



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM D20
HPO File #: HP2026_0112

May 21, 2026

7718 Morley St
Glenbrook Valley

Applicant: Cipriano Betancourt, owner

Property: 7718 Morley Street, Lot 5, Block 54, Glenbrook Valley Sec 9. The property is a 1,290 SF one-story single-family residence, located on a 8,750 SF (70' x 125') interior lot.

Significance: This property is a 1959 contributing Traditional Ranch single-family residence in the Glenbrook Valley Historic District.

Proposal: Alteration – Roof, Other

The applicant completed work without a permit for roofing, electrical and for painting on unpainted masonry.

- 311 complaint and building inspector at site, 4/15/2026
 - Unpermitted work for roofing and electrical
 - Red tag issued
 - See Attachment A for Inspector report.
- All new windows need to be inset and recessed. See Attachment A for details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criteria 1, 3, and 4, and issuance of COR requiring removal of paint from brick.

HAHC Action: -



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APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

S D NA S - satisfies D - does not satisfy NA - not applicable

- (1) The proposed activity must retain and preserve the historical character of the property; The unpainted brick is a defining architectural feature of the home. Painting the brick creates a later appearance of the structure.
(2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
(3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance; The unpainted brick is a defining architectural feature of the home. Painting the brick creates a later appearance of the structure.
(4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; The unpainted brick is a defining architectural feature of the home. Painting the brick creates a later appearance of the structure.
(5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
(6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;
(7) The proposed replacement of exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;
(8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;
(9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;
(10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
(11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.



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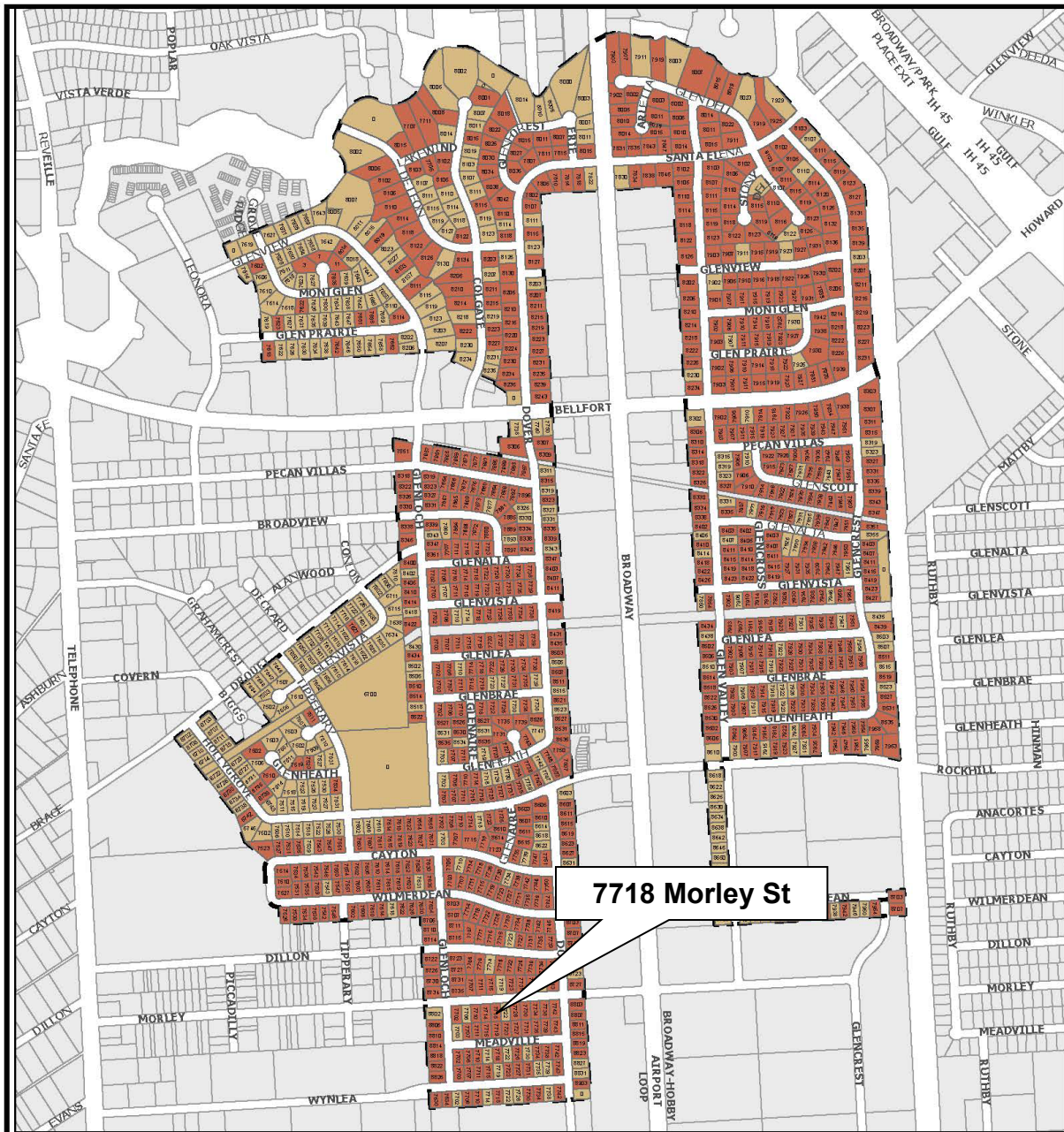
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DISTRICT MAP



Glenbrook Valley Historic District

Historic District Boundary



Building Classification

- Contributing
- Non-Contributing



This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.

Source: COHGIS
Date: March 2024
Reference: pj26344





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INVENTORY PHOTO





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CURRENT PHOTO





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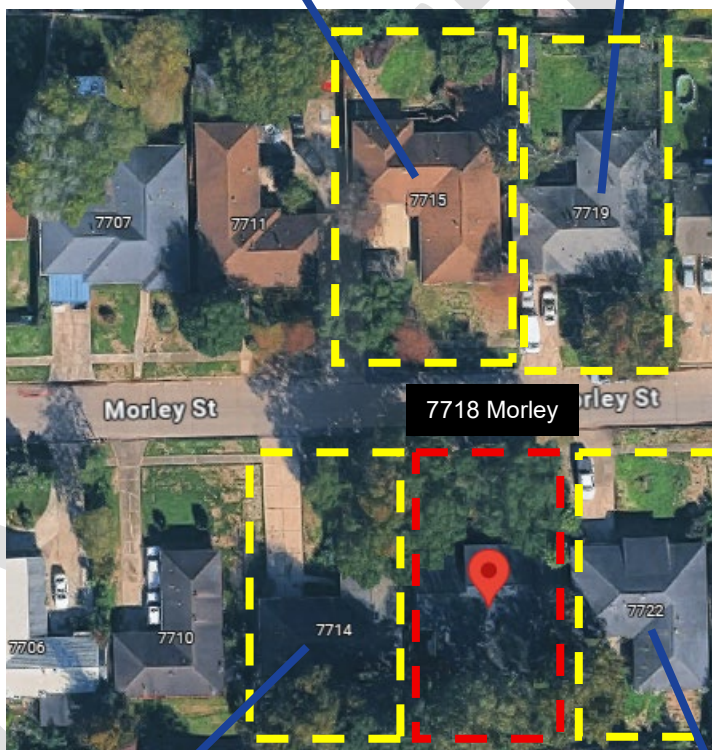
CONTEXT AREA



7715 Morley - Contributing



7719 Morley - Non-Contributing



7714 Morley - Contributing



7722 Morley - Non-Contributing



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SEE ATTACHMENT A

DRAFT



INVESTIGATIONS

SITE VISIT – 1st NOTICE

7718 MORLEY ST

#26030561

I35

04/15/26



CITY OF HOUSTON
BUILDING CODE ENFORCEMENT
Houston Public Works | Houston
Permitting Center

DO NOT REMOVE THIS NOTICE

- STOP ALL UNPERMITTED WORK
- APPLY FOR CERTIFICATE OF OCCUPANCY

Address: 7718 Marley St.
Project No: 26030541

AS PER SECTION 114.1 OF THE CITY OF HOUSTON BUILDING CODE,
IT SHALL BE UNLAWFUL FOR ANY PERSON, FIRM, OR CORPORATION TO ERECT,
CONSTRUCT, ALTER, EXTEND, REPAIR, MOVE, REMOVE, DEMOLISH OR OCCUPY ANY
BUILDING, STRUCTURE OR EQUIPMENT REGULATED BY THIS CODE, OR CAUSE SAME TO
BE DONE, IN CONFLICT WITH OR IN VIOLATION OF ANY OF THE PROVISIONS OF THIS CODE.

NOTICE OF UNPERMITTED WORK:

- | | | |
|--|-------------------------------------|---|
| <input checked="" type="checkbox"/> Repair | <input type="checkbox"/> Addition | <input type="checkbox"/> New Construction |
| <input type="checkbox"/> Remodel | <input type="checkbox"/> Foundation | <input type="checkbox"/> Fill & Grade |
| <input type="checkbox"/> Submit Plans | <input type="checkbox"/> Paving | <input type="checkbox"/> Other |

- Structural Electrical Mechanical Plumbing Occupancy

Additional Comments: Need permits for all
unpermitted work Pool/Deck

- First Notice 15 Days - To apply for and obtain all required permits.
 Notice 7 Days - To apply for and obtain all required permits.

FAILURE TO OBTAIN BUILDING PERMITS AND INSPECTIONS, FAILURE TO COMPLY MAY
RESULT IN CITATIONS BEING ISSUED WITH A MINIMUM FINE OF \$100.00 TO \$2,000.00 PER
INCIDENT.

For more information visit houstonpermittingcenter.org or in person at 1000 Washington Ave,
Houston, TX 77002. For questions call 311 or 713-948-6000.

Este documento es la versión 114.1 del código de edificación de la Ciudad de Houston.
Nada legal para cualquier persona. Si desea información sobre construcción, adición, alteración, remodelación, movimiento,
reparación o cualquier otro tipo de trabajo, consulte con un edificio registrado por este código de
edificación. Este es un aviso para obtener permisos de edificación con fines de cumplimiento de las disposiciones de
este código. El cumplimiento puede resultar en multas o sanciones de \$100 a \$2,000 por incidente.

INSPECTOR ID I35 INITIALS CHR DATE 4-15-26



Orange notice posted on the door.

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7

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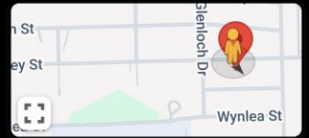


7718 Morley St

7715 Morley St
Houston, Texas

Google Street View

Mar 2021 See latest date




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yesenia_realtor@outlook.com
FOR SALE



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SS0588916

SS0611723