and renamed it Victory Recreation Park following a public naming contest.⁵⁵ The Parks Department converted the clay courts to concrete, added playground equipment, and incorporated the site into the city's supervised playground system.

Throughout the 1930s and 1940s, the site served thousands of residents annually and supported a wide range of recreational activities, including athletics,⁵⁶ games, evening tennis, and youth aviation programs such as the "Lindbergh Club."⁵⁷ The site's recreational and social functions expanded under municipal management, continuing the patterns established during the SLTC era.

Jaycee Boys' and Girls' Club Era (1950-1955)

In 1950, the Salt Lake City chapter of the Jaycee Boys' and Girls' Club began operating at the former clubhouse, marking a new phase of youth-focused programming.⁵⁸ The club offered crafts, games, social events, and seasonal celebrations, and its activities drew national attention. During an informal visit in the early 1950s, former U.S. President Herbert Hoover, then a national director of Jaycee youth programs, toured the facility and praised its "activity and equipment."⁵⁹

The Jaycee Boys' and Girls' Club remained at the site until late 1955, when it relocated and left the building largely vacant for a short period of time.

Silver Crest Club and the Elder Citizens Center (1955-1963)

Following the Jaycee club's departure, a group of older adults organized the Silver Crest Club in late 1955.⁶⁰ Sponsored by the Salt Lake County Recreation Department, the group rehabilitated the deteriorated clubhouse through extensive volunteer labor, creating the Elder Citizens Center.⁶¹

The center quickly became one of the region's most active senior recreation facilities. By 1960, it hosted dozens of civic groups—including the Navy Mothers and the Danish Sisterhood—and served hundreds of older adults each week.⁶² Programming expanded under the leadership of Laurine "Mickee" Mickelsen, a Salt Lake County recreation supervisor who developed the

⁵³ "City Will Buy Tennis Club As Play Center," *Deseret News*, March 15, 1927, 2.

⁵⁴ Ibid.

⁵⁵ "New Recreation Park Is Named 'Victory' by City," *The Salt Lake Tribune*, May 24, 1927, 15.

⁵⁶ "Victory Recreation Program Announced," *Salt Lake Telegram*, June 24, 1927, 22; "Victory Recreation Center Develops Exceptional Array of Boxers, Wrestlers and Gymnasts," *Deseret News*, September 7, 1929, 20; "Victory Popular," *Deseret News*, July 11, 1931, 16.

⁵⁷ "Colonel Lindy Club Formed at Playground," *The Salt Lake Tribune*, July 19, 1927, 22.

⁵⁸ "Hoover Tours S.L. Jaycee Youth Club," *Deseret News*, August 3, 1950, 6.

⁵⁹ Ibid.

⁶⁰ Davis, Frank, "Oldsters Club Dedicated To Fun," *Deseret News*, September 26, 1956, 24.

⁶¹ Fouch, Barbi R., "At Elder Citizens' Centers: Retired Folk 'Live and Learn,'" *The Salt Lake Tribune*, May 25, 1960, 12.

⁶² Ibid.

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county's first senior recreation programs.⁶³ Her work helped professionalize senior services and laid the foundation for the county's later investment in a purpose-built senior center.⁶⁴ The original clubhouse remained standing behind the new Tenth East Senior Center until shortly after the new building opened after which it was razed.⁶⁵

Later History and Renaming

The Tenth East Senior Center continued to serve Salt Lake County's older adult population throughout the late twentieth century. As early as August 1976, it was renamed the Tenth East Senior Center to distinguish it from other senior centers in the valley.⁶⁶ An architecturally compatible addition was completed in 1983 to accommodate expanding programs and membership, funded jointly by Salt Lake City and Salt Lake County.⁶⁷ Through proceeds from their annual fundraising car show, seniors first purchased a bus for excursions⁶⁸ and then redirected the same effort toward a building fund to help furnish the 1983 addition, reflecting their sustained investment in the center.⁶⁹

Today, the center remains an active community resource, maintaining the site's long-standing role as a hub for recreation, social connection, and community support. From the site's origins as the Salt Lake Tennis Club in 1912 through its decades as Victory Recreation Park, the Jaycee Boys' and Girls' Club, the Silver Crest Club, and the Elder Citizens Center, the property has continuously adapted to meet the recreational needs of the surrounding community.

⁶³ Martz, Maxine, "She Learned To Be Good Listener," *Deseret News*, December 14, 1963, 7.

⁶⁴ "Rites Near For S.L. Center," *Deseret News*, July 1, 1963, 32.

⁶⁵ "S.L. Hearing Due Today On Building," *The Salt Lake Tribune*, October 2, 1963, 23.

⁶⁶ "Mrs. Farley Urges Removal of Tax on Food," *Salt Lake Times*, August 6, 1976, 3.

⁶⁷ "Festive Rites Open Senior Center Wing," *The Salt Lake Tribune*, February 3, 1983, 96.

⁶⁸ "Senior Citizens Plan Car Show," *The Salt Lake Tribune*, August 20, 1972, 41.

⁶⁹ "Festive Rites Open Senior Center Wing," *The Salt Lake Tribune*, February 3, 1983, 96.

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9. Major Bibliographical References

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Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67) has been requested
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

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10. Geographical Data

Acreage of Property

2.77 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

(enter coordinates to 6 decimal places)

1. Latitude: 40.763901°

Longitude: -111.861919°

Verbal Boundary Description (Describe the boundaries of the property.)

Beginning at the northwest corner of Lot 4, Block 28, Plat "F," Salt Lake City Survey; and running thence east 165 feet; thence south 41.25 feet; thence east 165 feet; thence south 95 feet; thence east 80 feet; thence south 72 feet; thence east 120 feet; thence south 72.5 feet; thence west 103 feet; thence south 92.5 feet; thence west 262 feet; thence north 66 feet; thence west 165 feet; thence north 222.75 feet to the point of beginning. Containing 121,096 square feet or 2.77 acres, more or less. See Maps 1 and 2 for boundary details.

Boundary Justification (Explain why the boundaries were selected.)

The boundary described above includes the two lots that comprise the 10th East Senior Center Planned Unit Development (PUD) that was officially adopted by the Salt Lake County Recorder's office on January 12, 2018. The lot that corresponds with the address 237 South 1000 East comprises 1.68 acres, which includes the Tenth East Senior Center and its parking lot. The lot that corresponds with the address 239 South 1000 East comprises 1.09 acres, which includes Victory Recreation Park and its two tennis courts, water fountain, and playground. Both lots are located in portions of Lots 3, 4, 7, and 8 in Block 28, Plat "F," Salt Lake City Survey, being part of the Northeast Quarter of Section 5, Township 1 South, Range 1 East, Salt Lake Base and Meridian, Salt Lake City.

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11. Form Prepared By

name/title: Adrienne White, Founder and CEO and Karime Zamora, Intern
organization: House Genealogy
city or town: Salt Lake City state: Utah zip code: 84105
e-mail adrienne@housegenealogy.us
date: March 9, 2026

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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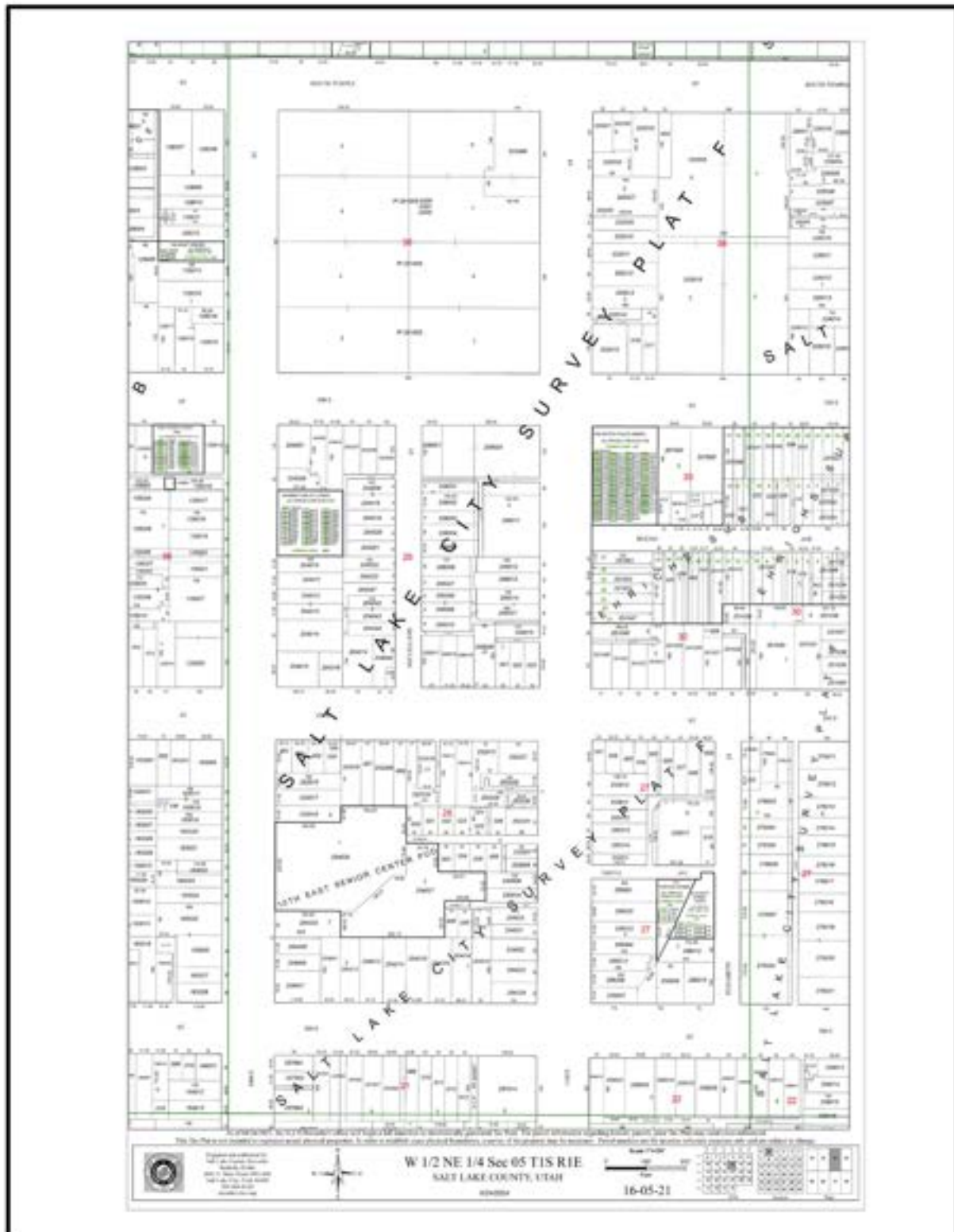
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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Tenth East Senior Center (and the surrounding Victory Recreation Park)

City or Vicinity: Salt Lake City

County: Salt Lake County

State: Utah

Photographer: Adrienne White

Date Photographed: January 15, 2026 / March 3, 2026

Description of Photograph(s) and number, include description of view indicating direction of camera:

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Photograph 1

West elevation of the Tenth East Senior Center. Camera facing northeast.



Photograph 2

Part of north and west elevations of the Tenth East Senior Center. Camera facing southeast.

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Photograph 3
West elevation of the Tenth East Senior Center. Camera facing east.



Photograph 4
West elevation of the Tenth East Senior Center. Camera facing southeast.

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Photograph 5
West elevation including the 1983 addition (right). Camera facing east.



Photograph 6
West and south elevations including the 1983 addition (right). Camera facing northeast.

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Photograph 7

South and east elevation including the 1983 addition (left). Camera facing northwest.



Photograph 8

East and south elevation of the Tenth East Senior Center. Camera facing northwest.

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Photograph 9

East and south elevation of the Tenth East Senior Center. Camera facing northwest.



Photograph 10

East elevation of the Tenth East Senior Center. Camera facing northwest.

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Photograph 11

East elevation showing detail of decorative concrete units and metal fascia. Camera facing west.



Photograph 12

North elevation of the Tenth East Senior Center. Camera facing southwest.

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Photograph 13

North and west elevation of the Tenth East Senior Center. Camera facing southeast.



Photograph 14

Flagpole monument base (1964) donated the year after the center opened. Camera facing south.

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Photograph 15

The Tenth East Senior Center's eastern courtyard. Camera facing northwest.



Photograph 16

The Tenth East Senior Center parking. Camera facing southeast.

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Photograph 17

Two contributing tennis courts on the Victory Recreation Park parcel. Camera facing east.



Photograph 18

Two contributing tennis courts on the Victory Recreation Park parcel. Camera facing northeast.

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Photograph 19

Two contributing tennis courts on the Victory Recreation Park parcel. Camera facing southwest.



Photograph 20

Two contributing tennis courts on the Victory Recreation Park parcel. Camera facing south.

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Photograph 21
Western entrance to Victory Recreation Park. Camera facing southeast.



Photograph 22
Wheelchair accessible walkway in Victory Recreation Park. Camera facing east.

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Photograph 23
Drinking fountain in Victory Recreation Park. Camera facing north.



Photograph 24
Walkway, benches, and bike rack in Victory Recreation Park. Camera facing east.

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Photograph 25
Western entrance of Victory Playground. Camera facing southeast.



Photograph 26
Non-contributing playground structures in Victory Playground. Camera facing southeast.

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Photograph 27

Non-contributing playground structures in Victory Playground. Camera facing northeast.



Photograph 28

Non-contributing playground structures in Victory Playground. Camera facing northwest.

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Figure 1

Opening day at Salt Lake Tennis Club | June 29, 1912 | Shipler Collection | Utah Historical Society

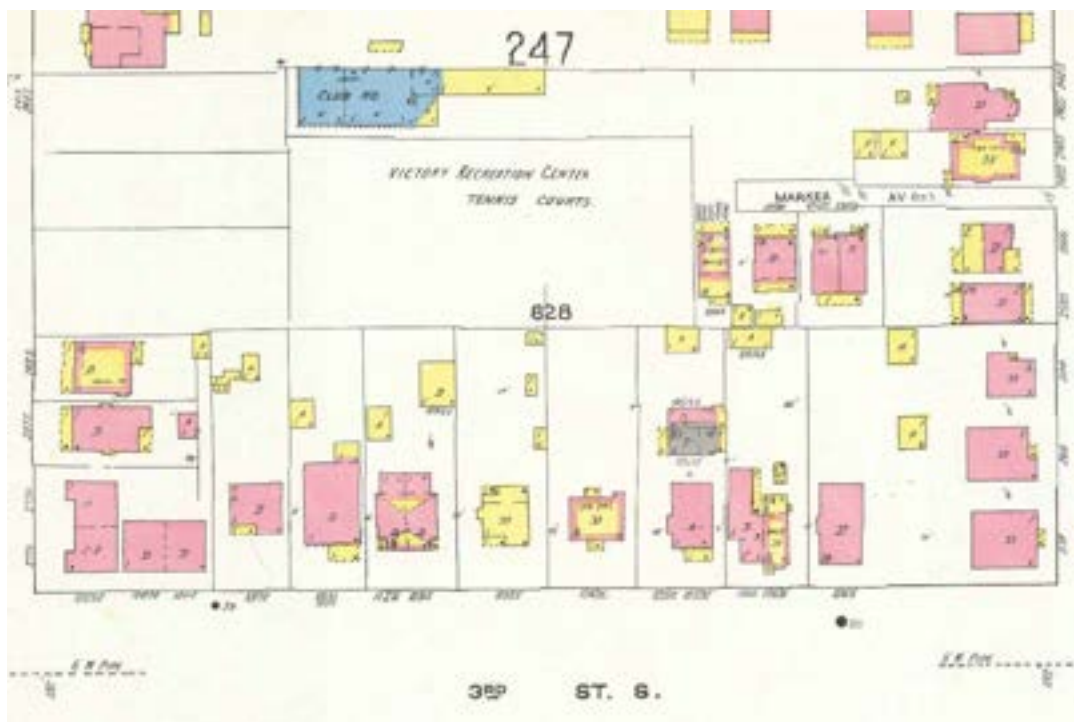


Figure 2

1950 Sanborn Fire Insurance Map | Sheet 261 | Marriott Digital Library

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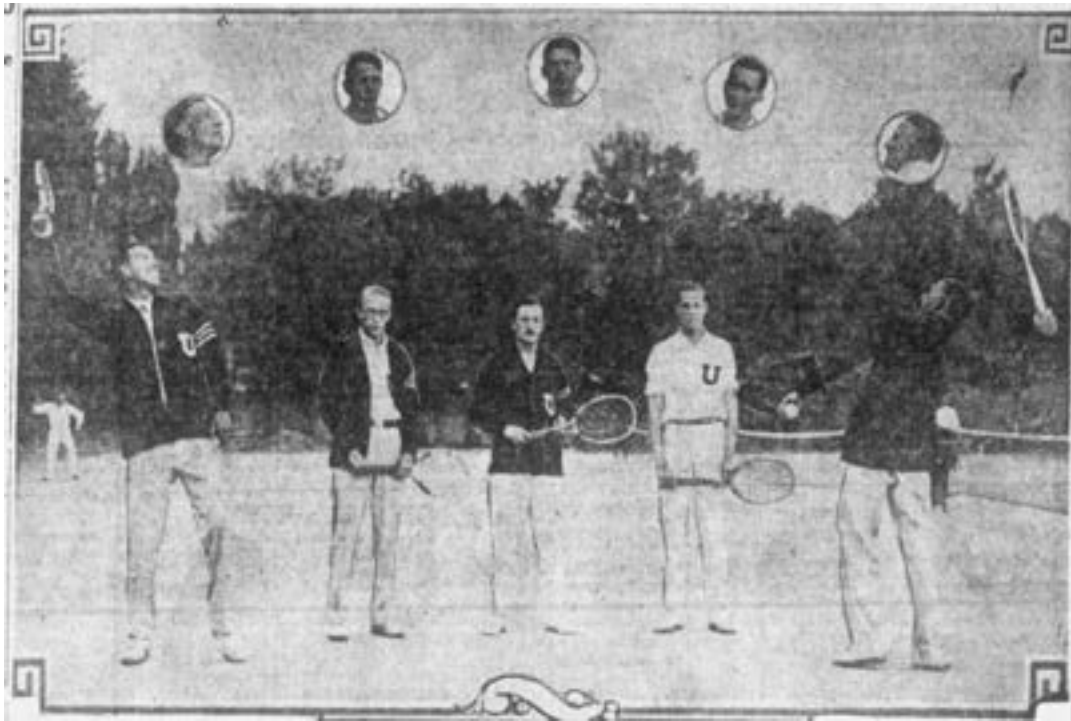


Figure 3

Victory Recreation Center collegiate tournament | June 3, 1927 | The Salt Lake Tribune | Page 12



Figure 4

Recreation programs at Victory Recreation Center | September 7, 1929 | Deseret News | Page 20

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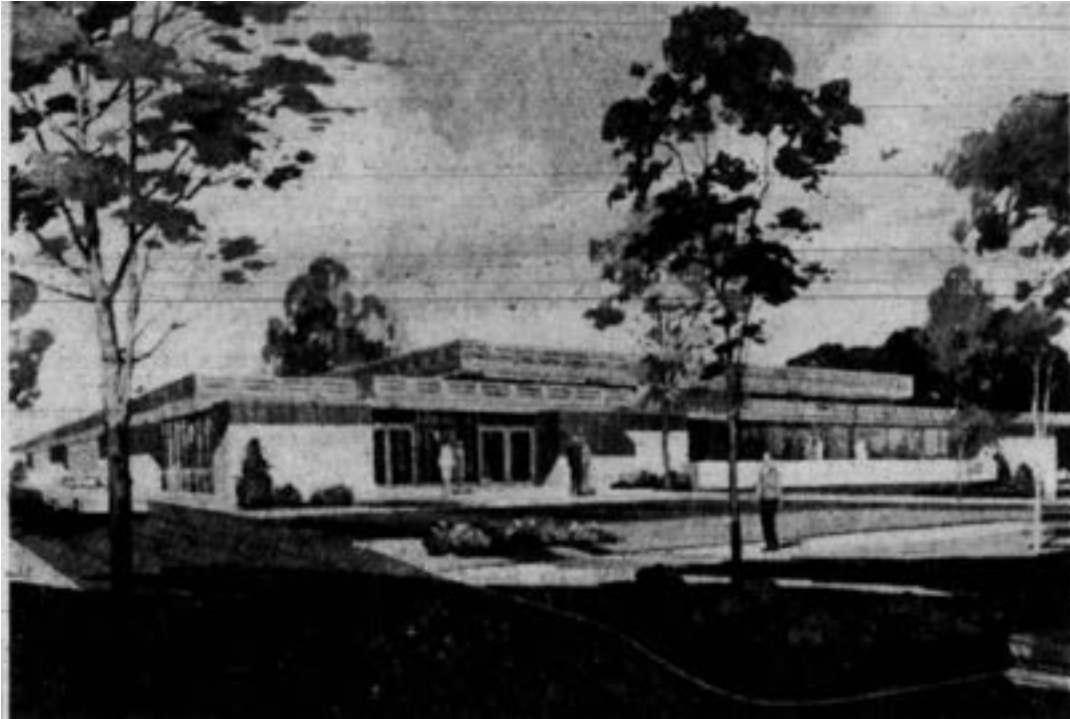


Figure 5

Architectural drawing of the Tenth East Senior Center | September 6, 1962 | Deseret News | Page 19



Figure 6

Architectural drawing of the Tenth East Senior Center | September 6, 1962 | Deseret News | Page 19

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Property Owner information:

(Complete this item at the request of the SHPO or FPO.)

Name: Salt Lake City Corporation

Address: 248 East 600 South

City or Town: Salt Lake City State: Utah Zip code: 84111

Telephone/email: facilities@slc.gov – (801) 535-7280

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

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