

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY NAME: Sylvan Hills Country Club Golf Course

MULTIPLE NAME:

STATE & COUNTY: ARKANSAS, Pulaski

DATE RECEIVED: 4/16/10 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 6/01/10
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 10000289

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 6-8-2016 DATE

ABSTRACT/SUMMARY COMMENTS:

Accept AD

Changes POS

Adds Clubhouse as Cont. bldg

Removes now demolished Tennis courts

RECOM./CRITERIA Accept AD - crit A

REVIEWER [Signature] DISCIPLINE _____

TELEPHONE _____ DATE 6-8-2016

DOCUMENTATION see attached comments Y/ see attached SLR Y/

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

Name of Property

County and State

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 5 Page 1

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

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>6</u>	buildings
<u>1</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>2</u>	<u>6</u>	Total

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

Number of contributing resources
previously listed in the National Register

0

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

DESCRIPTION

This amendment seeks to add a single contributing building and remove a site from the existing Sylvan Hills Country Club Golf Course National Register Nomination and increase the nomination's period of significance from c.1927-1960 to c.1927-1963. Due to the removal of the Tennis Courts due to demolition, the number of contributing buildings within the district will remain the same.

Country Club Clubhouse- Contributing

The Country Club Clubhouse is centrally located along the western boundary of the golf course. This two story, concrete block, glass, and cast-concrete constructed clubhouse began construction in 1962 and finished in 1963 in the Googie style of architecture with no basement or cellar. The building sits upon a continuous concrete-block foundation and is topped with an accordion or folded-plate roof. The roof shape and design was held over into the construction of the porte-cochère. These are a few elements that are characteristic of the Googie style.

The clubhouse was constructed in 1963 following the construction of two previous clubhouse structures. The first clubhouse was constructed as part of the 1927 development of the Sylvan Hills subdivision. This first building remained on the site until 1935. It was during this period, known as the Depression, that the Country Club was closed and briefly became a nightclub. On January 3, 1935 a fire destroyed the building except for the field-stone foundation. The second clubhouse was constructed c.1946 but only lasted fifteen years before it burned on May 15, 1961. Following the fire of the second clubhouse, the members of what was then the North Hills Country Club began formulating plans for a new "modern" clubhouse. While new plans were being made for the "modern" clubhouse, the club operated out of a pool house known as the "Teen Building." The pool and the pool house were removed in 2008, citing the fact that the city did not need another pool.

The modern clubhouse was under construction from October 1962 to December 1963. The architect of the Googie style building was Raymond Branton, a local North Little Rock architect, who mainly worked in the areas of church and school architecture. The construction contract was bid out to N.P. Alessi, Inc. while the superintendent in charge of the clubhouse was Mr. A.C. Ballentine. The clubhouse was completed in December 1963 and looks identical today as the day it was finished.

The front façade of the Country Club Clubhouse faces west and only reveals the second floor as the building is built into a hillside. However, the building is fronted by a circle drive and parking lot to the west. A sidewalk leads from the parking lot through the circle drive up to what is known as a porte-cochère, or a porch projecting over a driveway at the entrance to a building and sheltering those getting in and out of vehicles, which is offset to the right of the center of the building. This porte-cochère is the main

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 2

architectural element on the main façade and is accented by the accordion shaped roof typical of the Googie style of architecture. The roofline of the porte-cochere is actually lower than the roofline of the rest of the building. Beneath the porte-cochère is a set of nine steps leading to the front entrance, which is located on the second floor of the clubhouse. The steps are open-air steps, as they traverse a small “moat” located along the west elevation and reveal the large-faced concrete block. The recessed, front entrance is similar to the rest of the façade through the glass curtain wall. On either side of the recessed entrance and on either side of the aluminum-framed, glass, double-door is part of the glass curtain wall. To the right of the entranceway, is another portion of the glass curtain wall. The glass curtain wall is divided into sections made up of three smaller rows of glass divided into two sections. The lower section consists of three long panes of glass, while the upper section the glass is shaped to contour to the roofline. This arrangement of glass is consistent on the right side of the entranceway and is repeated nine times. The only exception is the first set located to the right of the entranceway where in the bottom right corner of the panel, which is only accessible from the “moat,” there is a small single-action, hollow-core, aluminum doorway. The moat is accessed through a set of small steps located on the northwest corner of the building. The steps are partially concealed by the landscaping along the front façade.

The north elevation carries the glass curtain wall with it around to this elevation. The first floor of this elevation again reveals the faced concrete-block. A small retaining wall runs perpendicular to the northwest corner along this elevation. A larger faced concrete-block wall, roughly seven feet tall, makes an L-shape off the foundation wall. The wall originated after coming off the foundation in a perpendicular manner before turning and running back toward the northwest corner of the building. The arrangement of these walls creates an area, which is used to conceal the mechanical systems of the building, such as the a/c units. To the right of the L-shaped wall is a small one-over-one, stationary window. This stationary window is separated from three other one-over-one, stationary windows which are located to the left of a small area of faced concrete block. Located to the left of the three, one-over-one, stationary windows is a black, aluminum framed, single-action glass doorway with a single light transom window located above the door. The second floor carries much of the same elements; the glass curtain walls are separated into two sections, with each section containing six long glass panes. The two sections are separated by a small stucco covered structural pier, which supports the weight of the roof. Also located between the first and second floors along the north, east, and south elevations is a cast-concrete deck with ironwork around the outer edge that is supported by a variation of a steel floor jacks. Along the north elevation there are two supports; the first support being the L-shaped wall, while the second support is located at the northeast corner.

The east elevation is divided into eight visual bays on both the first and second floors. The first six bays continue to use the element of the glass curtain. A structural support column separates each bay. On each of the structural columns is a wall light. The bays consist of two black, aluminum-framed, one-over-one, stationary windows. The only degree of difference between these bays is that the third and sixth bays contain a black, aluminum framed, single-action glass doorway with a single light transom window located above the door. The seventh bay contains a small long, single stationary window which is adjacent to the columns separating the sixth and seventh bays. Separating the window from a single-action, aluminum door, located on the left side of the bay, is another area of faced concrete block. The eighth bay is similar to the seventh bay but lacks the doorway along the left side of the bay. In place of the doorway is another long, single stationary window before the elevation ends with a structural column located on the southeast corner

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 3

of the building. The second floor is also divided into eight bays. Each bay is separated into two sections of windows similar to the front façade, with a top and bottom section. The bottom section contains three large, rectangular, stationary windows, while the top section contains three large trapezoidal stationary windows, which match the contour of the accordion roofline that is cantilevered over the concrete deck on all elevations.

The south elevation is again divided into two bays. The first bay on the first floor contains a long, single stationary window in the southwest corner of the building. To the left of the long window is another area of faced concrete block which separates the long slender stationary window from a pair of stationary windows. A structural column centrally located on the elevation again separates the bays. The second bay is a mirrored image of the first bay. The second floor on the south elevation is identical to the second floor on the north elevation.

Tennis Courts- Non-contributing (Demolished 2015)

During the initial phase of construction for the Sylvan Hills subdivision, Justin Matthews remarked that there was not only a golf course, but also a tennis court. Though the entrance to the tennis courts may date from the period of significance, the chain link fence and possibly the court surface have been added or changed since that period. It is believed that the fieldstone constructed entrance has been left unaltered since the 1927 construction. This fieldstone and concrete porch area is covered by a small shed roof, which is supported by six Y-shaped posts. Ten concrete steps allow players to access the porch area while a chain link fence surrounds the two full-length courts with the only access on to the playing surface, coming from beneath the shed roof of the fieldstone porch. However, because the tennis courts were demolished in 2015 they no longer contribute to the Sylvan Hill Country Club National Register Nomination.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 1

SIGNIFICANCE Criterion A, local significance

In 1956 the club name was changed from "Sylvan Hills Country Club" to "North Hills Country Club". It was another sad day in the history of the property when the clubhouse burned for the second time on May 15, 1961. The cause of the fire was never determined but many believed that it was due to sparks from the large fireplace feature of the building. Within weeks, Mr. G. M. Rozzell, Club President, formulated plans for the rebuilding of the Club House.

With insurance money, the Club constructed the "Teen Building" immediately behind the swimming pool. The Club operated out of this smaller building as the new "modern" clubhouse, designed by the architect Raymond Branton, was under construction. N.P. Alessi, Inc. was contracted to construct the building while Mr. A.C. Ballentine was the superintendent in charge of the clubhouse construction. Construction began in October 1962 and the building was completed December 1963. The "modern" clubhouse was expensive to build. The clubhouse cost approximately \$300,000 and approximately \$100,000 was in the roof construction. Branton's design would become a great example of the Googie style of architecture.

The construction of the Googie style clubhouse would become the first construction project in a series of projects to modernize the golf course to the newer game of golf. Following the construction of the clubhouse, the golf course followed other golf courses by adding paved cart paths between each hole. Though the clubhouse had been replaced twice, due to fire, the clubhouse and pro shop are the hub of golf course design and layout. Though the current clubhouse is located on the same ground as the previous two clubhouses, there are very specific reasons to keep the clubhouse in this location. For most golf courses, the clubhouse should be set within in the proximity of two starting tees, usually the 1st and 9th hole, and the two finishing greens, which this clubhouse is able to do. The location is also important due to the need for ample parking nearby. In this instance, the parking is located out-front and to the west of the clubhouse. Another very important aspect of clubhouse location is the view. In most cases, the view from the clubhouse provides a wonderful vista of the course and is usually a view down the straight-away of the last hole. All of these aspects are essential in locating the clubhouse on the property, and how it would be used by the patrons.³ By having a great location from the initial inception of the golf course, the current clubhouse retains the most significant aspects associated with the golf course. By extending the period of significance of the Sylvan Hills Country Club Golf Course to 1963, it will be possible to recognize this period of history and development of the golf course and the need for a wonderful clubhouse to meet the needs of the golf of yesterday and into the future.

³ Robert Muir Graves, and Geoffrey S. Cornish, *Golf Course Design* (New York: J. Wiley, 1998), 59-60

Sylvan Hills Country Club Golf Course
Additional Documentation

Name of Property

Pulaski County, Arkansas

County and State

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number 9 Page 1

BIBLIOGRAPHY

Graves, Robert Muir, and Geoffrey S. Cornish. *Golf Course Design*. New York: J. Wiley, 1998.

United States Department of the Interior
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National Register of Historic Places Continuation Sheet

Section number 11 Page 1

Form Prepared By

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street & number: 323 Center St. Suite 1500
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e-mail Travis@arkansasheritage.org
telephone: 501-324-9874
date: April 4, 2016

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.)

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: Sylvan Hills Country Club Golf Course Additional Documentation

City or Vicinity: Sherwood

County: Pulaski

State: Arkansas

Photographer: Travis Ratermann

Date Photographed: October 13, 2012 and November 2, 2015

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

Photo #1 (AR_Pulaski County_ Sylvan Hills Country Club Golf Course Additional Documentation _0001)

Photo of the "Butterfly" roof and the iron railing. Photo taken 2015. Camera facing Southwest.

Photo #2 (AR_Pulaski County_ Sylvan Hills Country Club Golf Course Additional Documentation _0002)

Photo of the cantilevered "Butterfly" roof and the seating area for the clubhouse. Photo taken 2015. Camera facing Northwest.

Photo #3 (AR_Pulaski County_ Sylvan Hills Country Club Golf Course Additional Documentation _0003)

Photo of the rear or East elevation. Photo taken 2015. Camera facing West.

Photo #4 (AR_Pulaski County_ Sylvan Hills Country Club Golf Course Additional Documentation _0004)

Photo of the West and South Elevations. Photo taken 2012. Camera facing Northeast.

Photo #5 (AR_Pulaski County_ Sylvan Hills Country Club Golf Course Additional Documentation _0005)

Photo of the West and North Elevations. Photo taken 2012. Camera facing West.

Photo #6 (AR_Pulaski County_ Sylvan Hills Country Club Golf Course Additional Documentation _0006)

Photo of the North Elevation. Photo taken 2012. Camera facing South.

Photo #7 (AR_Pulaski County_ Sylvan Hills Country Club Golf Course Additional Documentation _0007)

Photo of the lower level of the North and East Elevations. Photo taken 2012. Camera facing West.

Photo #8 (AR_Pulaski County_ Sylvan Hills Country Club Golf Course Additional Documentation _0001)

Photo of the lower level of the East and South Elevation. Photo taken 2012. Camera facing Northwest.

Paperwork Reduction Act Statement: This information is being collected for applications 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.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



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