



CITY OF CONWAY, ARKANSAS HISTORIC DISTRICT COMMISSION

April 27, 2026 • 5:30pm • 1111 Main Street



City of Conway HISTORIC DISTRICT COMMISSION

April 27, 2026

MEMBERS

Joshua Hamilton, Chairman
Corey Parks, Vice-Chairman
Marilyn Moix, Secretary
Nathaniel Johnson Jr.
Jason Covington
Ali Dyer
Junior Dixon

Call to Order.

Roll Call.

Approval of Minutes. March 30, 2026

I. Public Hearing Items - Robinson Historic District

A. 1938 Robinson Ave (HDR-0426-0048) Remodel

II. Additional Business

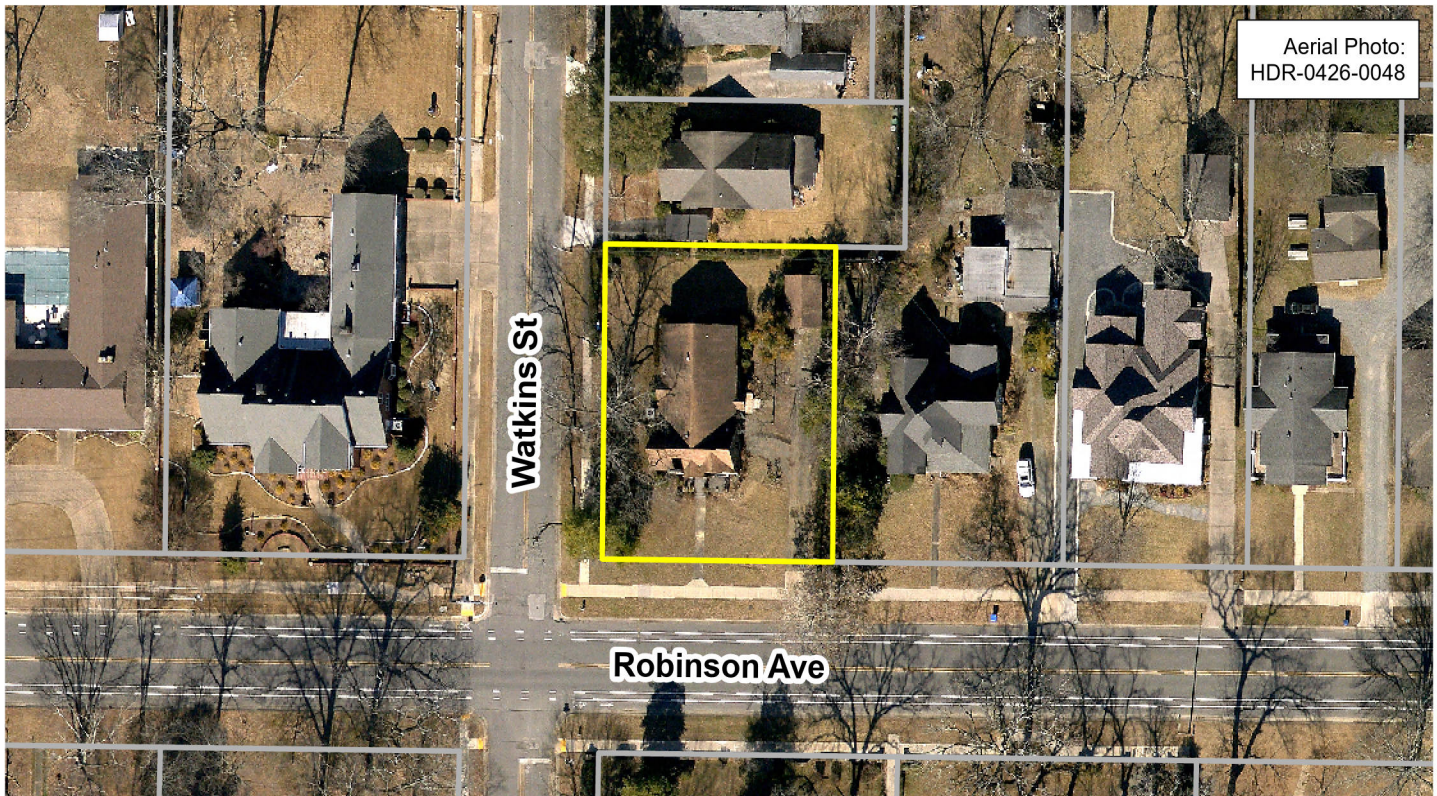
A. Additional items as decided by the Commission

Adjourn.

Robinson Historic District

APPLICANT/OWNER

Parker West
1938 Robinson Ave
Conway, AR 72032

**LOCATION.**

Address. 1938 Robinson Ave.

Present Zoning. R-2A (Two-family residential district), Asa P. Robinson Historic District (APRHD).

Abutting Zoning.

North/East/South: R-2A, APRHD.

West: R-1 (One-family residential district), APRHD.

Lot Area. 0.82 acres±.

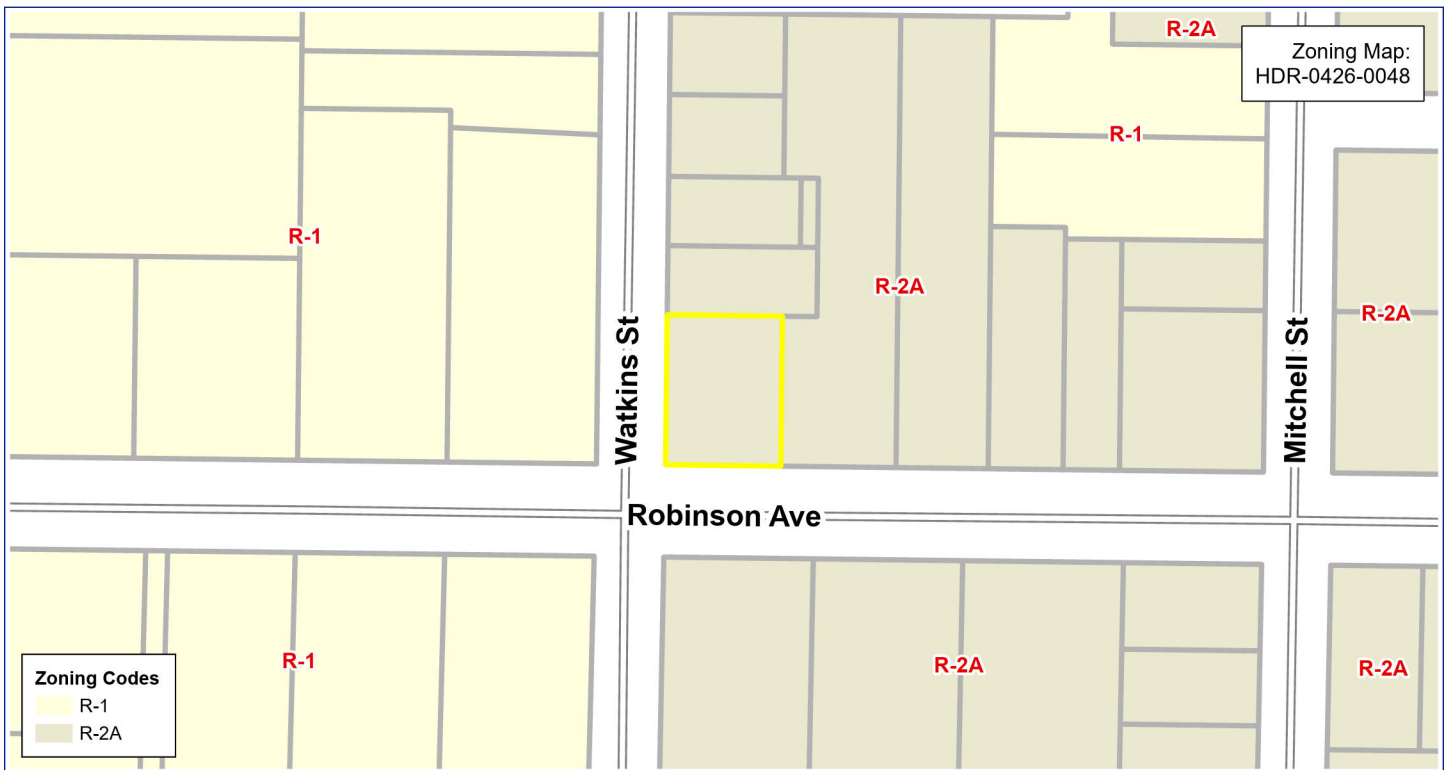
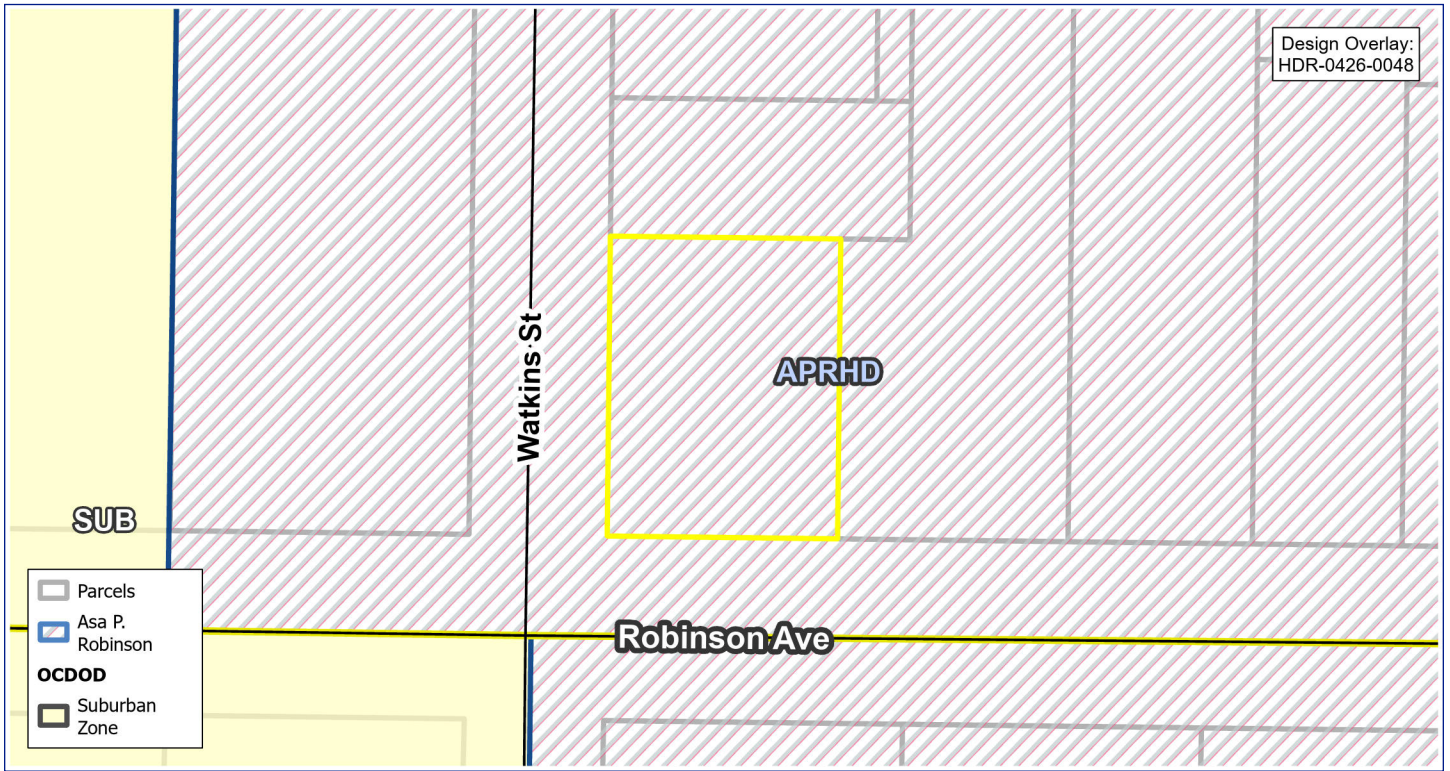
Surrounding Area Structures.

West – 2006 Robinson – Lyman House - c.1994 (Neo-Traditional; Non-Contributing).

East – 1930 Robinson – C.E. Douglas House - c.1895 (Colonia Revival; Non-Contributing).

North – 814 Watkins – Hoover House - c.1929 (Craftsman; Contributing).

South – 1931 Robinson – G.L. Bahwer House - c.1927 (Craftsman; Contributing).



Robinson Historic District

General Description of Property and Proposed Development. The applicant is proposing to replace attic vents with “period correct” windows on the rear and eastern facades. Also being proposed is replacing aluminum siding on the rear gable with stone to match the existing stone.

The structure was built in 1938 and is a contributing structure. It is referred to as the “J.J. Fulmer House” and is characterized as an “English Revival” structure in the 2020 survey documents. The documents also state that most of the 1st floor windows have been replaced but the material type was not specified on the documents.

THE NEIGHBORHOOD

Public Rights of Way and Alleys. Screen utility elements, such as gas meters, trash cans, and dumpsters with landscaping or approved materials.

There is an existing HVAC unit which is prominently visible from the public right of way which would benefit from being screened from view.

CHANGES TO BUILDING EXTERIOR

Materials/Finishes. There are disadvantages in the use of a synthetic material such as aluminum or vinyl siding. They may alter or obscure the original scale and distort architectural details; improper installation can result in damage to underlying historic materials; hides potential problems such as moisture retention and insect infestation; can crack and distort as it expands and contracts with changes in the weather; can fade and be difficult to paint; be prone to mildew; and do not serve as an effective energy conservation method.

Retain and preserve masonry features that contribute to the overall historic character of a building and a site, including walls, foundations, roofing materials, chimneys, cornices, etc.

If replacement of a deteriorated detail, module, or element of a masonry surface or feature is necessary, replace only the deteriorated portion in kind rather than the entire surface or feature. Consider compatible substitute material only if using the original material is not technically feasible.

Stone or brick buildings should not be covered with other materials such as aluminum.

The applicant is only proposing to replace a portion of the siding on a rear gable. They are proposing materials to match the existing stone which should not detract from the historic nature of the façade. Aluminum is usually discouraged the standards specify that aluminum should not replace stone, but there are no limitations for stone replacing aluminum, especially if it is compatible to the rest of the façade.

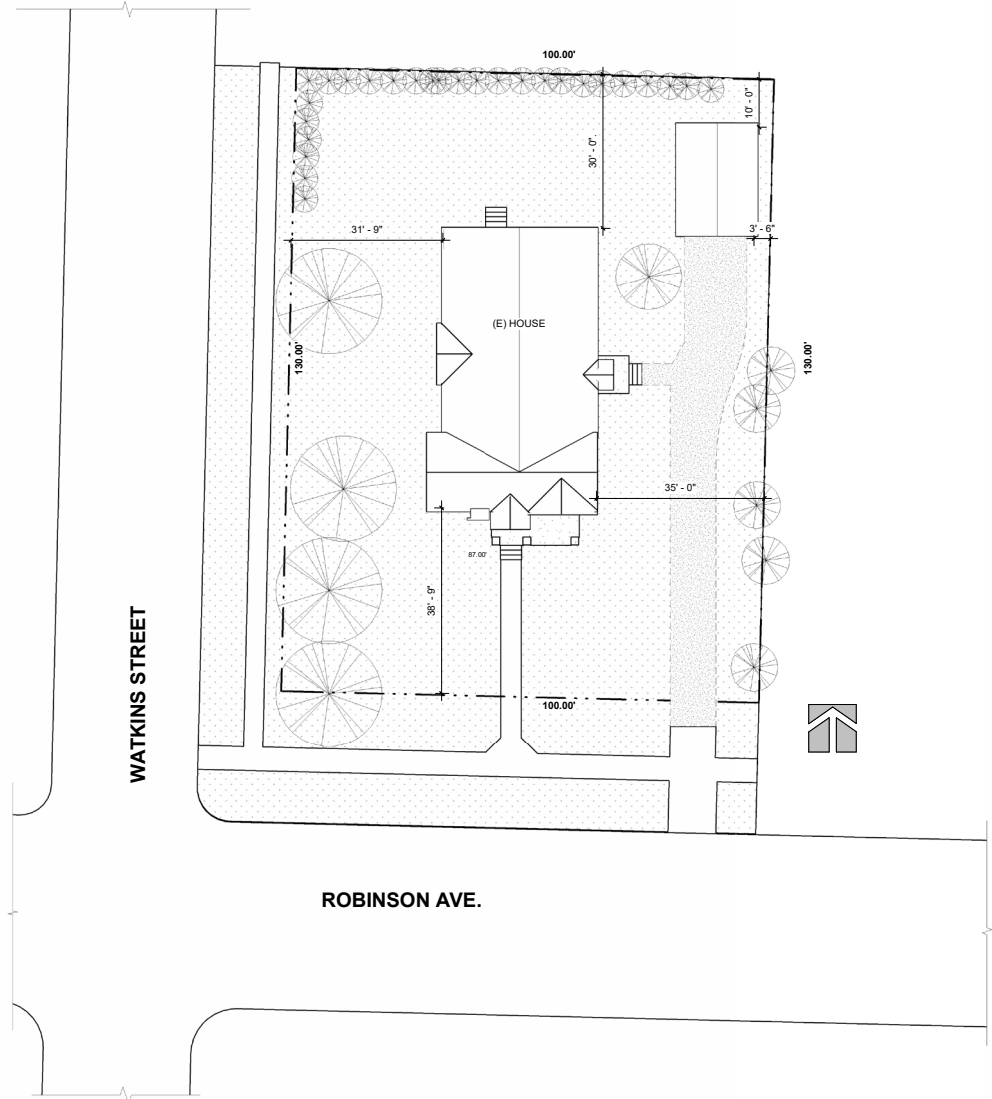
Windows & Doors. Retain and preserve windows that contribute to the overall historic character of a building, including their functional and decorative features, such as frames, sash, muntins, sills, heads, moldings, surrounds, hardware, shutters, and blinds.

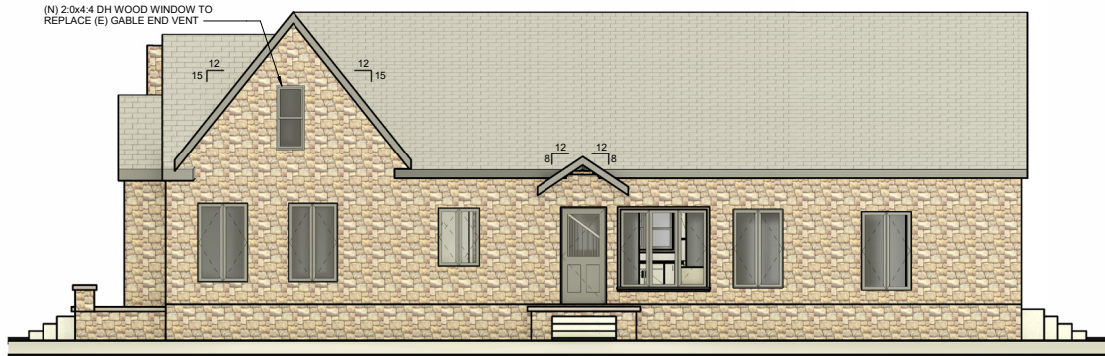
If additional windows or doors are necessary for a new use, install them on a rear or non-character-defining façade of the building, but only if they do not compromise the architectural integrity of the building. Design such units to be compatible with the overall design of the building but not to duplicate the original.

The applicant is not requesting to replace windows, but instead add windows where there are vents. They will be installed on the rear and eastern side facade. The replacement of vents with windows will not impact the wall area and rhythm significantly, and if appropriate windows are used, should not impact the contributing status of the structure. The applicant has stated they will be wood windows but the manufacturer's product information was not provided.

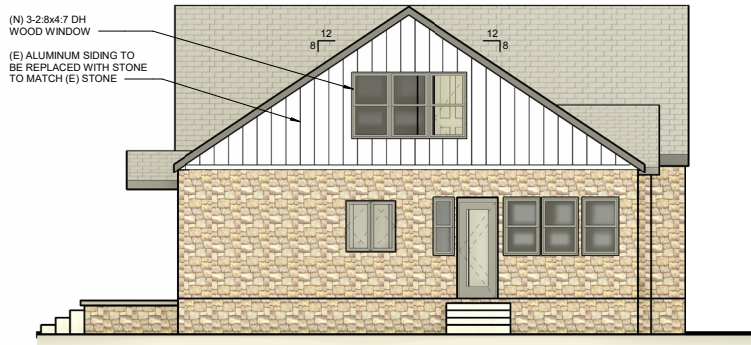
CONDITIONS

1. Applicant must obtain all applicable building permits* if/when a Certificate of Appropriateness is granted.
*Applicant shall provide proof of appropriate licensure of professionals performing work to the Building Permits Department.
2. Siding replacement shall be stone to match existing in color and type.
3. Windows shall be wood and fake muntin bars shall not be used.
4. HVAC shall be screened with vegetation or fencing.
5. Prior to issuance of a building permit, the applicant must provide elevations with correct directional labels as well as the manufacturer's product information illustrating the exact model being proposed for the windows. If not wood or historically accurate, the applicant may need to file a new application for Historic District Review.





NORTH 3/16" = 1"



WEST 3/16" = 1"



NOT CHANGES THIS ELEVATION

SOUTH 3/16" = 1"



NOT CHANGES THIS ELEVATION

EAST 3/16" = 1"



View of subject property facing NW



View of subject property facing E



View of rear vent and aluminum siding



Property adjacent to the W



Property adjacent to the E



Property adjacent to the N

The following items, which do not require public hearings or Historic District Commission action, have been reviewed and approved by the Director of Planning & Development and are being reported to the Historic District Commission as required.

Item

- Removal of a tree causing property damage at 1915 Robinson Ave.
- Replacement of a damaged outbuilding at 1115 College Ave (HDR-0426-0047).