HISTORIC AND DESIGN REVIEW COMMISSION

November 18, 2026

HDRC CASE NO:	**2026-314**
ADDRESS:	318 DEVINE ST
LEGAL DESCRIPTION:	NCB 728 BLK 10 LOT E 15 FT OF 4 & W 35 FT OF 5
ZONING:	R-6, H
CITY COUNCIL DIST.:	1
DISTRICT:	Lavaca Historic District
APPLICANT:	Elaine Lutton
OWNER:	LUTTON PROPERTIES LLC
TYPE OF WORK:	Historic Tax Verification
APPLICATION RECEIVED:	November 09, 2026
60-DAY REVIEW:	January 08, 2027
CASE MANAGER:	Adrian Gallegos

REQUEST:

The applicant is requesting Historic Tax Verification for the property at 318 Devine St.

APPLICABLE CITATIONS:

UDC Section 35-618 Tax Exemption Qualifications:

(e) Verification of Completion. Upon completion of the restoration and rehabilitation, together with a fee as specified in Appendix "C" of this chapter, the owner, who may not be the same as at the time of application, shall submit a sworn statement of completion acknowledging that the historically significant site in need of tax relief to encourage preservation has been substantially rehabilitated or restored as certified by the historic and design review commission. The historic and design review commission, upon receipt of the sworn statement of completion, but no later than thirty (30) days thereafter, shall make an investigation of the property and shall recommend either approval or disapproval of the fact that the property has been substantially completed as required for certification. If the historic and design review commission recommends that it has not been substantially completed as so required, then the certified applicant may be required by the historic preservation officer to complete the restoration or rehabilitation in order to secure the tax exemption provided herein. If the verification of completion is favorable, the historic and design review commission shall recommend approval and the historic preservation office may notify the tax assessor-collector in writing of compliance. Thereafter, the tax assessor-collector shall provide the property with the historic tax exemption.

FINDINGS:

a. The property located at 318 Devine St is a one-story, single family craftsman bungalow constructed c. 1923. The primary structure features a double front-gabled roof with wide overhanging eaves, horizontal 117 wood siding, and an asymmetrical front porch. The property contributes to the Lavaca Historic District. The applicant received Historic Tax Certification on July 15, 2026. The applicant is requesting Historic Tax Verification.
b. The scopes of work include construction of a rear addition, reconstruction of the front porch featuring tongue and groove boards, standing seam metal roof replacement, interior remodeling to include wood floor restoration and sheetrock replacement, in-kind 117 wood siding replacement and upgrades to the mechanical, electrical, and plumbing systems. The applicant received Certificates of Appropriateness for various scopes of work in 2026. Certificates of Appropriateness are required for all exterior scopes of work.

c. Staff conducted a site visit on November 09, 2026, to examine the conditions of the property. Staff verifies that all work used to qualify for the Substantial Rehabilitation Tax Incentive has been completed and that there are no existing violations on the property.
d. The applicant has met all requirements of the City's tax verification process as described in Section 35-618 of the UDC and has furnished evidence to that effect to the Historic Preservation Officer, including the submission of an itemized list of costs that meets the threshold to be eligible for the Substantial Rehabilitation Tax Incentive.
e. Approval of Tax Verification by the HDRC for work that was completed in 2026 and prior means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2027. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

RECOMMENDATION:

Staff recommends approval based on findings a through e.

EagleviewImageDevine

Captured: Jun 16, 2026



HISTORIC REHABILITATION APPLICATION: Part 2 of 2

OFFICE OF HISTORIC PRESERVATION
1901 S ALAMO, SAN ANTONIO, TEXAS 78204
210-207-0035 | INFO@SAPRESERVATION.COM

DATE RECEIVED

Staff Initials:_____
Date of HDRC hearing:
_____

Use this form :
AFTER WORK IS COMPLETED
1. **SUBSTANTIAL REHABILITATION TAX INCENTIVE: TAX VERIFICATION**
2. **CITY OF SAN ANTONIO FEE WAIVER PROGRAM**

This form is to be completed, signed, and filed with the City of San Antonio's Office of Historic Preservation prior to being heard by the Historic & Design Review Commission (HDRC). It will be scheduled according to the HDRC deadline schedule.

Please note that the tax incentive will begin the next available year following the HDRC hearing. OHP staff will notify Bexar County Appraisal District of the approved exemption at the end of the calendar year following verification. BCAD will and require property owners to submit a copy of the approval letter each year in order to claim the incentive.

REQUIRED DOCUMENTS
- ☑ Detailed written narrative explaining the completed work
- ☑ Itemized list of work completed both interior and exterior
- ☑ Completed time schedule
- ☑ Itemized list of final associated costs
- ☑ Color photos of the exterior and interior
- ☑ Color photo of the home from the street
- ☑ Final Building Inspection clearance: Closed permits or Certificate of Occupancy and Certificates of Appropriateness (copies or case number)

Which program are you applying for? Check all that apply.
☐ City of San Antonio Fee Waiver Program ☑ Substantial Rehabilitation Tax Program (must be designated historic)

Property Address: 318 Devine St San Antonio TX Zip code: 78210

Legal Description: NCB 728 Block 10 Lot E Property ID: 108233 Search BCAD if unknown.

Zoning Code: R-6 Search COSA's One-Stop Map if unknown. Mark all that apply, if any:

☒ Historic District ☐ Historic Landmark ☐ River Improvement Overlay ☐ Public Property ☐ Vacant Structure

Property Owner Name: Lutton Properties LLC

Mailing address: 427 Adams St San Antonio, TX Zip code: 78210

Phone number: 830 591-7929 Email: elaine@zedrics.com

Applicant/Authorized Representative (Primary point of contact if different than owner): Elaine Lutton

Mailing address: Same as above Zip code: _____

Phone number: _____ Email: elaine@zedrics.com

☐ Spanish translation: Preferiría tener un traductor de español en la audiencia. (I would prefer to have a Spanish translator at the hearing.)

Options for the Historic Tax Incentive (must be designated historic)

Residential properties, may select from one of the two options below.

Commercial properties are only eligible for option 2, the Five Zero/Five Fifty incentive.

☒ OPTION 1: 10 YEAR TAX FREEZE	☐ OPTION 2: FIVE ZERO/FIVE FIFTY
This exemption option freezes your COSA City taxes at the pre-improvement value (value at time of Certification) for ten (10) years. Therefore, your COSA City property taxes would be assessed based upon the value of the property before the substantial rehabilitation occurred.	This option calls for the payment of zero COSA City taxes for five (5) years. For the subsequent five (5) years, the COSA City property taxes will be assessed at only 50% of the post-rehabilitation value of the property.

I, THE APPLICANT, DECLASE THAT I AM THE OWNER OR AUTHORIZED AGENT OF THE OWNER(S) TO MAKE THIS REQUEST OF THIS PROPERTY AND THAT THE INFORMATION PRESENTED IS TRUE AND CORRECT TO THE BEST OF MY KNOLWEDGE.

I, the applicant, acknowledge (PLEASE INITIAL ALL):

EL This form, nor the approval of Tax Verification does NOT take place of a Certificate of Appropriateness NOR a building permit. A building permit, if applicable, must be obtained from the City of San Antonio, Development Services Department. If work that required a Certificate of Appropriateness is part of the proposed substantial rehabilitation that the property owner is responsible for obtain those proper approvals

EL Projects with unapproved work or that have exceeded the scope of approval at the time of Certification are ineligible for the tax incentive.

In accordance with the City of San Antonio Ordinances No. 52281 and/or 52282, I herby swear that substantial rehabilitation of the property listed has been completed according to the criteria and standards of the City of San Antonio Historic and Design Review Commission.

I herby authorize duly constituted representatives of the City of San Antonio to make an investigation of the property in compliance with the code requirements.

Elaine Rutter 10-26-2026

SIGNATURE OF APPLICANT DATE

Submit by email at info@sapreservation.com

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

April 10, 2026

ADDRESS:	318 DEVINE ST
LEGAL DESCRIPTION:	NCB 728 BLK 10 LOT E 15 FT OF 4 & W 35 FT OF 5
HISTORIC DISTRICT:	Lavaca
PUBLIC PROPERTY:	No
RIVER IMPROVEMENT OVERLAY:	No
APPLICANT:	Elaine Lutton/Lutton Properties LLC - 427 Adams St
OWNER:	Elaine Lutton/RIVERA RAMIRO U JR - 318 DEVINE ST
TYPE OF WORK:	Repair and Maintenance

REQUEST:
The applicant is requesting a Certificate of Appropriateness for approval to repair 117 wood siding on the primary structure and replace in-kind deteriorated siding that is beyond repair.

ADMINISTRATIVE APPROVAL TO: Approval to repair 117 wood siding on the primary structure and replace in-kind deteriorated siding that is beyond repair.

All replacement siding must be in kind and match exactly in material, dimensions, profile, and reveal.

No other scopes of work are approved at this time.

APPROVED BY: Adrian Gallegos

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION
DATE: 4/10/2026 3:43:31 PM



Cory Edwards
Historic Preservation Officer

A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.

A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that,all requirements have been met.

This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

April 23, 2026

ADDRESS: 318 DEVINE ST

LEGAL DESCRIPTION: NCB 728 BLK 10 LOT E 15 FT OF 4 & W 35 FT OF 5

HISTORIC DISTRICT: Lavaca

PUBLIC PROPERTY: No

RIVER IMPROVEMENT OVERLAY: No

APPLICANT: Elaine Lutton/Lutton Properties LLC - 427 Adams St

OWNER: LUTTON PROPERTIES LLC - 427 ADAMS ST

TYPE OF WORK: Fencing

REQUEST:
The applicant is requesting a Certificate of Appropriateness for approval to replace the existing rear yard 6' fence and driveway gate in-kind and in the same location as currently existing.

ADMINISTRATIVE APPROVAL TO: Approval to replace the existing rear yard 6' fence and driveway gate in-kind and in the same location as currently existing.

Gate and fencing must be permitted and meet the development standards outlined in UDC Section 35-514.

APPROVED BY: Adrian Gallegos

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION
DATE: 4/23/2026 2:24:12 PM



Cory Edwards
Historic Preservation Officer

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CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS RE-ISSUE

July 22, 2026

ADDRESS:	318 DEVINE ST
LEGAL DESCRIPTION:	NCB 728 BLK 10 LOT E 15 FT OF 4 & W 35 FT OF 5
HISTORIC DISTRICT:	Lavaca
PUBLIC PROPERTY:	No
RIVER IMPROVEMENT OVERLAY:	No
APPLICANT:	Elaine Lutton/Lutton Properties LLC - 427 Adams St
OWNER:	Elaine Lutton/Lutton Properties LLC - 427 Adams St
TYPE OF WORK:	Addition, Porch/Patio

REQUEST:
The applicant is requesting a Certificate of Appropriateness for approval to:

1. Construct an approximately 450 sf rear addition featuring matching 117 wood siding and standing seam metal roof as well as a vertical trim piece on either side. The windows will be double-hung clad-wood windows as submitted with application documents.

2. Remove non-original ramp and front porch elements and reconstruct front porch and porch columns as submitted in application documents. Decking will feature 3" tongue and groove boards and wood columns will feature smooth cement board pedestal bases.

3. Remove the existing standing seam metal roof from the primary structure and install new standing seam metal roof adhering to all OHP specifications.

ADMINISTRATIVE APPROVAL TO: Approval to:

1. Construct an approximately 450 sf rear addition featuring matching 117 wood siding and standing seam metal roof as well as a vertical trim piece on either side. The windows will be double-hung clad-wood windows as submitted with application documents.

2. Remove non-original ramp and front porch elements and reconstruct front porch and porch columns as submitted in application documents. Decking will feature 3" tongue and groove boards and wood columns will feature smooth cement board pedestal bases.

3. Remove the existing standing seam metal roof from the primary structure and install new standing seam metal roof adhering to all OHP specifications

Standing seam metal roof must adhere to the following specifications:

i. Panels that are 18 to 21 inches in width.
ii. Seams are 1 to 2 inches in height.
iii. Panels should be smooth without striation or corrugation.
iv. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed.
v. Roof color will feature a standard galvalume finish or match the existing historic roof.

Approval for updated scope of work submitted 07-06-2026.

APPROVED BY: Adrian Gallegos

RE-ISSUE REASON:
Added approval for roof replacement on primary structure.

RE-ISSUE DATE: 7/22/2026 10:28:19 AM

RE-ISSUED BY: Adrian Gallegos

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION
DATE: 7/22/2026 10:28:19 AM



Cory Edwards
Historic Preservation Officer

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CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

May 29, 2026

ADDRESS: 318 DEVINE ST

LEGAL DESCRIPTION: NCB 728 BLK 10 LOT E 15 FT OF 4 & W 35 FT OF 5

HISTORIC DISTRICT: Lavaca

PUBLIC PROPERTY: No

RIVER IMPROVEMENT OVERLAY: No

APPLICANT: Elaine Lutton/Lutton Properties LLC - 427 Adams St

OWNER: Elaine Lutton/Lutton Properties LLC - 427 Adams St

TYPE OF WORK: Foundation/skirting

REQUEST:
The applicant is requesting a Certificate of Appropriateness for approval to repair the existing foundation and stucco skirting to include installation of vents.

ADMINISTRATIVE APPROVAL TO: Approval to repair the existing foundation and stucco skirting to include installation of vents.

APPROVED BY: Bryan Morales

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION
DATE: 5/29/2026 9:42:26 AM



Cory Edwards
Historic Preservation Officer

A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.

A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that,all requirements have been met.

This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION

COMMISSION ACTION

This is not a Certificate of Appropriateness and cannot be used to acquire permits

July 15, 2026

HDRC CASE NO:	**2026-179**
ADDRESS:	318 DEVINE ST
LEGAL DESCRIPTION:	NCB 728 BLK 10 LOT E 15 FT OF 4 & W 35 FT OF 5
HISTORIC DISTRICT:	Lavaca
APPLICANT:	Elaine Lutton - 427 Adams
OWNER:	LUTTON PROPERTIES LLC - 427 Adams

REQUEST:

The applicant is requesting Historic Tax Certification for the property at 318 Devine St.

FINDINGS:

a. The property located at 318 Devine St is a one-story, single family craftsman bungalow constructed c. 1923. The primary structure features a double front-gabled roof with wide overhanging eaves, horizontal 117 wood siding, and an asymmetrical front porch. The property contributes to the Lavaca Historic District. The applicant is requesting Historic Tax Certification.

b. The scopes of work include construction of a rear addition, reconstruction of the front porch featuring tongue and groove boards, standing seam metal roof replacement, interior remodeling to include wood floor restoration and sheetrock replacement, in-kind 117 wood siding replacement and upgrades to the mechanical, electrical, and plumbing systems. Certificates of Appropriateness are required for all exterior scopes of work.

c. The applicant has met all the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer. To qualify for the Substantial Rehabilitation Tax Incentive, the owner must pursue Historic Tax Verification once the rehabilitation work is complete. Any violations on the property may disqualify the property from participation in the program.

RECOMMENDATION:
Staff recommends approval based on findings a through c.

COMMISSION ACTION:
Approved as submitted.



Cory Edwards
Historic Preservation Officer

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

July 22, 2026

ADDRESS:	318 DEVINE ST
LEGAL DESCRIPTION:	NCB 728 BLK 10 LOT E 15 FT OF 4 & W 35 FT OF 5
HISTORIC DISTRICT:	Lavaca
PUBLIC PROPERTY:	No
RIVER IMPROVEMENT OVERLAY:	No
APPLICANT:	Elaine Lutton/Lutton Properties LLC - 427 Adams St
OWNER:	Elaine Lutton/LUTTON PROPERTIES LLC - 427 ADAMS ST
TYPE OF WORK:	Roofing

REQUEST:
The applicant is requesting a Certificate of Appropriateness for approval to replace existing standing seam roof with in-kind material.

ADMINISTRATIVE APPROVAL TO: Replace existing standing seam roof with in-kind material.

No modifications to the roof pitch, roof form, or roof ridge are requested or approved at this time. All chimney, flue, and related existing roof details must be preserved.

A roof inspection must be scheduled with OHP staff BEFORE the installation of the new roof. Please contact staff at (210) 207-7306 or caitlin.brown@sanantonio.gov to schedule.

APPROVED BY: Caitlin Brown

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION
DATE: 7/22/2026 1:38:46 PM



Cory Edwards
Historic Preservation Officer

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CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS RE-ISSUE

September 16, 2026

ADDRESS: 318 DEVINE ST

LEGAL DESCRIPTION: NCB 728 BLK 10 LOT E 15 FT OF 4 & W 35 FT OF 5

HISTORIC DISTRICT: Lavaca

PUBLIC PROPERTY: No

RIVER IMPROVEMENT OVERLAY: No

APPLICANT: Elaine Lutton/Lutton Properties LLC - 427 Adams St

OWNER: Elaine Lutton/Lutton Properties LLC - 427 Adams St

TYPE OF WORK: Driveway/sidewalk, Landscaping/hardscaping/irrigation

REQUEST:
The applicant is requesting a Certificate of Appropriateness for approval to:
1. Install two curbs to define a 10' wide driveway condition.
2. Install crushed granite 10' wide driveway.
3. Install white gravel on either side of the driveway and along the front and sides of the primary structure.
4. Install a mulch area with incorporated plantings.

ADMINISTRATIVE APPROVAL TO: Approval to:
1. Install two curbs to define a 10' wide driveway condition between the red line and Devine St as shown in the submitted site plan.
2. Install crushed granite 10' wide driveway.
3. Install white gravel on either side of the driveway and along the front and sides of the primary structure.
4. Install a mulch area with incorporated plantings.

Work must adhere to the submitted site plan. Front yard parking is not permitted.

APPROVED BY: Bryan Morales

RE-ISSUE REASON:
Applicant added red line to site plan.

RE-ISSUE DATE: 9/16/2026 1:01:18 PM

RE-ISSUED BY: Bryan Morales

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION
DATE: 9/16/2026 1:01:18 PM

Cory Edwards
Historic Preservation Officer

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CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS RE-ISSUE

November 10, 2026

ADDRESS: 318 DEVINE ST

LEGAL DESCRIPTION: NCB 728 BLK 10 LOT E 15 FT OF 4 & W 35 FT OF 5

HISTORIC DISTRICT: Lavaca

PUBLIC PROPERTY: No

RIVER IMPROVEMENT OVERLAY: No

APPLICANT: Elaine Lutton/Lutton Properties LLC -

OWNER: Elaine Lutton/Lutton Properties LLC -

TYPE OF WORK: Driveway/sidewalk, Landscaping/hardscaping/irrigation

REQUEST:
The applicant is requesting a Certificate of Appropriateness for approval to:
1. Install a 10' wide concrete driveway.
2. Install white gravel on either side of the driveway and along the front and sides of the primary structure.
3. Modify the landscape to include plantings as represented in the submitted site plan.
4. Repaint the primary structure and rear accessory structure.

ADMINISTRATIVE APPROVAL TO: Approval to:
1. Install a 10' wide concrete driveway.
2. Install white gravel on either side of the driveway and along the front and sides of the primary structure.
3. Modify the landscape to include plantings as represented in the submitted site plan.
4. Repaint the primary structure and rear accessory structure.

Work must adhere to the submitted site plan. Front yard parking is not permitted.

APPROVED BY: Adrian Gallegos

RE-ISSUE DATE: 11/10/2026 8:58:41 AM

RE-ISSUED BY: Adrian Gallegos

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION
DATE: 11/10/2026 8:58:41 AM

Cory Edwards
Historic Preservation Officer

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This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with


FOR SALE
CENTRAL METRO
830-591-7590
Nov 9, 2026 at 4:34:36 PM
317 Devine St
San Antonio TX 78210
United States


FOR SALE
CENTRAL METRO
830-591-7595
Nov 9, 2026 at 4:34:40 PM
317 Devine St
San Antonio TX 78210
United States


Nov 9, 2026 at 4:48:23 PM
309 Devine St
San Antonio TX 78210
United States


318
Nov 9, 2026 at 4:48:44 PM
318 Devine St
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318 Devine St
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320 Devine St
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Nov 9, 2026 at 4:35:33 PM
318 Devine St
San Antonio TX 78210
United States

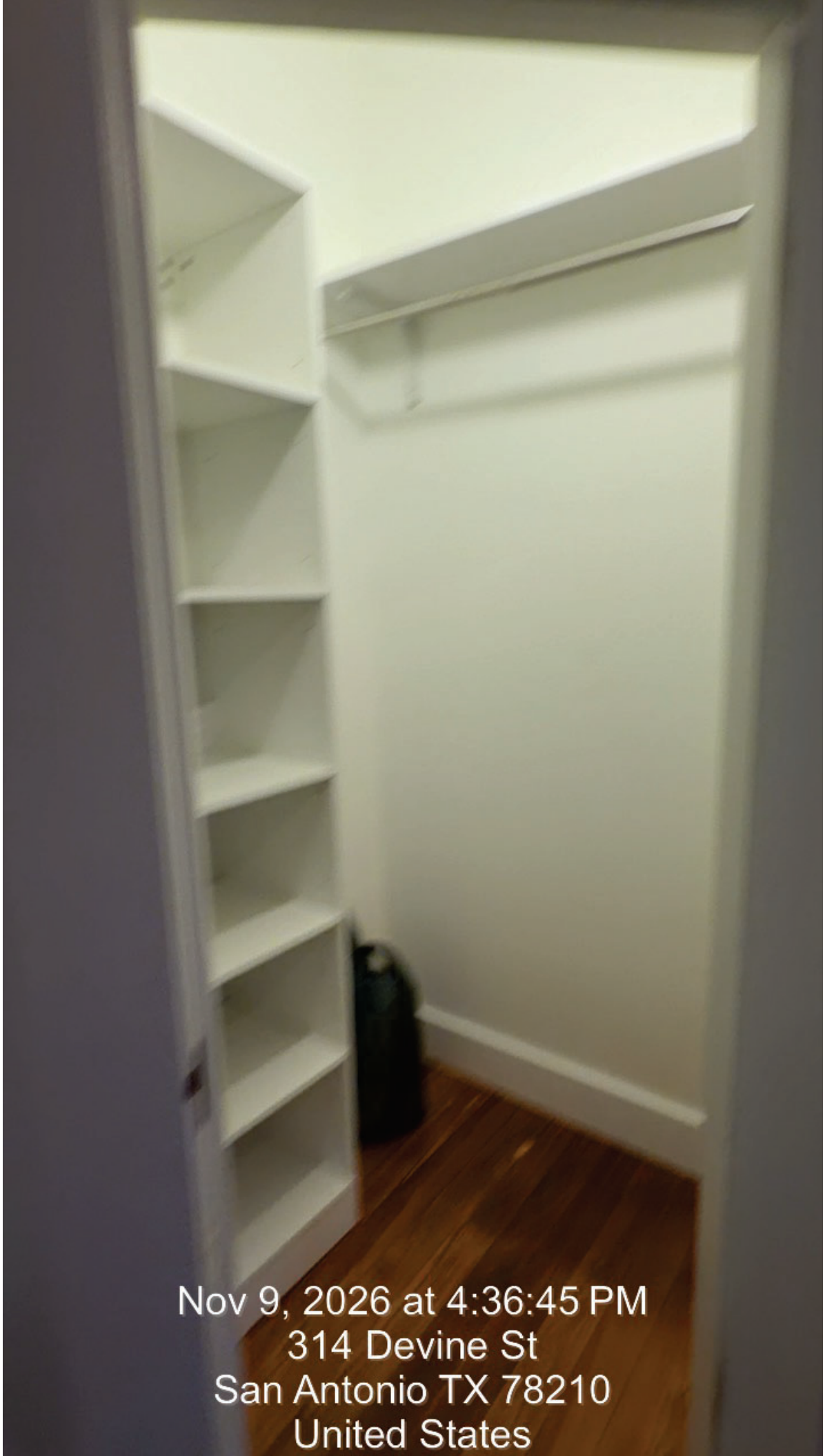

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318 Devine St
San Antonio TX 78210
United States


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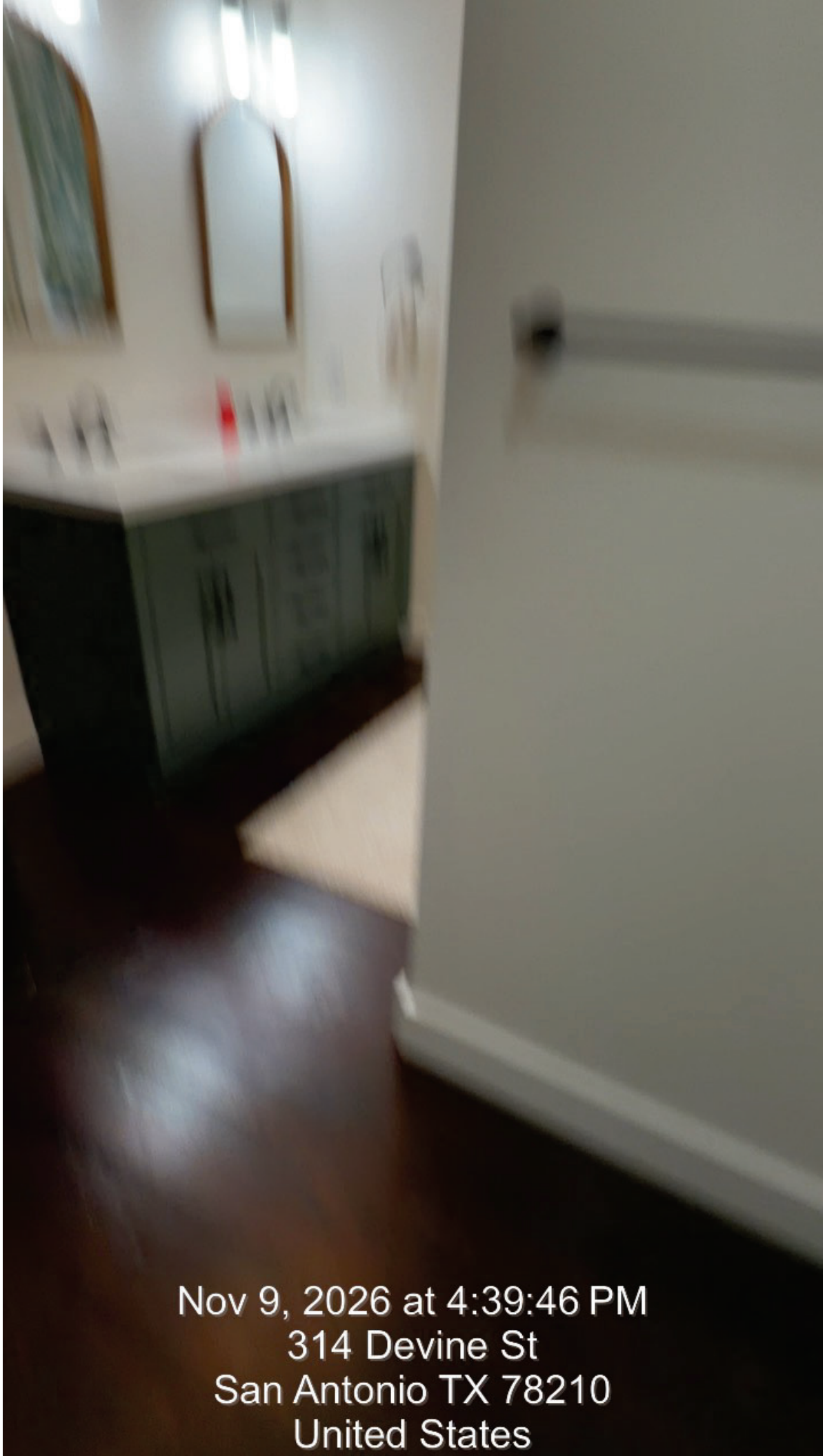

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314 Devine St
San Antonio TX 78210
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United States



Nov 9, 2026 at 4:45:27 PM
318 Devine St
San Antonio TX 78210
United States

318 Devine St
Written Narrative of Completed Work

The 1923 craftsman structure was extremely dirty and in need of repair when purchased. Kitchen pine floor was rotted through due to a long time washing machine leak, the porch floor and columns had been removed long ago and replaced with concrete and a wheelchair ramp. The driveway was dirt, and the rear yard was covered in rough broken concrete.

We began by replacing the original foundation and repairing rotten wood flooring and exterior wood as needed. An exterior fence surrounding the rear yard with gates was installed. All plumbing, gas lines and electrical were removed and replaced, and a new sewer line was installed. The concrete porch was jackhammered and replaced with new beams, wood floor and columns. Most interior doors were missing or badly damaged, and were replaced with solid wood 5 panel doors with all new hardware. Much of the interior wood trim was damaged and needed to be replaced. Closets were added to original bedrooms, and two new bathrooms were installed in the original house, as well as all new kitchen cabinets, countertops and appliances. Wood floors required extensive repair and were refinished, and new the was added in the kitchen, laundry and sun rooms. New tile shower was installed and tile tub surround and floor in original front bath. Standing seam metal roof was replaced and chimney was repointed.

An addition was added to the rear of the house to include laundry, sunroom, primary bedroom and large closet as well as a small rear porch.

The entire home was painted as well as the small storage shed in back yard.

A concrete driveway was poured and extensive landscaping was added.

318 Devine St
Work Completed

All new Sewer line
All new Water line
All new Electrical
All new Plumbing, including new Shower, Tub, Vanities, Kitchen Sink
All new Appliances
Home Addition of Primary Bedroom, closet, Laundry Room and Sunroom
All new Gas lines
New Instant on Gas Water Heater
New HVAC
Refinished and Repaired Original Wood Pine Floors
3/4” solid Oak Floor in new addition
New Tile in baths, kitchen floor and backsplash
New Concrete Pier Foundation
Repaired Exterior Siding and Trim
All new paint, interior and Exterior
New Standing Seam Metal Roof
7 new all Wood Double Pane Windows
Fully Insulated Addition Walls, All Ceiling
All New or Restored Antique Light Fixtures

318 Devine St
Completed Time Schedule

Work began at 318 Devine St mid- May 2026, and was completed on September 26, 2026. All permits were closed on October 21, 2026.

318 Devine St
Final Associated Costs

All new Plumbing, Gas, Sewer & Water lines	[redacted]
All new Electrical	
New Tub, Vanities, Kitchen Sink	
All new Appliances	
Addition of Primary Bedroom, Closet, Laundry Room and Sunroom	
	[redacted]
New Instant on Gas Water Heater	
New HVAC	
Refinished and Repaired Original Wood Pine Floors	
3/4” solid Oak Floor in new addition	
New Tile in baths, floors and backsplash	
New Concrete Pier Foundation	
Repaired Exterior Siding and Trim	
All new paint, interior and Exterior	
New Standing Seam Metal Roof	
7 new all Wood Double Pane Windows	
Fully Insulated Addition Walls, All Ceiling	
All New or Restored Antique Light Fixtures	
Mirrors, Wallpaper, New Baseboards and Crown Moulding	
Landscaping	
	[redacted]
Total Rehabilitation Expense	

Record RES-FEN-PMT26-31900453:
Residential Fence Permit
Record Status: Closed

Record REP-ROF-PMT26-35202557:
Re-Roof Permit
Record Status: LOC Issued

Record MEP-GAS-PMT26-34220373:
Plumbing Gas Permit
Record Status: LOC Issued

Record MEP-SEW-PMT26-34820454:
Plumbing Sewer Permit
Record Status: LOC Issued

Record MEP-MEC-PMT26-33918984:
Mechanical Permit
Record Status: LOC Issued

Record MEP-ELE-PMT26-33318505:
Electrical General Permit
Record Status: LOC Issued

Record MEP-PLM-PMT26-34318543:
Plumbing General Permit
Record Status: LOC Issued


TEXAS
XRP-6933
818






318



City of San Antonio
1901 South Alamo Street
San Antonio, Texas 78204

DEVELOPMENT SERVICES

LETTER OF COMPLETION

We are pleased to inform you that all required reviews and inspections are satisfactorily performed for the following permit

PERMIT NUMBER	**REP-RRP-PMT-26-35301620**
PERMIT NAME	**Residential Repair Permit**
PERMIT ISSUANCE DATE	**04/28/2026**
LOC ISSUANCE DATE	**10/08/2026**
ADDRESS	**318 DEVINE ST City of San Antonio TX 78210**
DESCRIPTION OF WORK	**"Minor Residential Repairs to include: NO STRUCTURAL WORK TO BE COMPLETED** **Work to include; replacing siding and other rotten exterior wood on soffit and window trim.** *****Must comply with UDC and IRC. Applicant is aware of inspections required.** **See https://docsonline.sanantonio.gov/FileUploads/DSD/IB130.pdf for inspection requirements** *****Any Electrical, Mechanical, or Plumbing work will require a separate, additional permit by a State Licensed Contractor, complete with inspections.** *****All permits EXPIRE after 180 days with no activity. Reference IRC Sec. R105.5***** *****Inspection Scheduling: Please call 210-207-1111, Option 2, to schedule inspections (scheduling on the phone or in person will result in a $3.00 scheduling fee). Or, feel free to schedule inspections online, free of charge, by creating a portal account - https://aca.sanantonio.gov/CitizenAccess/Default.aspx"**

Thank you for your business

The City of San Antonio

DEVELOPMENT SERVICES

City of San Antonio
1901 South Alamo Street
San Antonio, Texas 78204

LETTER OF COMPLETION

We are pleased to inform you that all required reviews and inspections are satisfactorily performed for the following permit

PERMIT NUMBER	**REP-FND-PMT26-35101394**
PERMIT NAME	**Foundation Repair Permit**
PERMIT ISSUANCE DATE	**05/29/2026**
LOC ISSUANCE DATE	**10/20/2026**
ADDRESS	**228 WASHINGTON ST City of San Antonio TX 78204**
DESCRIPTION OF WORK	**Enforce foundation by installing 3 lines of 4x6 treated beams and 30 new concrete piers 18x24 with a 10' diameter and 1/2 rebar** **"Foundation Repair: Partial** **Pier & Beam** **# of piers replaced: 30** **#LF of Sill replaced: 0** **# Sq Ft of Flooring replaced: 0** **# sq ft of work done: 640** **# LF of Floor Joists replaced: 0** **Skirting removed no** **NO other remodeling work being performed.** ****Must comply with UDC and IRC. Must comply with IB 172.** ****Engineers letter required to clear Foundation Inspection.** **-Removal/Repair/Replacement of skirting: Requires final inspection by City inspector for venting, subfloor access, and drainage (in addition to engineer's letter noted above).** *****All permits EXPIRE after 180 days with no activity. Reference IRC Sec. R105.5***** *****Inspection Scheduling: Please call 210-207-1111, Option 2, to schedule inspections (scheduling on the phone or in person will result in a $3.00 scheduling fee). Or, feel free to schedule inspections online, free of charge, by creating a portal account (https://aca.sanantonio.gov/CitizenAccess/Default.aspx). "**

Thank you for your business

The City of San Antonio

City of San Antonio
1901 South Alamo Street
San Antonio, Texas 78204

DEVELOPMENT SERVICES

LETTER OF COMPLETION

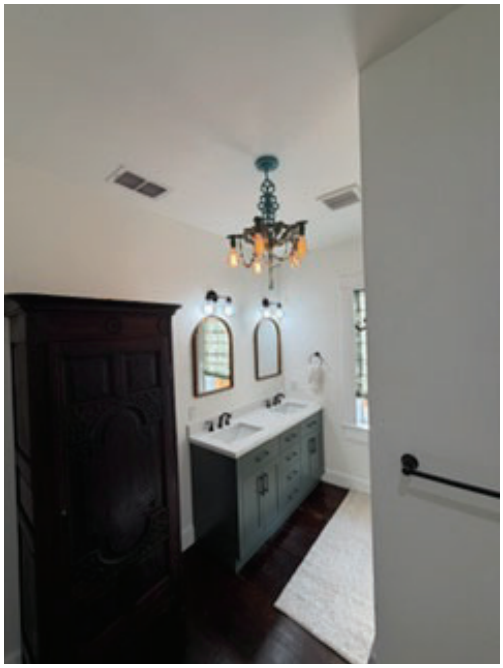
We are pleased to inform you that all required reviews and inspections are satisfactorily performed for the following permit

PERMIT NUMBER	**RES-ADD-PMT26-32500648**
PERMIT NAME	**Home Addition Permit**
PERMIT ISSUANCE DATE	**05/28/2026**
LOC ISSUANCE DATE	**10/21/2026**
ADDRESS	**318 DEVINE ST City of San Antonio TX 78210**

DESCRIPTION OF WORK	**Construct rear addition of approx 410 sf matching 117 wood siding and standing seam metal roof as well as vertical trim piece on each side. The windows will be double hung clad wood windows as submitted with app documents.** **Remove front porch ramp and elements and reconstruct front porch and porch columns as submitted in application documents. Decking will feature 3" tongue and groove boards, and wood columns will feature smooth cement board pedestal bases.** **New 410 SQ.FT ONE STORY room addition, attached to rear of existing residence on foundation. **F.Mirelez**** **Must comply with setbacks/ Must comply with UDC and IRC/ Must comply with all applicable NCD Standards/ Must comply with Historic COA as approved/ Not to build over any easements/ Applicant notified of Engineers Letter required to clear foundation inspection/ Applicant is aware of inspections required/ What's Next handout issued.**F. Mirelez**** ****NOTE: Any Electrical, Mechanical or Plumbing work will require an additional permit by State License contractor and inspections completed.** ****NOTE: Inspection Scheduling: Please call 210-207-1111, option 0, to schedule inspections (scheduling on the phone or in person will result in a $3.00 scheduling fee). Or, feel free to schedule inspections online, free of charge, by creating a portal account (for assistance creating an online account, contact the call center).** **Please refer to IB-130 for additional guidance. https://docsonline.sanantonio.gov/FileUploads/DSD/IB130.pdf** **"New 116.64 sq. ft. one story, attached porch, located to the front of existing residence on foundation.** **Must Comply with setbacks. Must comply with UDC and IRC. Building over easements no permitted. Applicants are aware of inspections required. Applicant has been notified that an engineers letter is required to clear foundation inspection. See https://docsonline.sanantonio.gov/FileUploads/DSD/IB130.pdf for inspection requirements** ****Any Electrical, Mechanical, or Plumbing work will require a separate, additional permit by a State Licensed Contractor, complete with inspections.** *****All permits EXPIRE after 180 days with no activity. Reference IRC Sec. R105.5***** *****Inspection Scheduling: Please call 210-207-1111, Option 2, to schedule inspections (scheduling on the phone or in person will result in a $3.00 scheduling fee). Or, feel free to schedule inspections online, free of charge, by creating a portal account (https://aca.sanantonio.gov/CitizenAccess/Default.aspx). "**

Thank you for your business

The City of San Antonio









From: **Elaine Lutton** elaine@zedrics.com
Subject:
Date: October 27, 2026 at 3:10 PM
To: Elaine Lutton elaine@zedrics.com

EL



Sent from my iPhone



From: **Elaine Lutton** elaine@zedrics.com
Subject:
Date: October 27, 2026 at 3:14 PM
To: Elaine Lutton elaine@zedrics.com

EL



Sent from my iPhone

From: **Elaine Lutton** elaine@zedrics.com
Subject:
Date: October 27, 2026 at 3:15 PM
To: Elaine Lutton elaine@zedrics.com

EL



Sent from my iPhone

From: **Elaine Lutton** elaine@zedrics.com
Subject:
Date: October 27, 2026 at 3:16 PM
To: Elaine Lutton elaine@zedrics.com

EL



Sent from my iPhone


NO
TRESPASSING


NO TRESPASSING
3418






2026 LERA MLS


2026 LERA MLS

