

United States Department of the Interior  
National Park Service

NR 8-6-10

## 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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

### 1. Name of Property

historic name Sylvan Hills Country Club Golf Course

other names/site number Resource # PU8500

### 2. Location

street & number 7400 North Highway 107

not for publication

city or town Sherwood

vicinity

state Arkansas code AR county Pulaski code 119 zip code 72120

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  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  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. (See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

Arkansas Historic Preservation Program

State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See Continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

### 4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

- entered in the National Register.
  - See continuation sheet
- determined eligible for the National Register.
  - See continuation sheet
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain): \_\_\_\_\_

**Sylvan Hills Country Club Golf Course**

Name of Property

**Pulaski County, Arkansas**

County and State

**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 count.)

Contributing

Noncontributing

6

2

2

6

buildings  
sites  
structures  
objects  
Total

**Name of related multiple property listing**

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

**6. Function or Use****Historic Functions**

(Enter categories from instructions)

Recreation and Culture/outdoor recreation

**Current Functions**

(Enter categories from instructions)

Recreation and Culture/outdoor recreation

**7. Description****Architectural Classification**

(Enter categories from instructions)

N/A

Modern Movement

Other: Plain-Traditional

**Materials**

(Enter categories from instructions)

foundation Concretewalls Brick, Glass, Metal, Concrete Blockroof Tar, Composite Shingles, Metalother Grass, Dirt**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

**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.

**Criteria Considerations**

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

Property is:

- A owned by a religious institution or used for religious purposes.
- B. removed from its original location.
- C. birthplace or grave of a historical figure of outstanding importance.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property
- G less than 50 years of age or achieved significance within the past 50 years.

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographical References****Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**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 # \_\_\_\_\_

**Levels of Significance** (local, state, national)

Local

**Areas of Significance** (Enter categories from instructions)

Entertainment/Recreation

**Period of Significance**

c. 1927-1960

**Significant Dates**

c. 1927, 1946

**Significant Person** (Complete if Criterion B is marked)**Cultural Affiliation** (Complete if Criterion D is marked)**Architect/Builder**

Robert Trent Jones Sr.

Justin Matthews

**Primary location of additional data:**

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other

Name of repository:

Sylvan Hills Country Club Golf Course  
Name of Property

Pulaski County, Arkansas  
County and State

## **10. Geographical Data**

**Acreage of Property** 106

### **UTM References**

(Place additional UTM references on a continuation sheet.)

1	Zone	Easting	Northing
2	_____	_____	_____

3	Zone	Easting	Northing
4	_____	_____	_____

See continuation sheet

### **Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

### **Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

## **11. Form Prepared By**

name/title	<u>Linda Gunn / Edited by: Travis Ratermann, Survey Historian</u>		
organization	<u>Arkansas Historic Preservation Program</u>	date	<u>June 30, 2010</u>
street & number	<u>323 Center Street 1500 Tower Building</u>	telephone	<u>501-324-9874</u>
city or town	<u>Little Rock</u>	state	<u>AR</u>
			<u>zip code 72201</u>

### **Additional Documentation**

Submit the following items with the completed form:

#### **Continuation Sheets**

#### **Maps**

A USGS map (7.5 or 15 minute series) indicating the property's location

A Sketch map for historic districts and properties having large acreage or numerous resources.

#### **Photographs**

Representative black and white photographs of the property.

#### **Additional items**

(Check with the SHPO or FPO for any additional items.)

### **Property Owner**

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

name	<u>City of Sherwood</u>		
street & number	<u>2199 East Kiehl Avenue</u>	telephone	<u>501-835-6620</u>
city or town	<u>Sherwood</u>	state	<u>AR</u>
			<u>zip code 72120</u>

**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 listing. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P. O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20303.

## National Register of Historic Places Continuation Sheet

Name of Property- Sylvan Hills Country Club  
Golf Course

County and State - Pulaski County, Arkansas

Name of multiple property listing (if applicable)

Section number 7 Page 1

## DESCRIPTION

### Summary

The Sylvan Hills Country Club is located in Pulaski County, in the central region of the state. The Sylvan Hills Country Club encompasses approximately 106 acres located in the Sylvan Hills subdivision. The Sylvan Hills Country Club provided sport and recreation to the Little Rock/North Little Rock and Sherwood area at the time when golf was beginning to go mainstream in 1927. The Sylvan Hills Country Club consists of one contributing golf course, one contributing site and six noncontributing buildings. The central feature of the Country Club is the Sylvan Hills Country Club Golf Course, which was constructed c.1927. The Plain-Traditional style of architecture influences four buildings within the boundary, the Golf Cart Storage Building, the Maintenance Shed, and two pump houses. The building that was originally constructed to be the North Hills Country Club Clubhouse was designed in the Modern architectural style known as Googie. The Superintendent's House was erected in c.1980. The final contributing resource is the tennis courts located along Highway 107, which were part of the Country Club's social and recreational décor as people began to wish for an experience, which was considered better, outside of their everyday lives.

### Elaboration

#### Sylvan Hills Golf Course- Contributing

The land used in the creation of the Sylvan Hills Country Club Golf Course looks like much of the land in the region and consists of gently undulating hills and valleys. On three of the four sides, surrounding the golf course there is residential development, which was spurred by the establishment of the course. The idea of having the golf course spur residential development area was a new concept when dealing with golf and is currently called a "golf community."<sup>1</sup> The original plat map for the subdivision shows the layout of the proposed golf course and the lots which were to be used in the development of the residential subdivision surrounding the course. This plat and the development of the course and surrounding residential property was designed by Justin Matthews.

The property's original development was set up as "The Sylvan Hills Country Club" using a three-year obligation at 7 percent Real Estate Bonds to be secured through the Sylvan Hills Improvement Corporation. The advertisement for investment in the Sylvan Hills Country Club from the Metropolitan Trust Company states "the club property consist[s] of a 120-acre plot of ground and a magnificent field stone clubhouse and swimming pool, four other buildings and an 18-hole golf course which is pronounced one of the best in the state."<sup>2</sup> Justin Matthews, a land developer and home builder, truly understood that such an attraction would benefit home development in the North Little Rock area. The Justin Matthews Co. advertisement stated that "in five years nearly seven million dollars have been put into homes, schools, country club and the installation of city conveniences" in Park Hill and Sylvan Hills. The Park Hill area, bordering the south perimeter of the golf course, was a development rival of The Heights with the Little Rock Country Club. Justin and Agnes Matthews transferred ownership of the Sylvan Hills property, consisting of land and a clubhouse, to the Sylvan Hills Improvement Corporation for \$132,500.<sup>3</sup> This deed was a land transfer transaction and contained no mention of a land restriction for a golf course. Nevertheless, Mr. Matthews reportedly developed the golf course.

<sup>1</sup> Robert L.A. Adams, and John F. Rooney, Jr, "Evolution of American Golf Facilities"

<sup>2</sup> Metropolitan Trust Company, "We Recommend for Investment" In the files of the Arkansas Historic Preservation Program.

<sup>3</sup> Pulaski County: Warranty Deed #51109; 3-19-1927.

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Each hole and the direction of play is briefly described below. A small paved cart path winds its way through the landscape. The total length of the course is 6,048 yards.<sup>4</sup> Note that each tee box contains both men's and women's tee's. The original tees all remain on the course; though some additional back tees and intermediate tees have been added for longer hitters and intermediate players. The tees continue to use nearly 80 percent of the original tee boxes, though it is guessed that Robert Trent Jones changed three tee boxes in the redesign of the course in 1978.

Play begins at Hole 1, which has a tree lined straight fairway heading east from the elevated tee box, located just south of the clubhouse, to a green with two bunkers located to the right of the green and one bunker located to the left of the green. There are two valleys located throughout this hole with the first valley coming right off of the red tee box and the second is located just before the green. The green is slightly elevated compared to the valley. The Hole 2 tee box is located to the northeast of the Hole 1's green. The two holes combine to make a T-shape. Hole 2 is another long straight tree-lined fairway that has a small stream running between the red tee box and the gold tee box.<sup>5</sup> The fairway becomes slightly elevated toward the middle of fairway before leveling toward the green. The Hole 2 green is surrounded by two large sand bunkers located at the front of the green. Hole 3 is a tree lined, slight dogleg left to the green with bunkers located in the middle of the fairway, one large bunker, and two other larger bunkers located to the right and left of the green. The Hole 4 tee is immediately to the south of Hole 3 green and is a relatively straight fairway. There are three bunkers located throughout this hole with one located in the middle of the fairway and the other two are located to the right and left of the green. A large water hazard, lake, is located to the south/southwest of the slightly elevated green. A short fifty-yard walk southeast from the Hole 4 green is the Hole 5 tee box. Hole 5 is a short, par 3 at 150 yards. The hole contains straight fairways with two small bunkers located to the right of the green and one large bunker located to the left. The same large water hazard also plays a large role in navigating this hole. The water hazard is offset to the right of the fairway but is located half way between the tee boxes and the green. The Hole 6 tee boxes are located to the southwest of Hole 5 green. Hole 6, a par 5, is a tree-lined large dogleg left with two bunkers situated on the front of the green with a small entrance to the green between the two bunkers. There is a row of small fir trees, which are aligned along the backside of the green. Hole 7 is located just west of the Hole 6 green. Hole 7, a short par 3, consists of a narrow fairway that runs parallel to Hwy 107. Five bunkers surround the green with the exception of a small area at the very front of the green. Hole 8 is located to the north of the Hole 7 green. Hole 8 is a long par 5 that runs back southeast with a small stream located just in front of the tee boxes. There are two large bunkers located to the right and left of the green, while the large water hazard is located just behind, east of, the green. Hole 9, the final hole in the regulation front nine holes, proceeds northwest toward the clubhouse. The Hole 9 tee box is located to the north of Hole 8 green. Hole 9 is a par 4 consisting of a tree-lined straight fairway with four bunkers located throughout. The first two small bunkers are located roughly halfway between the tee box and the green but are offset to the right in the fairway. The final two large bunkers are located along either side of the green.

Hole 10 has a fairway that contours to the vastly hilly landscape found in this area of the course. The tee boxes are located to the north of the clubhouse and can be found situated around a large water hazard, or retention pond. The easterly facing fairway actually zigzags twice before arriving at the green. Along the zigzags is a small stream that runs from the retention pond on the west side of the course to the east side and parallels the hole, while a large hillside runs parallel to the north side of the fairway. There are two large, long bunkers located on the right and left of the elongated and elevated green which sits along the ridge of the large hillside. Hole 11, located to the east of Hole 10, is a short, straight, and narrow par 3. There are three bunkers located around the green, with a small bunker located toward the northwest, one large bunker to the north/northeast, and one large bunker on the

<sup>4</sup> North Hills Country Club, scorecard.

<sup>5</sup> The red tee box is for women, the gold tee box is for intermediate play, white is for men, and blue is for the pros.

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Golf Course

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south/southwest. The Hole 12 tee box is located just to the north of Hole 11 green. Hole 12 is a large dogleg right toward the end of the hole at the green. However, the green can be reached through the fact that no landscape features force the dogleg. There are four bunkers located on all four corners of the green. Hole 13 is a long, sharp dogleg left that plays downhill to a small stream before coming to an elevated green. The reason for the dogleg is the residential development that took place around the golf course at the time Sylvan Hills was developed as well as when the course was constructed. This section of the course is oddly shaped due to this residential development along the edge of the golf course property as well as the residential property that separates Holes 13 and 14. However, Hole 13 contains five bunkers. The first two bunkers are located at the point where the dogleg goes from facing east to going north. The other three bunkers are located around the green, with one large bunker located to the left and the other two smaller bunkers located to the right of the green. To access Hole 14 a small cart path leads through one block of the residential development before accessing the Hole 14 tee boxes. The residential development has been cut out of the boundary for the sake of the course. Hole 14 runs from the far north to the south with straight, narrow fairways. Two bunkers are situated on the north and south sides of the green. Hole 15 is located to the west of Hole 14 green. This short par 3 hole contains straight fairways and two large bunkers situated at the front of the green. The Hole 16 tee boxes are located to the southwest of the Hole 15 green. This large dogleg right contains two bunkers located on either side of the front of the green. The Hole 17 tee box is located to the south of the previous hole green and the hole is oriented in a west/southwest direction. The hole consists of two bunkers, one located on the south and the other located on the northwest side of the green. The small stream previously mentioned comes back into play as a small water hazard, as it juts through the center of the fairway and then continues to the right of the green. The Hole 18 tee boxes are located back toward the east as the hole is again oriented in a zigzag design toward the west. A single large bunker located on the southeast side of the significantly large green, typifies this hole, as it is a long par 5. The small stream continues to run parallel to the hole as it passes past the green of Hole 17. The green located on Hole 18 brings the golfer back to the north side of the clubhouse.

### Country Club Clubhouse- Noncontributing

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 have since been 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.

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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 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-cochère 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 show use 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 bays 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 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

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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- contributing

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.

### Golf Cart Storage Building- Noncontributing

The Golf Cart Storage Building was added to the property in c. 1968. It was during this time that a local company known as the Ketterjohn Concrete Company, supplied the materials and built the concrete block building with a flat roof. Though the building reveals little ornamentation, the low profile of the building helps blend itself into the surrounding. The ground for the placement of the storage building was dug out of the hillside located right along Highway 107. Due to the height of the roadway the storage building is not visible by the passerby since the building is located below the road grade.

The front façade of the building is located to the north. Since the building's construction, the entire concrete block building has been covered with off white colored stucco. Surrounding the façade of the building is a concrete pad for easier access to and from the storage building. There are two aluminum, rolling, overhead garage doors both of which are offset from the center of the façade. The east elevation contains limited ornamentation. There are four ventilation spaces evenly spaced throughout this elevation. There is a single-action, aluminum door located on the southeast corner of the building. The south elevation contains no ornamentation and reveals only the stuccoed wall surface. The west elevation again contains only limited ornamentation. There are roughly 16 decorative ventilation ports located throughout this elevation. Before the building was covered with stucco these ports were probably decorative concrete blocks that once covered with stucco remained visible.

### Maintenance Shed- Noncontributing

The Maintenance Shed is centrally located within the boundary of the golf course. This one story, metal shed was constructed c.1980 in the Plain-Traditional style of architecture with no basement or cellar. The building sits upon a continuous cast-concrete foundation and is topped with a metal gable roof. It is said that an earlier metal shed once stood in this location though dates of demolition and construction are not known.

The front façade of the building is located on the north side. The façade of the Plain-Traditional metal building contains little ornamentation with the exception of a large aluminum, rolling, overhead garage door that is centrally located on the façade. Located between the large garage door and the northwest corner of the building is a single-action, aluminum door. A metal downspout comes down from the roofline and is located between the garage door and the doorway. An aluminum-boxed cornice can be found along all four sides of the maintenance

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shed. The east elevation contains only a large aluminum, rolling, overhead garage door that is centrally located on the elevation. The south elevation contains a small boarded-up window and a large, eleven-over-eleven stationary window with a storm window over top of it at the southwest corner of the building. Located between the windows and the southeast corner of the building there are two metal downspouts that come down from the roofline.

The west elevation also contains a large, eleven-over-eleven stationary window with a storm window and it is also located on the southwest corner. A small cluster of electrical boxes are centrally located just below the ridgeline if the building, while a small chimney is located just to the left of the electrically boxes.

### **Pump House #1- Noncontributing**

Pump House #1 is located along Country Club Road located on the north side of the golf course. The small, Plain-Traditional building has an unknown date of construction but was built using concrete blocks. The front façade of the small building contains an aluminum, single-action door. The other three elevations consist of a blank concrete block wall surface. There is a small flat roof that covers the building.

### **Pump House #2 - Noncontributing**

Pump House #2 is located along Club Road located on the south side of the golf course. The small, Plain-Traditional building has an unknown date of construction but was built using concrete blocks. The front façade of the small building contains an aluminum, single-action door located on the southeast corner. Located to the right of the aluminum door are two small vents located along the roofline. The other three elevations consist of a blank concrete block wall surface. A small flat roof covers the building.

### **Superintendent's House- Noncontributing**

The Superintendent's House is located on the south side of the boundary of the golf course. This one and one half story, Ranch style brick veneered home was constructed c.1985 with no basement or cellar. The building sits upon a continuous cast concrete foundation and is topped with a multi-gabled roof. Tommy Eanes, Jim Rodgers, and P.E. Monnerlin built this home in the mid-1980s following the purchase of the property. The house was constructed for Mr. Jim and Betty Rodgers. The Rodger's family lived in the home until July 2008 when the City of Sherwood bought the property.

The front façade located on the south side of the Superintendent's House reveals three gable rooflines over each portion of the home. The first gabled roof covers the three-car garage, while the second and third gabled roof cover the front entrance and the main body of the home. The house can be accessed from a small concrete driveway leading from the golf course parking lot. The driveway leads to the three-car garage located on the southwest corner of the building. A small sidewalk leads from the concrete driveway to the recessed entranceway. The front entranceway door is centrally located in the main portion of the home and contains an aluminum, single-action door with a pair of side lights. Located on the right wall of the recessed entranceway are three, long, slender, casement windows, which can be opened from the inside of the home, using a roto operator. The windows are located on a beveled corner of the home. Another beveled edge is located at the southeast corner of the garage and the southwest corner of the recessed entrance. To the right of the front entrance is a pair of long, slender, casement windows. All of the windows throughout the house all are set with a header brick sill beneath the window opening. To the left of the front entrance is the large garage portion of the home. The front façade of the garage contains two garage doors. The first garage door located along the southeast corner of the garage consists of one

## National Register of Historic Places Continuation Sheet

Name of Property- Sylvan Hills Country Club  
Golf Course

County and State - Pulaski County, Arkansas

Name of multiple property listing (if applicable)

Section number 7 Page 7

large two car aluminum, rolling, overhead garage door. Another smaller aluminum, rolling, overhead garage door is located to the left of the larger garage door and is for the storage of a small golf cart. A small column of brick separates the two garage doors. There is a small octagonal window located below each of the ridgelines on all three of the gables. A small-boxed cornice with a aluminum cornice return can be found along this elevations roof edges. The cornice also contains aluminum fascia and soffit below the eaves.

The west elevation contains two visual bays with the first bay being incorporated by the garage. Located along the top of the wall and adjoining the eave, there are two sets of one-by-one, folding casement windows. These windows are off set to either side of the central portion of the garage. The second bay also consists of two, one-by-one folding casement windows. The first folding casement window is located toward the south end of the bay, while the second folding casement window is centrally located on the elevation. There are also two roof ventilation pipes rising from the roof on the second bay.

The north elevation continues the use of the folding casement windows. On this elevation alone, there are four sets of folding casement windows. The first window is located on the northwest corner of the home and is again a one-by-one folding casement window. Located between the window and the corner of the home, there is an electrical meter box. The second one-by-one folding casement window is centrally located on the elevation. The third and fourth folding casement windows are located to the left of the central window. These two sets of windows are one-by-one-by-one, folding casement windows. Two header bricks used in combination with a single stretcher brick is used continuously throughout this small separation and separates these two sets of windows. Located between the central window and the first one-by-one-by-one casement window is a small brick pillar used to hold a small metal fence in place as it wraps around the northeast corner and all along the east elevation. The metal fence and the brick pillars come out perpendicular from the house nearly ten feet on this elevation before turning to the east using the metal fence in combination with six brick pillars. The half story of the home contains only a bay window. The front of the bay window contains a one-by-one folding casement, while the window on either side of the bay window is a single casement window. The eaves located on this elevation contain the same elements found on the front façade including the small-boxed cornice with a aluminum cornice return, aluminum fascia and aluminum soffit located below the eaves.

The east elevation again carries many of the same elements and materials over from the previous elevations. The metal fence and brick pillars continue along this elevation using six more brick pillars. Located in the northeast corner on the east elevation is another one-by-one folding casement. Located to the left of this window is a set of glass, double doors. The door on the right is inactive, while the door on the left is the active door. To the left of these glass, double doors is another pair of folding casement windows. To the left of these folding casement windows is another set of double doors, where the door on the right is the active door and the door on the left is the inactive door. To the left of these double doors is a large brick chimney. Halfway up the chimney the brick begins to step up and inward before continuing to move upward in a continuous pattern. Located to the left of the chimney, is a single-action, glass doorway. To the left of the single doorway is another set of glass, double doors, where again the door on the right is the active door, while the door in the left is inactive. A small brick area separates the double doors from the next set of one-by-one folding casement windows. The first folding casement window is much small than the other windows located along this elevation and sits nearly three to four feet off the ground. The second small folding casement window is separated by the first window by another small area of exterior brick wall. Yet, the second small folding casement window is located at the southeast corner of the home. Directly below the second small folding casement window is where the metal fence reattaches to the building using another small brick pillar. Two small brick pillars align where the metal fence moves back west toward the home.

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Name of Property- Sylvan Hills Country Club  
Golf Course

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### **Integrity**

Overall, the Sylvan Hills Golf Course retains remarkable integrity for a course that has gone through a tough period of time in the world of entertainment and sports facilities in Arkansas and the United States. Only small changes have taken place in the golf course's 83 years of history. The golf course and the tennis courts appear almost exactly as they did when constructed in 1927. The alterations that have occurred over the last 83 years consist of a redesign of the golf course in 1977. In looking through the plat map of the course in 1927 to the arrangement of the course today, only two holes have been altered in their arrangement. These two holes can be found along the north boundary of the course around the area where development cut between Holes 13 and 14. The only other major addition to the course is the addition of the Superintendent's House located between Holes 6 and 7, though the course has always played around this area of the course. The surrounding area looks very similar to the way it did when the golf course was constructed. This is in part because the golf course the central attraction for the development of the Sylvan Hills subdivision and housing and development was meant to taken place around the perimeter of the course.

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Name of Property- Sylvan Hills Country Club  
Golf Course

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### SIGNIFICANCE

The Sylvan Hills Country Club Golf Course is being nominated for inclusion in the National Register of Historic Places under Criterion A, with local significance, for its association with entertainment and recreation, through golf, in the subdivision of Sylvan Hills and the City of Sherwood. At the time when the Sylvan Hills Country Club was developing in the middle of the 1920s, the sport of golf was also beginning to develop and become popular with the public. It is also during this time that golf course design was in its “goldern era” which ended in 1931. The history of this golf course also represents a significant contribution to the growth of recreation and entertainment in Sherwood, Arkansas, dating from its construction in 1927.

### Elaboration

Prior to 1888, golf was a sport that was talked about throughout the United States but was still not a common recreational activity. It was not even until the middle of the nineteenth century that the game of golf took its current shape with the standardization of a typical round of eighteen holes.<sup>6</sup> “Golf underwent rapid growth in [the] northeastern United States between 1888 and 1900, and then dispersed throughout the country by 1920.”<sup>7</sup> It is during this disbursement of golf throughout the country that the sport entered into the social and recreation avenues for the people of Arkansas. In 1915, the Arkansas State Golf Association was established. The President was Mr. J. E. England of Little Rock and seven Arkansas country clubs with golf courses were present at the first meeting: the Little Rock Country Club, the Pine Bluff Country Club, the Jonesboro Country Club, the Hot Springs Country Club, the Texarkana Country Club, the Ft. Smith Country Club, and the Helena Country Club. It was following this meeting that golf continued to expand into the larger populated and higher income areas bringing with it the mantra of an elitist image. It was during the early years of the 1900s that golf continued to grow in its popularity until the advent of World War I. Consequently, the popularity for the sport waned little during this brief period, as it marked “an unparalleled growth in the sport during the 1920s.”<sup>8</sup> It was shortly after this meeting that the Sylvan Hills Country Club was built and it is among the oldest golf courses in Arkansas. With the construction of the Sylvan Hills Golf Course in 1927, the course fell into one of the busiest times for the construction of golf courses, which fell between 1923 and 1929, when “more than 600 new golf courses were built annually.”<sup>9</sup> It is also unique to the period and style in which the golf course and subdivision grew up around the golf course. It is stated in the article entitled “Evolution of American Golf Facilities that for the last fifteen years, starting roughly in 1970, that there was a rise in a “golf-focused community—the resort and residential development built around newly constructed golf courses.”<sup>10</sup> In the case of Sylvan Hill Country Club, they were ahead of the times with regard to the development of the subdivision around the golf course.

The property's original development was as “The Sylvan Hills Country Club” using a three-year obligation at 7% with Real Estate Bonds dated January 1, 1927, secured through the Sylvan Hills Improvement Corporation. The Advertisement for Investment in this development described the property as follows: “The club property consists of a 120-acre plot of ground and a magnificent field stone clubhouse and swimming pool, four other buildings, and an 18-hole golf course which has been pronounced one of the finest in the state.”<sup>11</sup>

<sup>6</sup> Adams, Robert.L.A. and John F. Ronney, Jr., “Evolution of American Golf Facilities,” Geographical Review 75 (Oct. 1985): 420.

<sup>7</sup> Ibid. 419.

<sup>8</sup> Ibid, 423.

<sup>9</sup> Ibid.

<sup>10</sup> Ibid. 420.

<sup>11</sup> Metropolitan Trust Company, “We Recommend for Investment” In the files of the Arkansas Historic Preservation Program.

## National Register of Historic Places Continuation Sheet

Name of Property- Sylvan Hills Country Club  
Golf Course

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It was Justin Matthews, a land developer and homebuilder, who truly understood that such an attraction would benefit home development in the North Little Rock area. The Justin Matthews Co. advertisement as a builder of fine homes stated that "in five years nearly seven million dollars have been put into homes, schools, country club and the installation of city conveniences" in Park Hill and Sylvan Hills. Having already platted the area and constructed the clubhouse, golf course and tennis courts, much of the design work had already been completed. It is believed that Justin Matthews was the designer of the golf course since it was his plat map that illustrates both the golf course and residential arrangement.

Justin and Agnes Matthews transferred ownership of the Sylvan Hills property, consisting of land and a clubhouse, to the Sylvan Hills Improvement Corporation for \$132,500. This deed was a land transfer transaction and contained no mention of a land restriction for a golf course. The deed survey data contained three exceptions, the commercial lot 224, the Park Hill Addition Block 320 and the north commercial/residential land block. The financial information contained in this deed was interesting because future deed transactions reveal the impact of the 1930's Depression on this property. The deed transactions consisted of a cash-in-hand down payment of \$70,500, a note of \$19,800 to be paid at the rate of \$150 each month for 11 years beginning January 1, 1928, and ending January 1, 1938. A second note of \$12,200 to be paid on or before January 1, 1930, and three notes of \$10,000 each payable on or before January 1, 1933.<sup>12</sup> For the state of Arkansas, often regarded as a slow developing rural state with limited finances, this investment in the future of the property north of the river was truly noteworthy. It is obvious that Justin Matthews believed in this area and considered the golf course property worth the financial risk. One could say that the construction of the course was economically viable in part because of the property value that the course creates for the residential lots. In doing so, the Sylvan Hills Country Club Golf Course became the second oldest golf course in the greater Little Rock area. The oldest golf course is still the Country Club of Little Rock, which was founded in 1902. Other historic golf courses include the Camp Robinson Golf Course (1940) and the Fort Roots Golf Course, known as Emerald Park today which was built in the 1940s. All other golf courses in the area were built after 1960, with the majority of them constructed in the 1990s.

The Club and golf course operated successfully until the effect of the 1930's Depression resulted in the sale of the property to a group of executives who operated it as a nightclub. It was a rough several years for both private and public golf courses throughout the Untied States. The lack of income brought in by both the general public and the members played heavily into the amount of recreation that a person was willing to do. This was a nationwide problem that effected almost every recreational opportunity, especially golf. However, on January 3, 1935, a fire destroyed the clubhouse building except for the field-stone foundations. Following the fire the United States was consumed with the Depression of the 1930's and World War II. Older members said they occasionally saw cows grazing on the neglected fairways. The golf course was closed during the years of World War II, 1941- 1945, and Mr. R. J Ratcliff operated the land for quail and bird hunting.

Following the conclusion of World War II much was needed in the rehabilitation of the golf course. It is also at this time, that the City of Sherwood took the next step into becoming an entitiy all to its own, when it became incorporated in 1948<sup>13</sup>. A group of the original members of the Club, returning as war veterans, lead by M.S. McCord, reorganized the Club and made plans to repurchase the land. Life in the U.S. was beginning again for our soldiers and the club—they needed each other for rebuilding of both the club and the golf course. As part of the rebuilding that needed to take place, a new one story club house building was constructed on the original stone foundation that was left following the fire in 1935. The golf course was rehabilitated due to the years of neglect that had all but destroyed the greens and fairways. The original golf course of 1927 was listed at 7,400 yards and

<sup>12</sup> Pulaski County: Warranty Deed #51109; 3-19-1927.

<sup>13</sup> Cary Bradburn, *On the Opposite Shore: The Making of North Little Rock* (Marceline, MO: Walsworth Publishing Company, 2004), 228.

**National Register of Historic Places Continuation Sheet**

Name of Property- Sylvan Hills Country Club  
Golf Course

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the re-designed course of 1946 was shortened to 6,400 yards in length. Again, citizens of the area of North Little Rock/Sherwood demonstrated their belief in the value of this property. Though the property values of the lots sold for residential development never became a tried and true investment for the club, it helped gather patrons which would continue to fight to keep the club open in the following years.

Though the time period directly following World War II was slow in helping to finance the Country Club and golf course, the Country Club turned to a different method in acquiring money to keep the golf course up and running. Many churches and politicians, because of the crime that followed this activity in other states, disapproved of gambling in Arkansas. However, money was tight and financing of a country club and its operation of the golf course was not easy to manage. It was known, at the time, that country clubs could support their overhead with slot machines and that the Sylvan Hills Country Club was no exception to this form of generating money. It is stated that members paid an expensive initial joining fee but there were no dues. The slot machines quietly generated enough income to cover expenses and also create a little profit. This practice worked for years but trouble began when Governor Winthrop Rockefeller took action to clean up the gambling in Hot Springs and also began to clean up other areas of the state. With a tip that the Club was to be raided, a few individuals took the slot machines to a wooded area in the middle of the golf course and buried them. The machines were discovered, confiscated, and future financing of club expenses was modified. A couple of machines remained in the club basement until the second clubhouse fire in 1961. Firefighters broke the remaining machines and with newspaper coverage of their existence, the use of gambling at North Hills to generate revenue was stopped and the "gamblers" of the Club were back to golf, cards, and the risks required to develop this area with their businesses.

The July 14, 1950, Pulaski County Court House Special Warranty Deed showed there was "a land swap" between Metropolitan Trust Company (Matthews) and Sylvan Hills Development Corporation (Club) to plat lots on the south side of the golf course.<sup>14</sup> It is noted that Dr. Richard Hardin was the first to purchase property for his residence, Lots 3 & 4. At the same time, the Metropolitan Trust Company gave \$10 plus \$10,000 to the Club for a strip of land 40' x 659' on the north of the previously noted Park Hill Addition survey exception in exchange for Club property with frontage on Club Road. This land swap allowed Metropolitan Trust Company to plat three additional residential lots (Lots 1-3) to make 9 lots from the Park Hill Addition Block 320. This block of lots allowed for the first homes along the perimeter of the golf course to be built.

The Little Rock Air Force Base was established in Jacksonville during the 1950s and area housing was in demand as hundreds of new people moved to the area. Until that time, Sherwood was considered a small farming town with a population below 700 people. During these years, the Club and the town grew and the building was remodeled several times to make improvements to the dining room and bar facilities. In the early 1950s the golf course was renovated to allow play of the fairways on level ground. 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.

<sup>14</sup> Pulaski County Deed Record Book 324, pg. 497.

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The cart paths evolved as the Club grew. The paths were originally rock and compacted dirt eventually getting paved with an asphalt slurry surface. As money became available for improvements, the cart paths were upgraded with asphalt or concrete surfacing. Another improvement that evolved was the addition of sprinkler lines for watering the greens and fairways. Natural springs exist under several parts of the property and this water was used to keep the golf course green during the hot summer days in Arkansas.

In 1977 Robert Trent Jones, Sr. of New Jersey, known as one of the leading golf course architects in the world, was contacted to consider a re-building of the existing greens from the base up to the playing surface with new sand traps and tee boxes on the club's golf course. Other than the 1950's improvements, much of the original course built in the 1920s could no longer sustain the tremendous golfing activity of the members. The original greens did not have a base for good drainage and the most extensive work was planned for the north nine holes, with the new sprinkler system becoming completely automated. The total cost of the project was to be approximately \$800,000, when the project was completed. There were no another Robert Trent Jones, Sr. designed golf courses in Arkansas and this was a great honor to North Hills to be first.

Everything was progressing for the Club until time to finalize the loan for the golf course improvements. Costs for the project had over run the original estimate for the improvements. Another real financial problem was the interest rates in Arkansas during the 1970s—the rates increased to 18% due to inflation in the economy. This extremely high rate was quoted to the Club Board members by the bank when the Club tried to obtain permanent financing. The U.S. was in a recession and it had its effect on the Club debt and membership. The governing Club Board struggled to keep the property out of foreclosure, yet even during these tough economic times the course was able to keep the doors open thanks to the dedicated patrons of the golf course.

The members sold the club property in 1983 to Club Properties, Inc., a wholly owned subsidiary of Club Corporations of America with headquarters in Dallas, Texas. This organization operated the Club until the U.S. experienced another recession due to high oil prices in the 1980s. Club Corporations of America determined that it would be in the best interest of the company to downsize by selling off club properties that were in the lower range of profit.

Club Properties, Inc., purchased the club March 13, 1987. Jim Rodgers, Tommy Eanes, and P.E. "RIP" Munnerlyn owned Club Properties, Inc. They operated the Club until it was closed in the summer of 2007. Club Properties, Inc., announced the pending closure of the North Hills Country Club on May 6, 2007, due to a statement of "Debt versus Income" and an unsolicited offer for \$5.1 million from Ron Campbell to purchase the property for development as a residential neighborhood.

Many interested citizens in Sherwood actively worked to save this beautiful green space and golf course in the middle of the city with such a long history. On July 21, 2008, the Sherwood City Council approved an ordinance authorizing the settlement of all litigated claims related to the property and structures commonly referred to as North Hill Country Club thereby facilitating the purchase of this property for the City of Sherwood. The Greens at North Hills Municipal Golf Course is scheduled to open in the spring of 2010.

The idea that the once private country club would become utilized as a public course fits into the general trend set throughout the United States. Public golf facilities have made a large jump in number the last three decades as the demand for golf has again risen.<sup>15</sup> Yet, the same can be said during the Club's private ownership days as it was commonly shown that in the south, in particular Arkansas, there was a higher number of private golf course compared to public. This is in part because Arkansas has seen higher golf course numbers because of the building of golf courses for resort and residential communities similar to that found at Sylvan Hills. Though the residential

<sup>15</sup> Adams, 427.

## National Register of Historic Places Continuation Sheet

Name of Property- Sylvan Hills Country Club  
Golf Course

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Name of multiple property listing (if applicable)

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development grew around the golf course and brought the course notoriety, the idea that the residential lots would bring money to the club or course never really came to fruition, in part because of the national epidemics that plagued the country. Yet, what the residential lots did contribute was community that is willing to fight to see an early golf course remain open and available for the public to see and take part in.

Even with the development of golf courses following the construction of the Sylvan Hills Country Club, the oldest golf course in the area is still the Country Club of Little Rock, which was founded in 1902. Other historic golf courses include the Camp Robinson Golf Course (1940) and the Fort Roots Golf Course, known as Emerald Park today which was built in the 1940s. These three older golf courses (Camp Robinson, Fort Roots, and the Little Rock Country Club) were all private courses and restricted the use of the course. This is especially true for the Fort Roots and Camp Robinson courses, which were set aside for military and Veteran Affairs personnel only. All other golf courses in the area were built after 1960, with the majority of courses being constructed in the 1990s due to the advent of the resort golf course development.

### STATEMENT OF SIGNIFICANCE

The Sylvan Hills Country Club Golf Course is being nominated for inclusion in the National Register of Historic Places under Criterion A, with local significance, for its association with entertainment and recreation, through golf, in the subdivision of Sylvan Hills and the City of Sherwood. At the time when the Sylvan Hills Country Club was developing in the middle of the 1920s, the sport of golf was also beginning to develop and become popular with the public. It is also during this time, that golf course design was in its "golden era" which ended in 1931. The history of this golf course also represents a significant contribution to the growth of recreation and entertainment in Sherwood, Arkansas, dating from its construction in 1927.

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Name of Property- Sylvan Hills Country Club  
Golf Course

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Name of multiple property listing (if applicable)

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Metropolitan Trust Company, "We Recommend for Investment" In the files of the Arkansas Historic Preservation Program.

Pulaski County Deed Record Book 324, pg. 497

Pulaski County: Warranty Deed #51109; 3-19-1927.

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Name of Property- Sylvan Hills Country Club Golf Course

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### GEOGRAPHICAL DATA

#### UTM

1. Zone 15 Easting 570129 Northing 3853284
2. Zone 15 Easting 570599 Northing 3853189
3. Zone 15 Easting 570869 Northing 3853182
4. Zone 15 Easting 570867 Northing 3853988
5. Zone 15 Easting 570702 Northing 3853988
6. Zone 15 Easting 570351 Northing 3853869
7. Zone 15 Easting 570298 Northing 3853706

### VERBAL BOUNDARY DESCRIPTION

All that part of the NW 1/4 of Section 7, Township 2 North, Range 11 west, east of Arkansas and Missouri Highway, except the NW 1/4, NW 1/4, NE 1/4, NW 1/4; N 1/2, N 1/2, NW 1/4, NW 1/4, SW 1/4, SW 1/4, SW 1/4, NW 1/4; Lots 1 to 9, inclusive block 320, Park Hill Addition to North Little Rock, Arkansas, and except 25 foot strips off the North, East, and South sides used as public roads, and except Lots 1 to 8, inclusive, block 6, County Club Park Addition to the City of Sherwood in Pulaski County, Arkansas.

Less and Except the Following Described:

A tract of land lying in the NW 1/4, NE 1/4, NW 1/4 of Section 7, Township 2 North, Range 11 West in the City of Sherwood, Pulaski County, Arkansas, more particularly described as follows: Beginning at the Northeast corner of Lot 18, Fairway Park Addition in the City of Sherwood and being on the South right of the way line of Club Road (50 foot right of way); Thence south 89 degrees 45 minutes east along the said south right of way line of Club Road for 218.0 feet to a point; Thence south 36 degrees 12 minutes 25 seconds west for 82.14 feet to a point; Thence south 37 degrees 37 minutes 50 seconds west for 282.90 feet to a point on the east line of Lot 16 of said Fairway Park Addition; Thence north 00 degrees 38 minutes 25 seconds east along the east line of Lots 16, 16-a, 17, 17-a, and 18 of said Fairway Park Addition for 291.30 feet to the point of the beginning. (This tract includes Lots 1 and 2 North Hills Club Addition to the City of Sherwood).

And

A tract of land lying in the NE 1/4, NW 1/4, of Section 7, Township 2 North, Range 11 West in the City of Sherwood, Pulaski County, Arkansas more particularly described as follows: Starting at the Northwest corner of Lot 1, Block 6, Country Club Park, Sherwood, Arkansas; Thence North 89 degrees 45 minutes west along the south right of way line of Club Road (50 foot right of way) for 104.44 feet to the point of beginning; Thence south 23 degrees 53 minutes 50 seconds west for 294.67 feet to a point; thence south 01 degree 48 minutes 50 seconds west for 88.6 feet to a point; Thence south 05 degrees 39 minutes 30 seconds east for 275.10 feet to a point; Thence north 74 degrees 32 minutes 45 seconds west for 550.60 feet to a point on the said south right of way line of Club Road; Thence south 89 degrees 45 minutes east along the said south right of way line of Club Road for 332.87 feet to the point of beginning. (This tract includes Lots 9 through 25, 25a and the public street dedicated as Club Circle, North Hills Club Addition to the City of Sherwood).

And

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Name of Property- Sylvan Hills Country Club Golf Course

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A tract of land lying in the SE 1/4 , SE 1/4, NW 1/4 , of Section 7, Township 2 North, Range 11 west in the City of Sherwood, Pulaski County, Arkansas, more particularly described as follows: Beginning at the Southwest corner of lot 35, block 320, Park Hill Addition to the City of Sherwood and being on the North right of way line of Country Club Road lying 25 feet north of the center of said Section 7, Township 2 North , Range 11 west; thence north 00 degrees 30 minutes 30 seconds east along the east line of said SE 1/4, SE 1/4, NW 1/4, for 253 feet to a point; Thence north 88 degrees 54 minutes 25 seconds west for 185.09 feet to a point; thence south 17 degrees 23 minutes 40 seconds east for 268.72 feet to a point on the said north right of way line of Country Club Road; thence south 89 degrees 57 minutes east along the said north right of way line of Country Club Road for 102.48 feet to the point of beginning (This tract is platted as lots 6,7, and 8 North Hills Club Addition to the City of Sherwood.)

And

A tract of land lying in the SW 1/4, SE 1/4, NW 1/4 of Section 7, Township 2 North, Range 11 west, in the City of Sherwood, Pulaski County, Arkansas, more particularly described as follows: Starting at the Southeast corner of Lot 1, Block 320, Park Hills Addition to the City of Sherwood, Arkansas; thence south 89 degrees 57 minutes east along the north right of way line of Country Club Road (50 foot right of way) for 506.5 feet to the point of the beginning; thence continuing south 89 degrees 57 minutes east along the said north right of way line of Country Club Road for 112 feet to a point; thence north 04 degrees 20 minutes 40 seconds west for 135 feet to a point; thence south 72 degrees 00 minutes 25 seconds west for 101.84 feet to a point; thence south 02 degrees 43 minutes 40 seconds west for 103.17 feet to the point of beginning. (This tract is platted as Lot 5 North Hills Country Club Addition to the City of Sherwood.)

And

A tract of land lying in the S 1/2, S 1/2, of NW 1/4 of Section 7, Township 2 North, Range 11 west in the City of Sherwood, Pulaski County Arkansas, more particularly described as follows: beginning at the southeast corner of Lot 1, Block 320, Park Hill Addition to the City of Sherwood, Arkansas; thence south 89 degrees 57 minutes east along the north right of way line of County Club Road (50 foot right of way) For 342 feet to a point; thence North 62 degrees 40 minutes 40 seconds west for 179.52 feet to a point; thence north 75 degrees 10 minutes 10 seconds west for 187.09 feet to the northeast corner of said lot 1, block 320, Park Hill addition; thence south 00 degrees 43 minutes 30 seconds west along the east line of said lot 1, block 320, Park Hill Addition for 130 feet to the point of beginning. (This tract includes lots 3 and 4 North Hills Club Addition to the City of Sherwood)

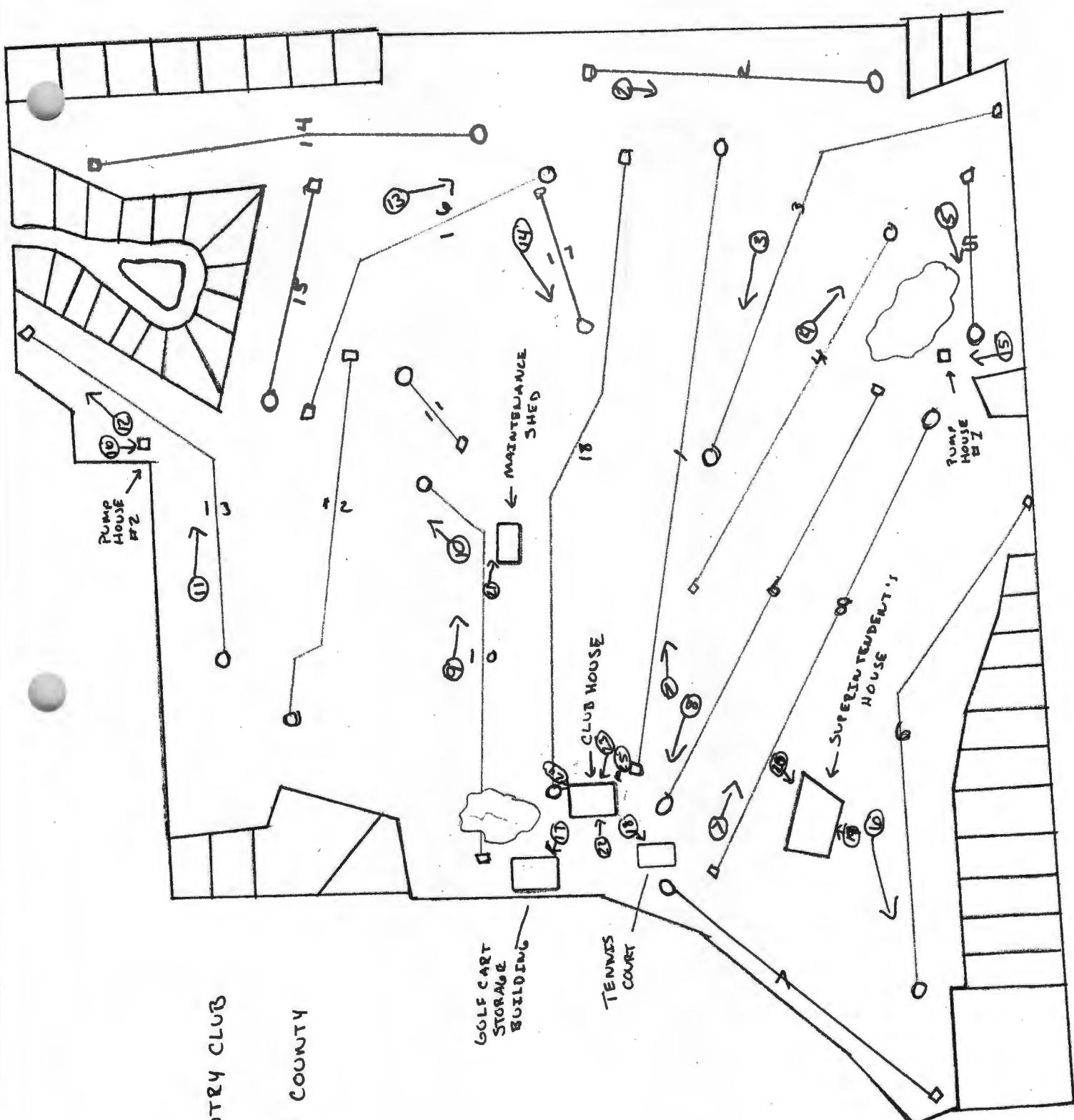
And

A tract of land lying in the NW 1/4, NW1/4 of Section 7, Township 2 North, Range 11 west, in the City of Sherwood, Pulaski County, Arkansas, more particularly described as: Starting at the intersection of the east right of way line of Arkansas State Highway 107 (60 foot right of way) and the south right of way line of Club Road (50 foot right of way); thence south along the east right of way line of state Highway 107 for 307.90 feet tot eh point of beginning; thence continuing south along the said east right of way line of State Highway No. 107 for 597.32 feet to a point; thence north 84 degrees 26 minutes 10 seconds east for 185.55 to a point; thence north 13 degrees 22 minutes 10 seconds east for 276.22 feet to a point; thence north 50 degrees 50 minutes 50 seconds west for 110.19 feet to a point; thence north 01 degrees 52 minutes 50 seconds west for 240.50 feet to a point; thence north 89 degrees 45 minutes 35 seconds west for 152.20 feet to the point of beginning. (This tract is platted as lots 26 through 29 North Hills Club Addition to the City of Sherwood.)

### BOUNDARY JUSTIFICATION

The boundary contains the core of the golf course and the surrounding buildings and their immediate settings.

1 - N - 1

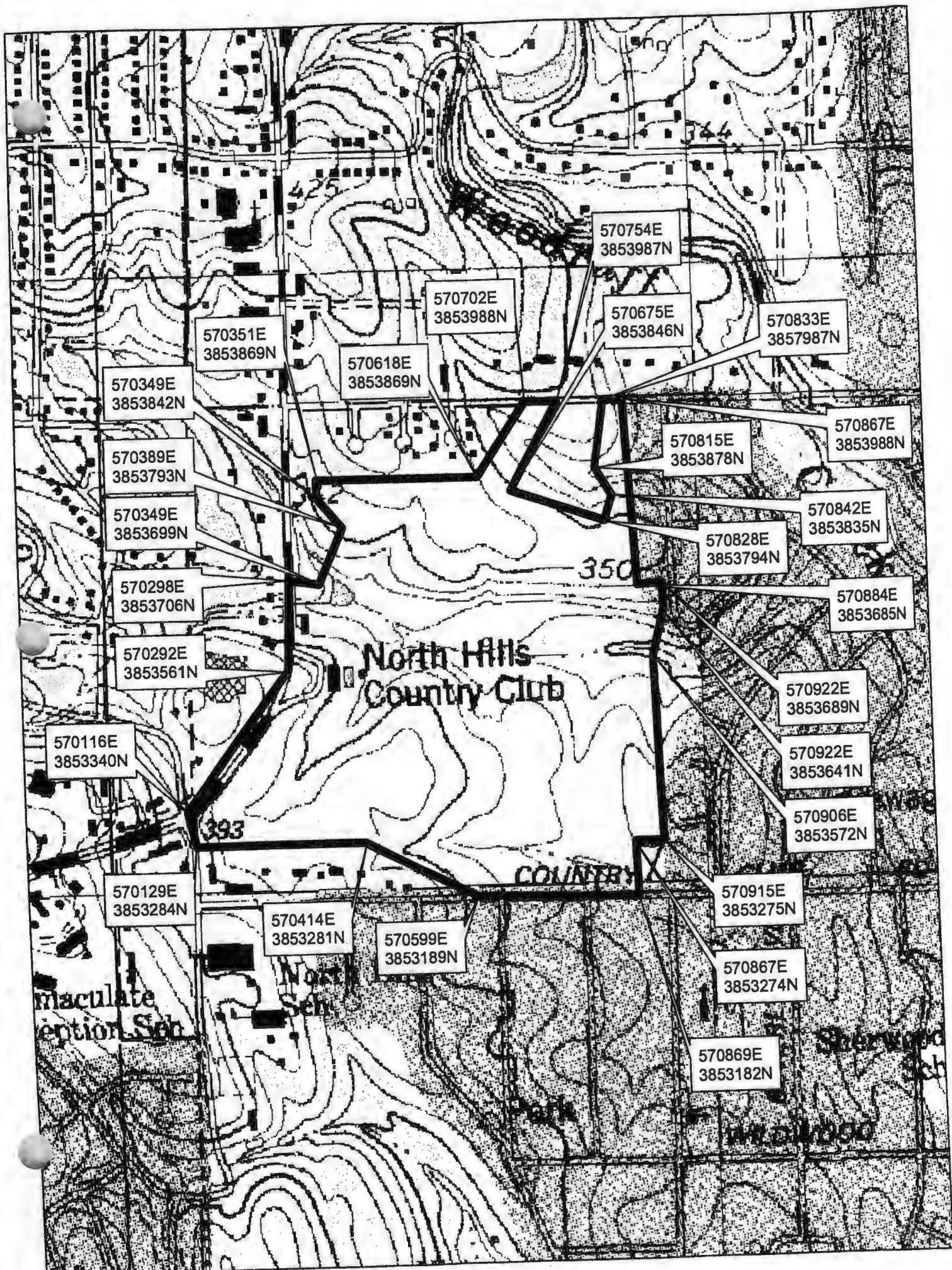


KEY

# = Hole #  
→ = Photo #

SYLVAN HILLS COUNTRY CLUB  
GOLF COURSE

SHERWOOD, PULASKI COUNTY  
ARKANSAS





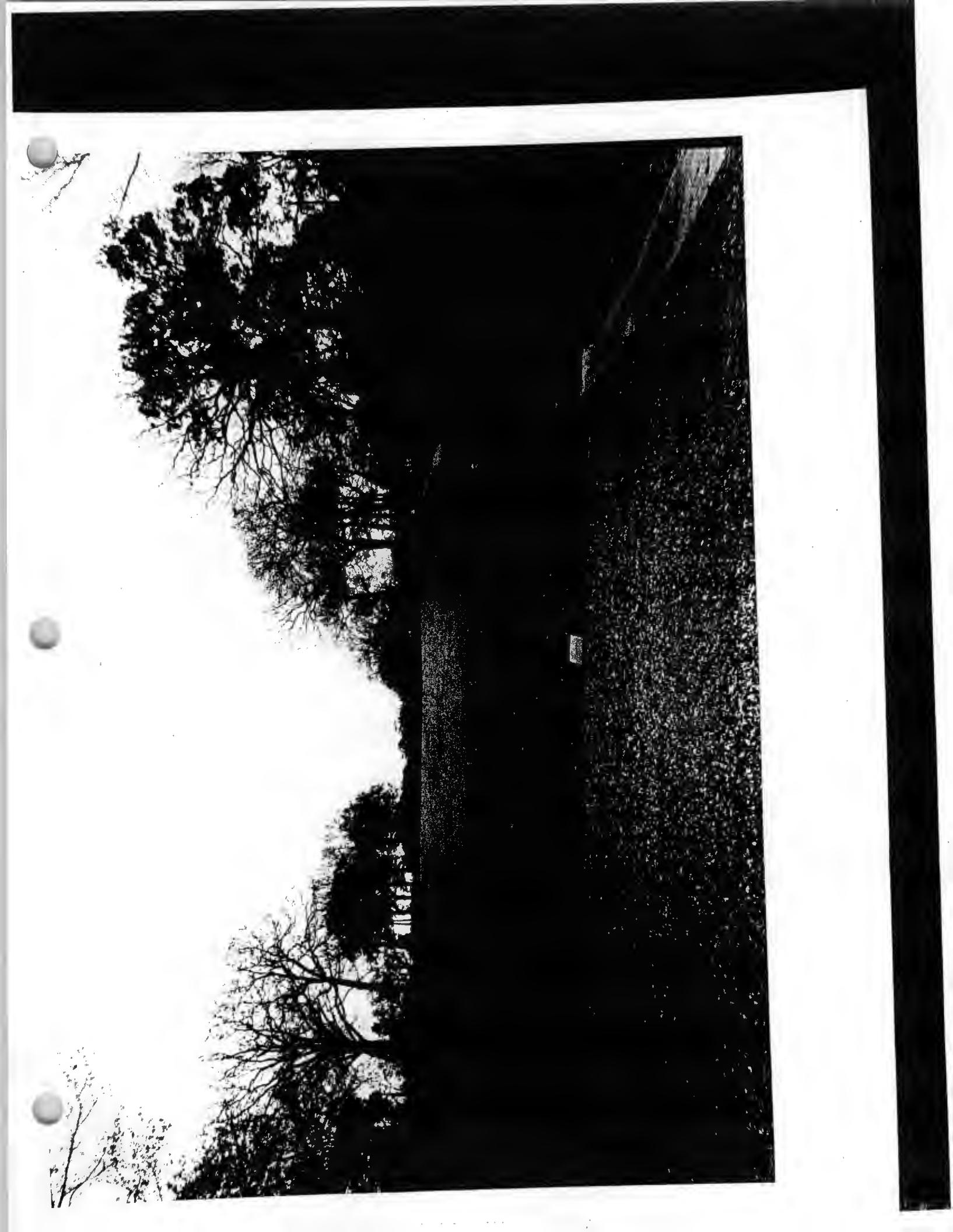


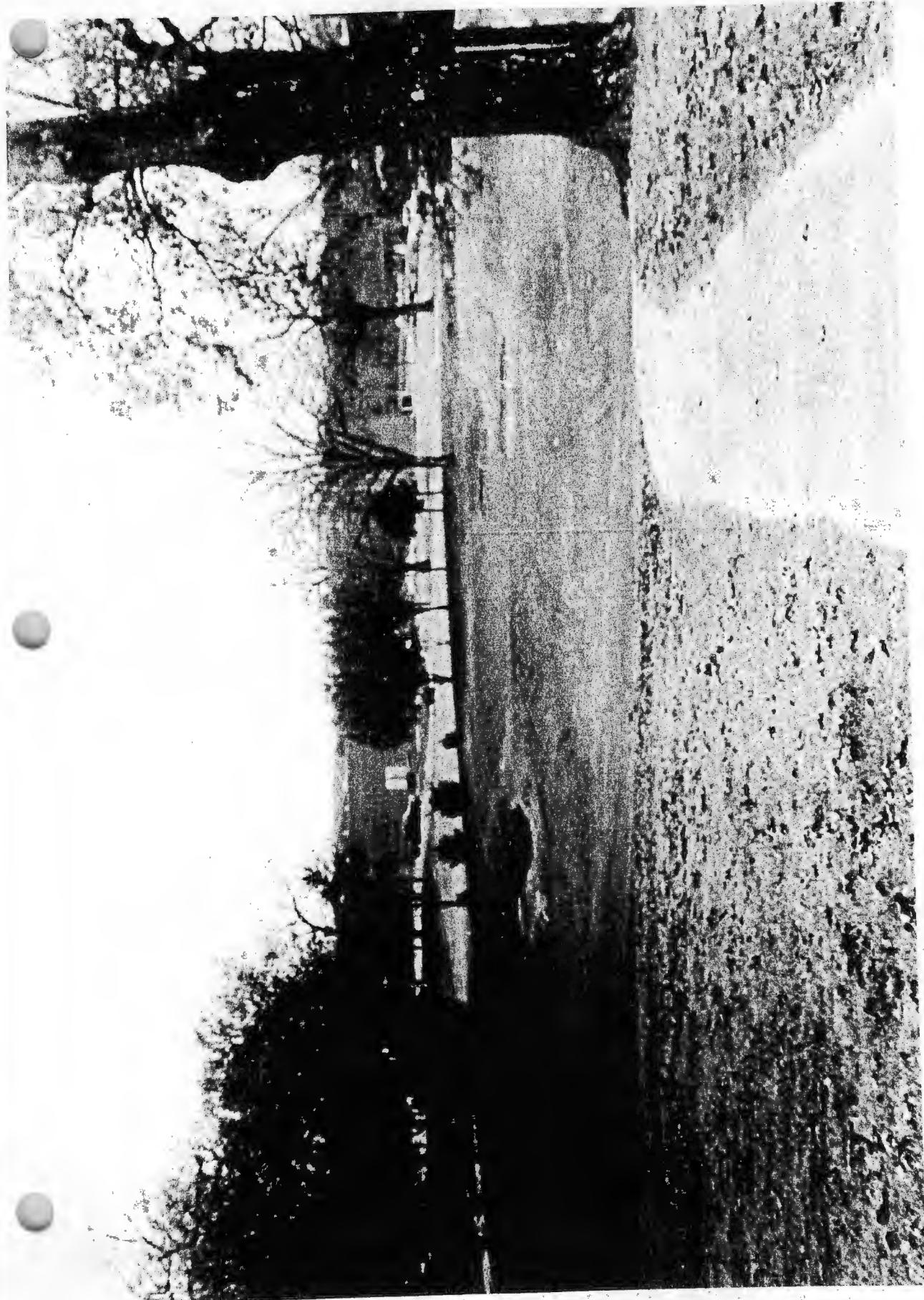


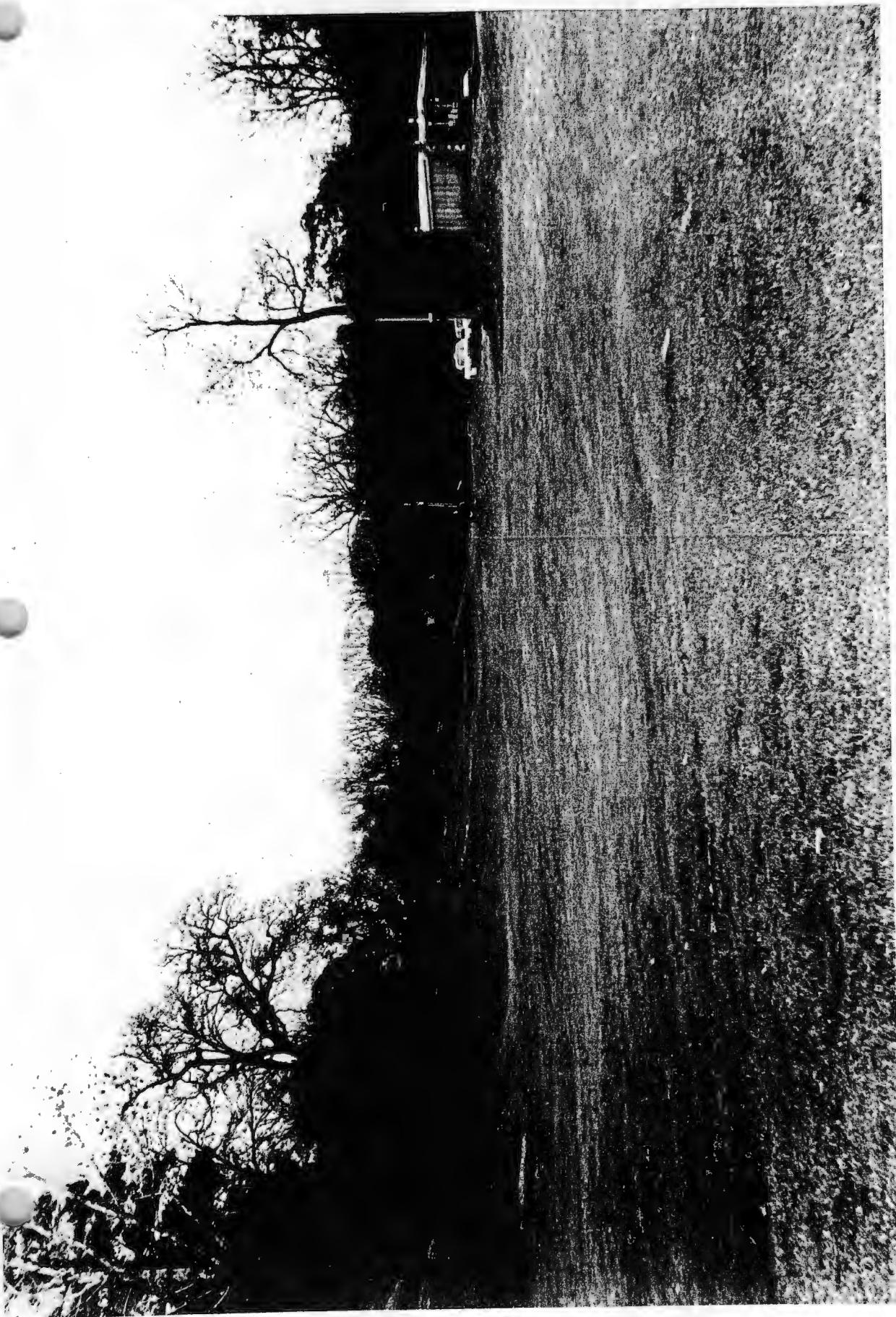










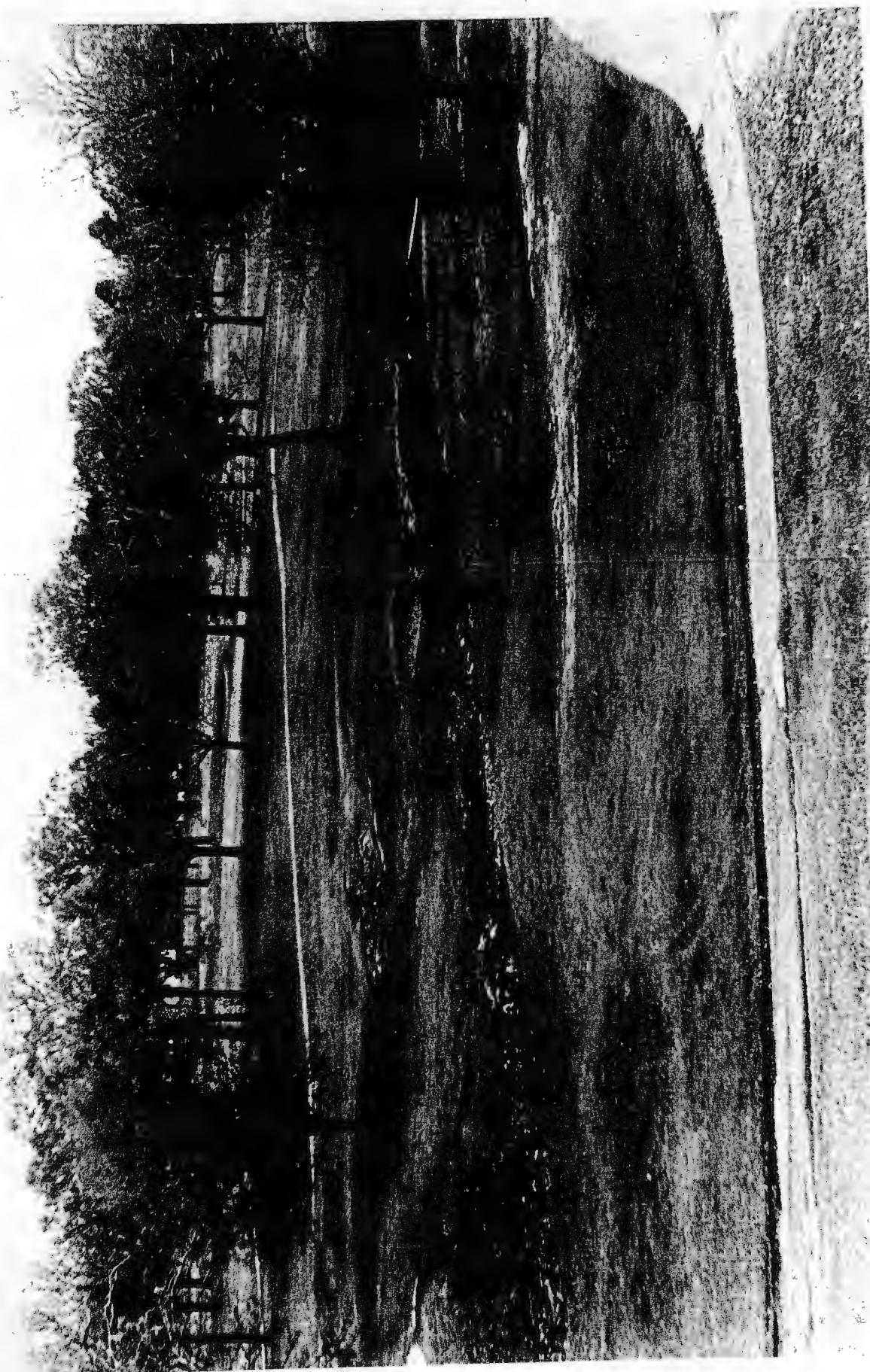




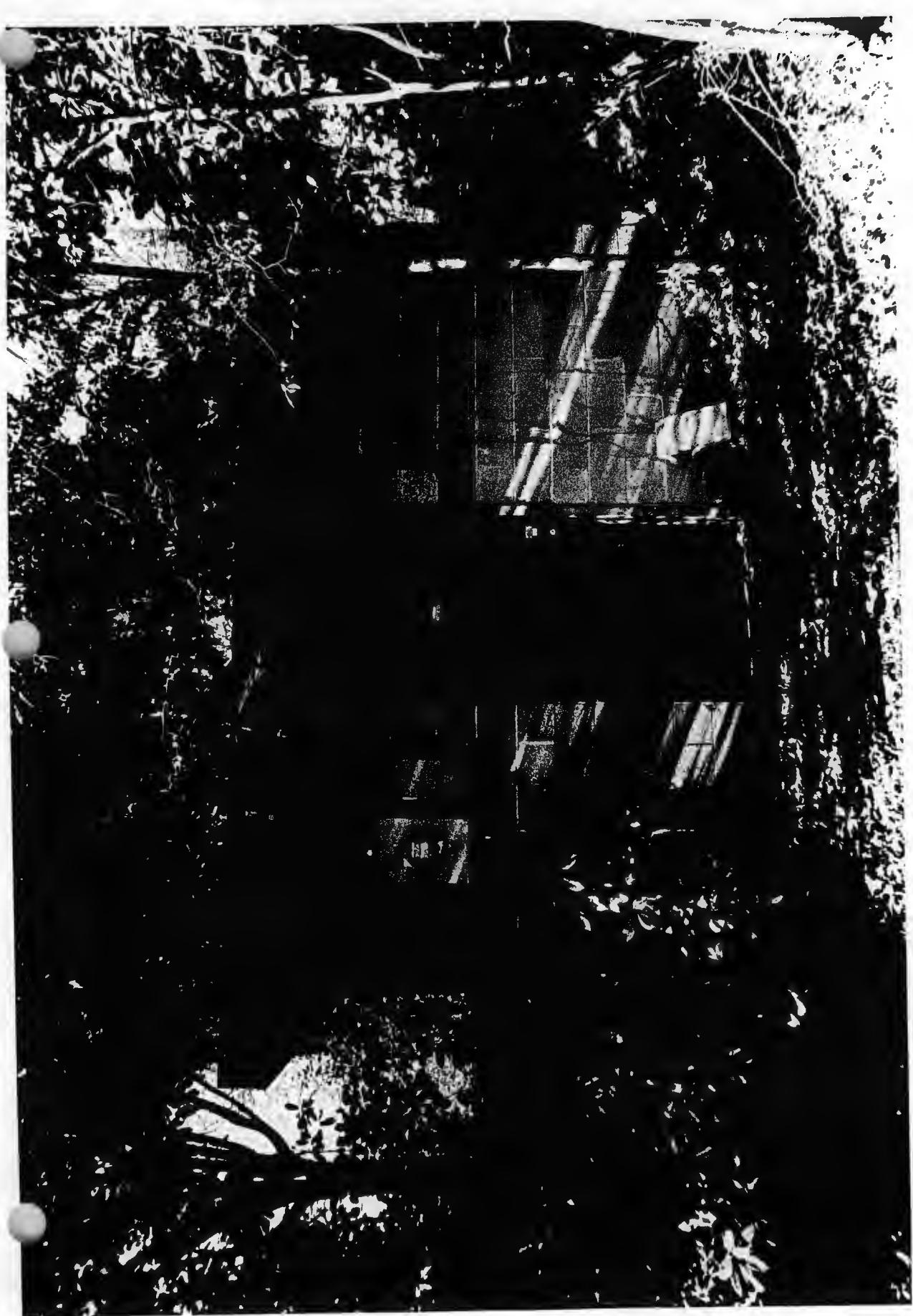






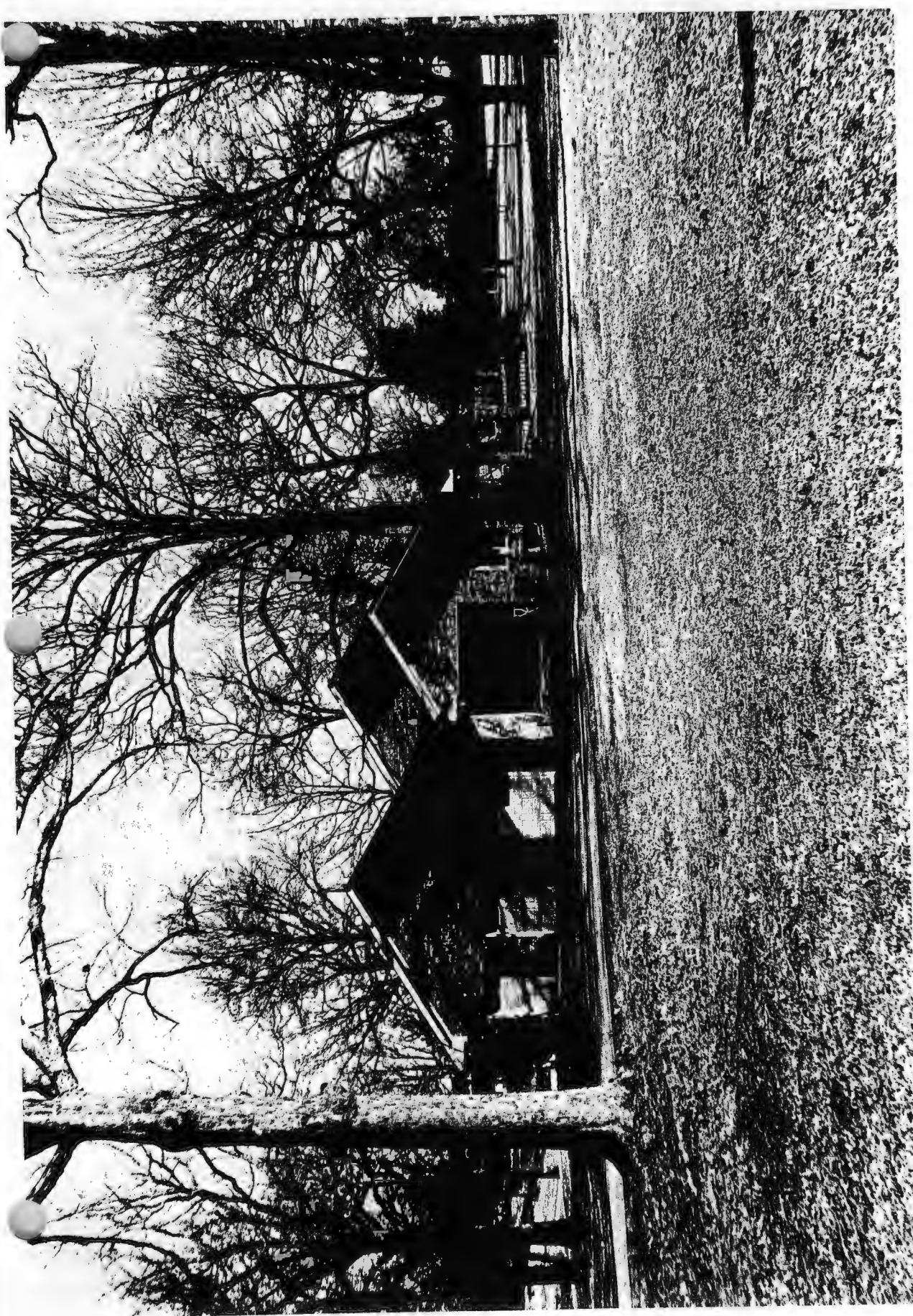






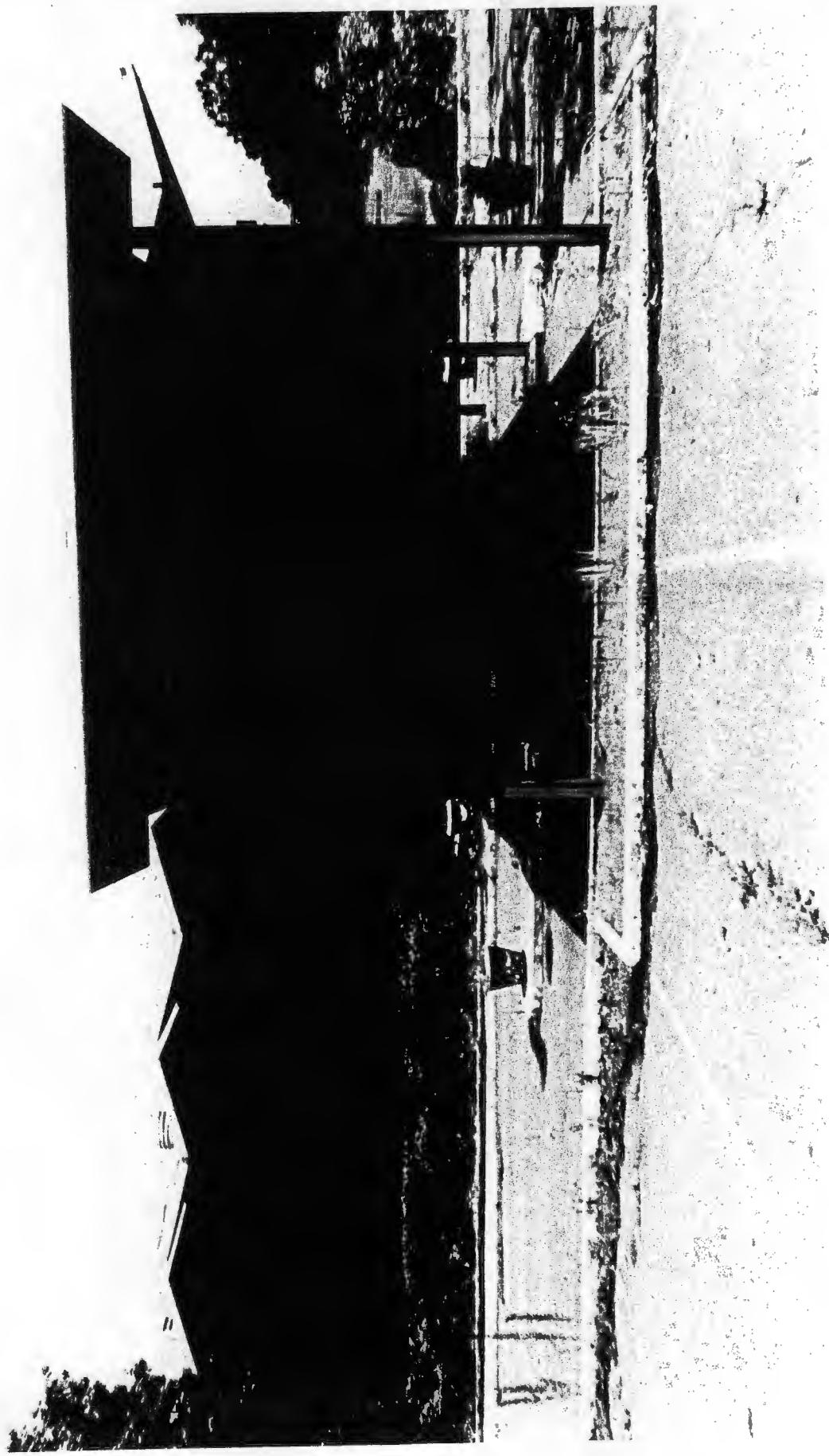




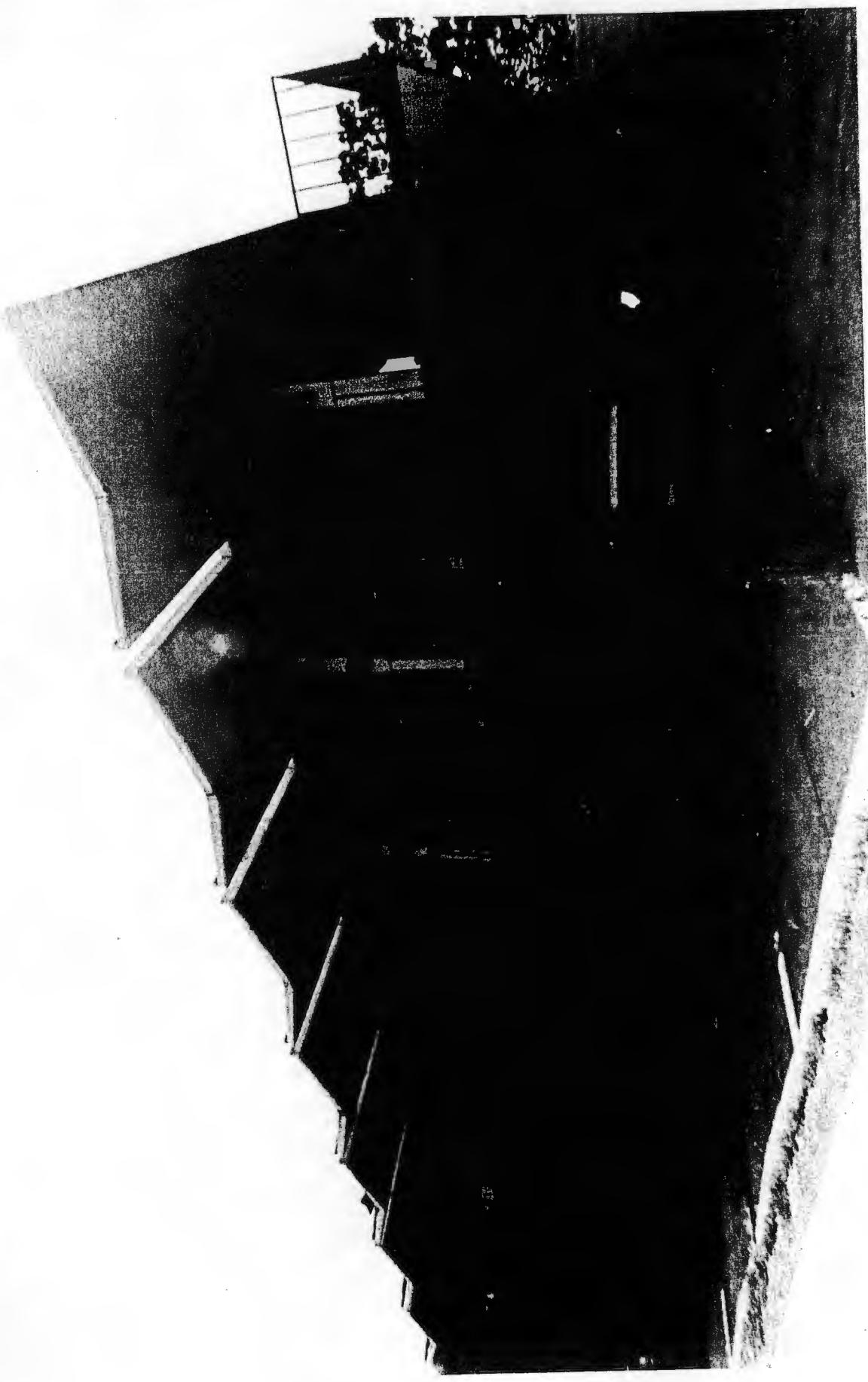


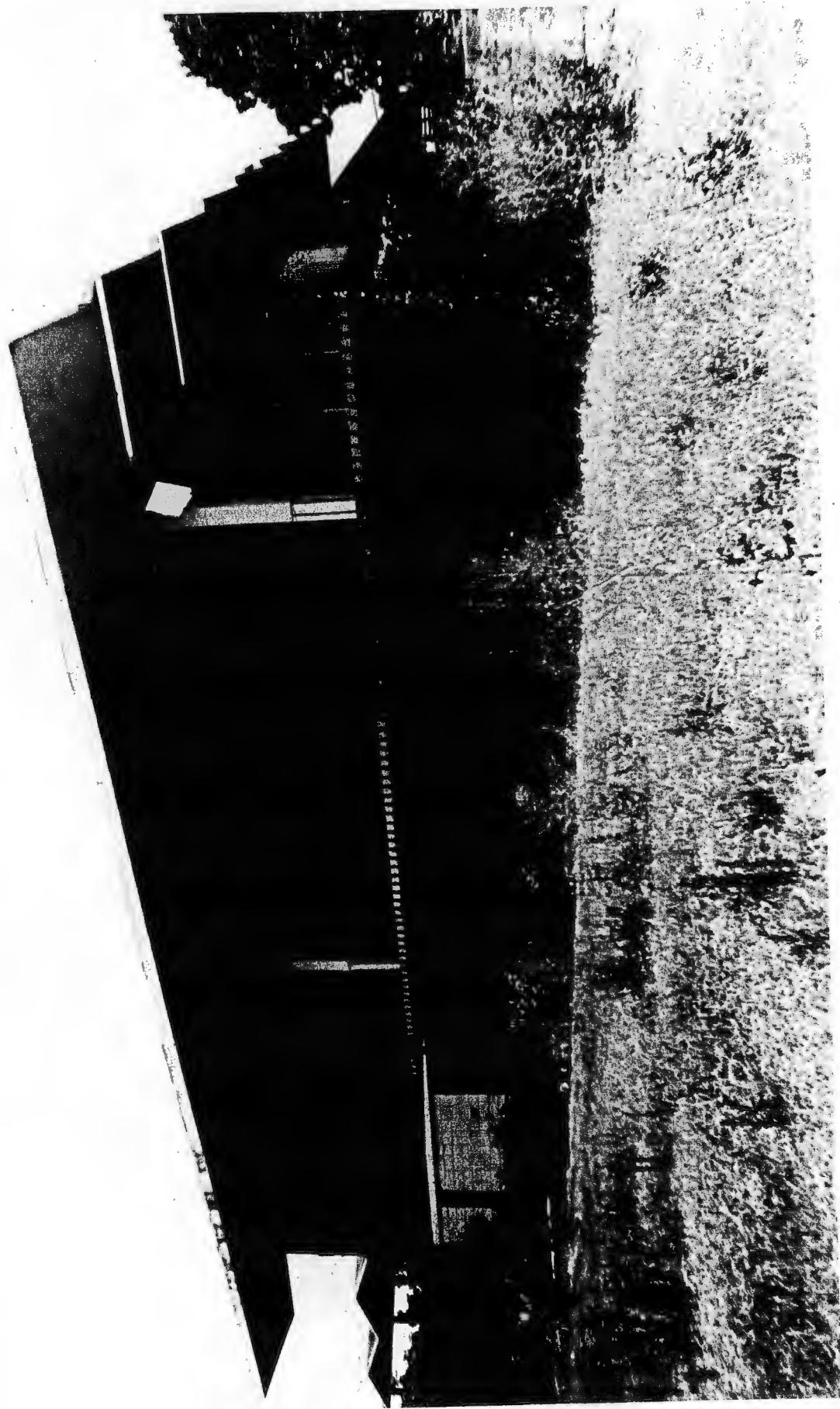












SKYLINE HILLS  
COUNTRY CLUB  
1600 COURSE  
SHERWOOD, ARKANSAS  
COUNTRY, AR  
1) 5706129 E 3853284 N  
2) 5705119 E 3853189 N  
3) 5708169 E 3853182 N  
4) 5708074 E 3853191 N  
5) 570702 E 3853196 N  
6) 5703351 E 3853200 N  
7) 570298 E 3853706 N

