



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM E07
HPO File #: HP2026_0112

June 18, 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.
- Applicant supporting documents – see Attachment A.

Public Comment: 6 letters of support received. See Attachment B.

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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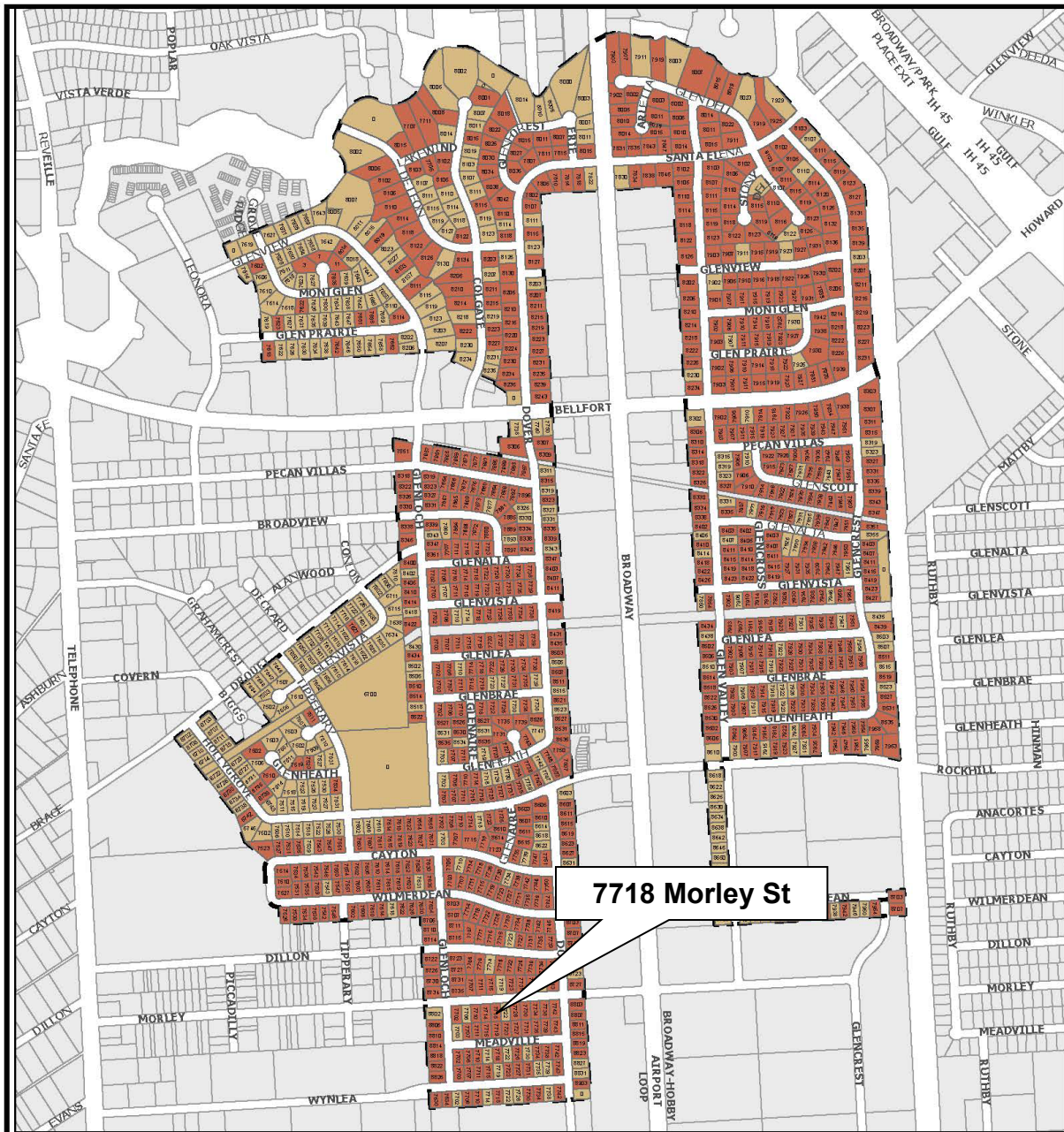
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DISTRICT MAP



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



PLANNING & DEVELOPMENT DEPARTMENT



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INVENTORY PHOTO





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CURRENT PHOTO





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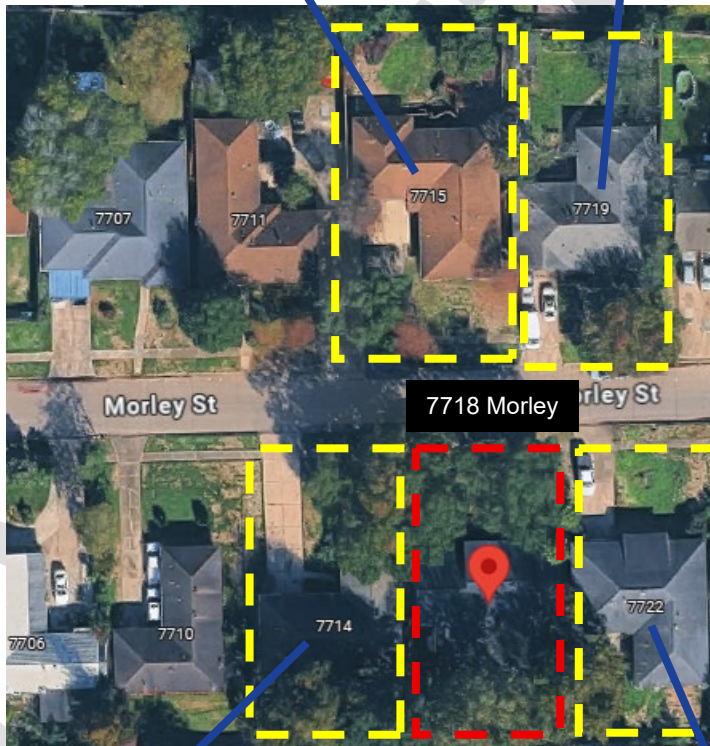
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CONTEXT AREA





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ATTACHMENT A – APPLICANT SUPPORTING DOCUMENTS

Hitech Construction & Design
800 Bonaventure Way
Ste 111
Sugar Land, TX 77479-8005
+17135301384
info@hitechconstructionanddesign.com
www.hitechconstructionanddesign.com

Estimate



ADDRESS
Cipriano Betancourt 7718 Morley st Houston, TX 77061

ESTIMATE #	DATE
1824	05/21/2026

ACTIVITY	QTY	RATE	AMOUNT
Sales Chemical Stripping & Low Pressure Brick Paint Removal Remove paint from bricks on exterior walls of the house Apply an Alkaline or Solvent-Based Paste Peel and Scrape Low-Pressure Neutralizing Rinse	1	4,950.00	4,950.00

Payments can be sent to
504 Richey St, Pasadena TX 77506
Wire Transfer Information
Bank Name: Wells Fargo
Routing Number: 111900659
Domestic Wire: 121000248
Account Number: 9719282346

SUBTOTAL	4,950.00
TAX	0.00
TOTAL	\$4,950.00





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ESTIMATE

Lone Star Blasters LLC
3916 Avenue K
Galveston, TX 77550

info@lonestarblasters.com
+1 (409) 692-1865
www.lonestarblasters.com



Bill to
Cipriano Betancourt
7718 Morley St.
Houston, Texas 77061 US

Ship to
Cipriano Betancourt
7718 Morley St.
Houston, Texas 77061 US

Estimate details

Estimate no.: 1109
Estimate date: 06/02/2026
Expiration date: 07/25/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	06/02/2026	Test Blast	Test blast a spot on painted brick.	1	\$0.00	\$0.00
2.	06/02/2026	Surface Repair	Surface repair on exterior of home to remove unapproved paint. Media will be a non-Silica product such as : Crushed glass or Nickle Slag	1	\$4,300.00	\$4,300.00
3.	06/02/2026	Cleanup	Cleanup and media disposal fee	1	\$500.00	\$500.00
Total						\$4,800.00

Note to customer

Thank you for your business!!

Expiry date: 07/25/2026





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ATTACHMENT B – LETTERS OF SUPPORT

To the City of Houston Historic Commission,

My name is Yanili Avilez, and I am the daughter of the homeowner of the

property located at 7718 Morley St Houston, TX 77061.

I am respectfully writing in support of my father's appeal regarding the painted brick exterior of our family home. My father is not financially prepared to take on the extremely high cost of removing the paint from the brick. The expense would create a significant financial hardship for our family.

The home has been maintained with care, and the painted brick has not negatively affected the neighborhood. In fact, many neighbors have expressed that they believe the home looks nice and are supportive of allowing the paint to remain.

We respectfully ask for understanding and consideration of our family's financial situation, as well as the support we have received from neighbors and members of the community. We hope the Commission will allow the painted brick to remain.

Thank you for your time and consideration.

Sincerely,





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To Whom It May Concern,

I am a neighbor of the property located at 7718 Morley St Houston TX 77061

I am writing to express my support for allowing the painted brick exterior of this home to remain as is. In my opinion, the appearance of the home is well maintained, visually appealing, and does not negatively affect the neighborhood.

I do not oppose the painted brick and believe it fits appropriately within the surrounding area. I respectfully ask that consideration be given to allowing the homeowner to keep the paint on the brick exterior.

Sincerely,

Name: Martin Alvarez Jr.

Address: 7707 Morley St

Signature: [Handwritten Signature]

Date: 5/22/26





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Sincerely,

Name: Millicent Herron

Address: 7722 Morley

Signature: Millicent Herron

Date: 5-22-26

DR



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Sincerely,

Name: Boobie Johnson

Address: 7715 Morley St.

Signature: Boobie Johnson

Date: 5/22/26

DRY



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Sincerely,

Name: Jonathan Bonilla

Address: 7711 Morley St

Signature: [Handwritten Signature]

Date: 5-22-26





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Sincerely,

Name: Guillermo Muñoz

Address: 7719 Morley Houston TX 77061

Signature: [Handwritten Signature]

Date: 06-22-2026

