



Agenda Item Report

Legislative Board:

Historic Preservation
Commission

Date:

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Contact:

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Number:

2026-531- / G.1

ITEM TITLE: Consideration and possible action on a request from the Buda United Methodist Church to replace a shingle roof with a standing seam metal roof on the structure located at 302 Elm Street, Buda Texas, 78610. (HPC 26-05)

1. EXECUTIVE SUMMARY

The applicant is requesting to replace their existing asphalt shingle roof with a standing seam metal in the color of "medium bronze" roof at 302 Elm Street.

2. BACKGROUND/HISTORY

The Methodist Church is the oldest formal congregation in Buda. The first congregation to organize was the Methodist Church. Established in 1880, the congregation built its first of three churches in 1882 at 302 Elm Street. A second church replaced the first in 1903 and served the congregation until the current one was constructed in 1948.

the Sanctuary at 302 Elm was built in 1948 and is considered in architecturally considered an L-Plan Church, with influences from the Colonial Revival style. This is a High Priority structure per the Resources Survey, please see the attached Historic Resources Survey Form.

3. ANALYSIS

Chapter 3, Section F of the Buda Historic Design Standards and Guidelines states the following about roofs:

1. Original roof forms should be retained. If additions will affect roof forms, then the additions should be added at rear or side rooflines which are not readily visible from the street. Historic roof materials such as metal shingles, clay tiles, or slate should be repaired and preserved. If repair is no longer practical, replacement with asphalt shingles or standing-seam metal roofing may be considered.

a. Roofs should be retained in their original shape and pitch, with original features (such as cresting, chimneys, finials, cupolas, etc.) and, if possible, with original roof materials.

- ***The applicant is not proposing to change the shape, pitch, or features.***

b. Roofs may be re-roofed with substitute materials such as asphalt or fiberglass shingles or standing-seam metal roofing if the original materials are no longer present or if the retention of the original roof is not economically feasible.

- ***The applicant is proposing to replace asphalt shingles with standing seam metal roofing.***

c. Roofs of new asphalt or fiberglass shingles should be in appropriate colors such as dark gray, black, brown or shades of dark red; red or green may also be appropriate for Craftsman/Bungalow

period dwellings. Metal roofing shall be treated to reduce glare.

- ***The proposed roof is the color bronze in order to be similar to the current shingle color, which should reduce glare compared to the typical metal coloring.***

d. Roofs should not have new dormers, roof decks, balconies or other additions introduced on fronts of dwellings. These types of additions may be added on the rear or sides of dwellings where not readily visible.

- ***The applicant has not proposed the addition of any new dormers or other additions.***

e. Roofs of asphalt materials may be used instead of wood shingles.

- ***The applicant is requesting to replace asphalt shingles with standing seam metal.***

f. Roofs of split cedar shakes are inappropriate in most cases.

- ***This is not proposed.***

g. Roofs of sawn cedar shingles should only be installed after a complete tear-off of the existing roof materials is completed. This is necessary to provide adequate ventilation and proper drying of the roof during wet conditions.

- ***Not applicable.***

h. Roofs requiring vents should have ridge vents rather than pot vents. If pot vents are used they should be sited at rear rooflines.

- ***This should be a condition of a COA***

4. FINANCIAL IMPACT

None

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

Pros: Metal roof will last longer than shingle roof

Cons: A metal roof is not consistent with the current materials.

8. ALTERNATIVES

HPC may move to:

- Approve
- Approve with Conditions
- Deny
- Table

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Staff has reviewed the application and finds that replacing the existing asphalt shingles with new asphalt shingles is preferred, however the standing seam metal roof replacement could be considered compliant with the guidelines.

Attachments:

[BUMC Example Pictures.docx](#)
[Historic Resources Survey Form.pdf](#)