



**CARMEL-BY-THE-SEA**  
**PRELIMINARY DETERMINATION**  
**OF INELIGIBILITY**

**For the Carmel Historic Resources Inventory**

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On June 27, 2024, the Department of Community Planning and Building made a preliminary determination that the property identified below does not constitute an historic resource and is therefore ineligible for the Carmel Inventory of Historic Resources.

APN: 010-162-029

Current Owner: Molly Novy

Block: 142

Lot: 27

Street Location: Mission 2 NW of Santa Lucia

Date Constructed: 1973

The basis for this determination is:

- The property lacks sufficient age to be considered historic.
- The property has substantially lost its historic integrity through alterations, additions, deterioration, changes in the surrounding environment or other causes.
- ✓ The property does not relate to historic themes or property types established in the Historic Context Statement for Carmel-by-the-Sea.
- ✓ The property has no association with important events, people or architecture that are identified in the Historic Context Statement or that represent the historical/cultural evolution of Carmel-by-the-Sea.
- There are other better examples of the builder's work in the city.

This determination is based on the evaluation dated June 3, 2024, prepared by Meg Clovis, and attached to this Preliminary Determination.

This preliminary determination will be circulated for a 10 calendar day public review period beginning on June 27, 2024, and ending at 5:00 p.m. on Monday, July 8, 2024. If no requests for further review are received during this period, the determination shall become final and shall remain valid for a period of five (5) years.

Jacob Olander, Assistant Planner

## PSA24-144 (NOVY) Historic Evaluation

Date: 6/3/2024

Prepared by: Meg Clovis

Assessor's Parcel Number: 010-162-029

Current Owner: Molly Novy

POB 221518

Carmel, CA. 93921

Block/Lot: Block 142, Lot 27 and 5' of 25

Street Location: Mission 2 NW of Santa Lucia

Lot size: 4500 sq. ft.

Date of Construction: 1973

1. **Land Use & Community Character Element, Subdivision Chronology Map:** 1912
2. **Is the property listed on the Carmel Inventory?** No
3. **Has the property been reviewed previously for historical significance?** No
4. **Is the property located within the Archaeological Overlay Zone?** Yes
5. **Is the property identified on the Sanborn Maps?** No
6. **Date of original building permit:** March 28, 1973 (BP# 73-104)
7. **Original and subsequent ownership:**
  - a) Ken & Ruth Otrich

The former owners are not listed in Carmel's Historic Context Statement.

8. **Information on the original designer/builder:** The building was designed and built by Carmel Valley contractor Donald Canham. He is not included as an important contractor in Carmel's Historic Context Statement.
9. **Alterations and changes to the residence/property:**
  - a) BP# 88-50 (3/15/1988): Extend interior floor.
  - b) BP# 91-120 (8/22/1991): Add 240 sq. ft. rear deck.
  - c) BP# 98-54 (5/11/1998): Replace plywood siding with shingles.
  - d) BP# 05-34R (2/15/2005): Reroof

### 10. Conclusions:

The subject property does not relate to historic themes or property types described in Carmel's Historic Context Statement. The property is not associated with events, people, or architecture identified in the Historic Context Statement or that were important to the City. An intensive survey is not recommended.

11. Current Photographs of Building:

