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EXEMPT FROM FEES PURSUANT TO GOVERNMENT CODE § 27383

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:  
CITY OF SANTA ANA,  
HISTORIC RESOURCES COMMISSION

AND WHEN RECORDED MAIL TO:

CITY OF SANTA ANA  
20 CIVIC CENTER PLAZA, M-20  
P.O. BOX 1988  
SANTA ANA, CA 92702

Recorded in Official Records, Orange County  
Hugh Nguyen, Clerk-Recorder



NO FEE

\* \$ R 0 0 1 4 1 7 3 9 2 9 \$ \*  
2023000019946 2:02 pm 01/27/23

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This Space for Recorder's Use Only

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60  
MR

TITLE OF DOCUMENT:

RESOLUTION NO. 2023-01

A RESOLUTION OF THE HISTORIC RESOURCES COMMISSION OF THE CITY OF SANTA ANA APPROVING HISTORIC RESOURCES COMMISSION APPLICATION NO. 2022-27 TO PLACE THE PROPERTY LOCATED AT 947 WEST BUFFALO STREET, SANTA ANA, ON THE HISTORICAL REGISTER AND APPROVING HISTORIC REGISTER CATEGORIZATION NO. 2022-17 PLACING SAID PROPERTY WITHIN THE KEY CATEGORY

**THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION  
(Additional recording fee applies)**

059-TITLE PAGE (R7/95)



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BE IT RESOLVED BY THE HISTORIC RESOURCES COMMISSION OF THE CITY OF SANTA ANA AS FOLLOWS:

**Section 1.** The Historic Resources Commission of the City of Santa Ana hereby finds, determines, and declares as follows:

- A. On January 19, 2023, the Historic Resources Commission held a duly noticed public hearing for the placement on the Santa Ana Register of Historical Properties (Historic Resources Commission Application No. 2022-27) and categorization (Historic Resources Commission Categorization No. 2022-17) of the Grover Collins House located at 947 West Buffalo Avenue, Santa Ana.
- B. The Grover Collins House has distinctive architectural features of the Ranch style and was built in 1957.
- C. The Grover Collins House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as a highly intact example of a speculatively built Ranch Style house by prolific developer Roy Russell from the mid-1950s. The house displays characteristics of the Ranch style through its use of single-story, horizontal massing; broad overhanging eaves with exposed rafter tails; low-pitched hipped roof clad in wood shingles; asymmetrical façade; brick, wood lap, and distinctive board and batten siding; partial recessed entry; grouped casement windows with wood shutters; and a brick planter. The recommended categorization is "Key" because it has a distinctive architectural style and quality reflective of the Ranch style (Santa Ana Municipal Code, Section 30-2.2). This category is reserved for structures exemplifying greater architectural significance than the "Contributive" category, in addition to contributing to the overall neighborhood or district within the City of Santa Ana. The property is worthy of "Key" status due to the building's Ranch style and quality craftsmanship which features wide overhanging eaves with exposed rafters; wood shingle roof; grouped, steel-frame casement windows with wood shutters, among other original features. Character-defining features of the Grover Collins House include, but may not be

limited to: Horizontal massing; low-pitched complex hipped roof clad in wood shingles; broad, overhanging eaves with exposed rafter tails; combination of exterior materials including stucco, brick, wood lap, and distinctive board and batten siding; front porch entry characterized by a low brick wall and single wood post; X-paneled and partially glazed front door; multi-lite windows with original wood shutters that have scalloped wood detailing; distinctive steel-frame, multi-lite casement window at the southwest corner with architectural brackets below; steel-frame, multi-lite casement windows and wood windows consisting of the single-hung variety and multi-lite fixed windows.

- D. The legal owners of the property are Matthew L. and Robert D. Hale.
- E. The legal description for the subject property is attached hereto as Exhibit A and incorporated by this reference as though fully set forth herein.
- F. The subject property meets the standards for placement on the City of Santa Ana Register of Historic Properties pursuant to Section 30-2 of the Santa Ana Municipal Code.
- G. The subject property meets the minimal standards for placement in the Key category pursuant to Section 30-2.2(2) of the Santa Ana Municipal Code.

**Section 2.** In accordance with the California Environmental Quality Act, the recommended actions are exempt from further review under CEQA Guidelines Section 15331, Class 31, as these actions are designed to preserve historical resources. Categorical Exemption No. ER-2022-125 will be filed for this project.

**Section 3.** The Historic Resources Commission of the City of Santa Ana, after conducting the public hearing, hereby approves:

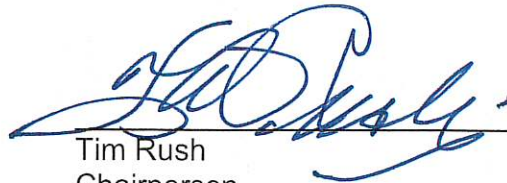
- A. Historic Resources Commission Application No. 2022-27 to place the Grover Collins House located at 947 West Buffalo Avenue, Santa Ana, 92706 on the historical register, and
- B. Historic Register Categorization No. 2022-17 placing the Grover Collins House located at 947 West Buffalo, Santa Ana, 92706 within the Key category, as conditioned in Exhibit B, attached hereto and incorporated herein.

These decisions are based upon the evidence submitted at the above said hearing, which includes, but is not limited to: the Staff report and exhibits attached thereto, the report entitled "Historical Property Description," and the public testimony, all of which are incorporated herein by this reference.

**Section 4.** For the subject property, a report entitled "Historical Property Description" is on file with the Planning Division, and is hereby approved and adopted, and together with the staff report and this Resolution, justify the findings for placement on the City of Santa Ana Register of Historic Properties. The Historic Resources Commission Secretary is authorized and directed to include this Resolution in the City of Santa Ana Register of Historic Properties.

**Section 5.** The Historic Resources Commission Secretary is hereby directed to file a certified copy of this Resolution with the County Recorder's Office after the adoption of this Resolution pursuant to Public Resources Code Section 5029.

ADOPTED this 19<sup>th</sup> day of January, 2023.



Tim Rush  
Chairperson

APPROVED AS TO FORM:  
Sonia R. Carvalho, City Attorney

By: John M. Funk  
John M. Funk  
Chief Assistant City Attorney

AYES: Commission members: CARPENTER, CHRISTY, CORNELIOUS,  
JAUREGUI, MURASHIE, PENAS-SARMIENTO  
RUSH, SHIPP (8).

NOES: Commission members: NONE (0)

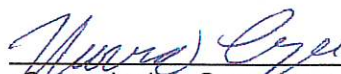
ABSTAIN: Commission members: NONE (0)

NOT PRESENT: Commission members: MCLOUGHLIN (1)

#### CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, NUVIA OCAMPO, Historic Resources Commission Secretary, do hereby attest to and certify the attached Resolution No. 2023-01 to be the original resolution adopted by Historic Resources Commission of the City of Santa Ana on January 19, 2023.

Date: 1/19/2023

  
\_\_\_\_\_  
Commission Secretary  
City of Santa Ana

**EXHIBIT A  
LEGAL DESCRIPTION**

Owner Names	Legal Description	Address	APN
Matthew L. and Robert D. Hale	<p>REAL PROPERTY IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:</p> <p>THE WEST 58 FEET OF LOT 4 AND THE EAST 2 FEET OF LOT 3 OF TRACT NO. 3012 AS PER MAP RECORDED IN BOOK 90, PAGE 6 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.</p>	947 West Buffalo Avenue	001-181-21

**EXHIBIT B**

**Conditions of Approval for Historic Resources Commission Application No. 2022-27 and Historic Resources Commission Categorization No. 2022-17**

The Applicant must comply with each condition listed below prior to exercising the rights conferred by the Historic Resource Commission's approval and the City of Santa Ana Register of Historic Properties pursuant to Section 30-6 of the Santa Ana Municipal Code. The Applicant must remain in compliance with all condition(s) listed below:

Within 180-days of execution of this resolution, the applicant shall install a bronze plaque as per a template on file with the Planning Division honoring and recognizing the structure at 947 West Buffalo Avenue, historically known as the Grover Collins House. The plaque shall include the historic name, address, year built, and local historic register designation. The final dimensions, location, text and description on the plaque shall be reviewed and approved by Planning Division staff.

