



# Agenda Item Report

**Legislative Board:**

Historic Preservation  
Commission

**Date:**

March 19, 2026

**Contact:**

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**Agenda Item ID /**

**Number:**

2026-239- / H.1

**ITEM TITLE:** Consideration and possible action regarding a request by Mattison Bills to allow an exhaust flue for a pizza oven to protrude through the porch roof facing Austin Street, at 404 Main Street, Buda Texas. (HPC 26-01) (Historic Preservation Officer Will Parrish)

## 1. EXECUTIVE SUMMARY

## 2. BACKGROUND/HISTORY

At the January 15, 2026 HPC meeting, a workshop was held to discuss this request. The applicant had installed the pizza oven flue without receiving a Certificate of Appropriateness, and was in the process of opening the restaurant. The majority of Commissioners indicated during the workshop that they would ok with the restaurant receiving a Temporary Certificate of Occupancy if they painted to flue to match the color of the roof, it was however acknowledged that this item still had to come before the Commission as a regular agenda item for review and approval prior to the issuance of a Final Certificate of Appropriateness.

## 3. ANALYSIS

404 Main Street (AKA 407 Austin Street) lies in the Historic Overlay District. The property is zoned F5H. The historic structure that was located on the site was demolished without approval and rebuilt in the same exterior style, which according to the 1992 Ralph Edward Newlan Historic Resource Survey, the was a Bungalow/Craftsman style wood frame structure categorized as low priority regarding Historical Significance towards Landmark status and built c.a. 1915. The existing building was constructed in 2023/2024 and is not considered historic, although it emulates the structure that was previously on site.

Additionally, similarly to the current case, the previous tenant installed roof top mechanical equipment without a approval, and came back before the HPC after installation to receive approval to screen the equipment, which was approved to be painted the same color as the roof. However, the previous tenant did also speak to the commission about the potential for an exhaust flue in this very location, and was directed to divert the flue back and out the primary roof of the structure, rather than the porch roof.

## 4. FINANCIAL IMPACT

No financial impacts to the City are anticipated.

## 5. STRATEGIC PLAN/GOALS

HISTORIC AND VIBRANT DOWNTOWN

## 6. STRATEGIC PLAN OBJECTIVES

Preserve Buda Downtown's historic character and buildings and features

## 7. PROS AND CONS

Flue could be angled back to extend through the primary roof as well as painted to match the roof

color.

## **8. ALTERNATIVES**

Staff has reviewed the application and presents the request to the Commission.

## **9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION**

### **Attachments:**

[HPC\\_26-01-404\\_n\\_main\\_-\\_floor\\_plan\\_and\\_survey.pdf](#)

[HPC\\_26-01-img\\_6102.pdf](#)

[HPC\\_26-01-letterofintendeduse.pdf](#)

[HPC\\_26-01-owner\\_sauthorizationletter.pdf](#)