

4:30 PM WORKSHOP TOPIC:

Review of NRS 384 & NAC 384

NRS 384

CHAPTER 384 - HISTORIC DISTRICTS

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GENERAL PROVISIONS

NRS 384.005 Establishment of historic district by city or county.

1. Any county or city may establish a historic district, the boundaries of which do not include the Comstock Historic District, for the purpose of promoting the educational, cultural, economic and general welfare of the public through the preservation, maintenance and protection of structures, sites and areas of historic interest and scenic beauty.

2. Before establishing any historic district, the board of county commissioners of a county or the governing body of a city shall hold a public hearing after giving notice of the time and the place of the hearing in a newspaper of general circulation in that county or city. The notice must be published once a week for 3 consecutive weeks and include the purpose of the hearing and the boundaries of the proposed district. At the hearing any person may appear in support of or in opposition to the establishment of the proposed district.

3. Within 15 days after the hearing, the board or governing body shall:

- (a) Establish the historic district and fix its boundaries; or
- (b) Determine not to establish the historic district.

4. If the historic district is established, the board or governing body may adopt any ordinances it determines are in the best interest of the historic district in accordance with the purposes expressed in subsection 1. An

ordinance establishing a historic district must:

- (a) Contain criteria which substantially achieve the preservation and rehabilitation of buildings of historic significance to the district; and
- (b) Provide for a designated review board with the power to review proposed alterations to structures within the district.

5. This section is not intended to discourage the exploration, development or extraction of mineral resources.

(Added to NRS by [1979, 643](#); A [1989, 22](#))

COMSTOCK HISTORIC DISTRICT

NRS 384.010 Short title. [NRS 384.010](#) to [384.210](#), inclusive, may be cited as the Comstock Historic District Act.

(Added to NRS by [1969, 1635](#); A [1977, 1212](#); [1979, 638](#))

NRS 384.020 Declaration of public policy. It is hereby declared to be the public policy of the State of Nevada to promote the educational, cultural, economic and general welfare and the safety of the public through the preservation and protection of structures, sites and areas of historic interest and scenic beauty, through the maintenance of such landmarks in the history of architecture, and the history of the District, State and Nation, and through the development of appropriate settings for such structures, sites and District.

(Added to NRS by [1969, 1635](#))

NRS 384.030 Definitions. As used in [NRS 384.010](#) to [384.210](#), inclusive:

1. "Commission" means the Comstock Historic District Commission.
2. "Exterior architectural features" means the architectural style, general design and general arrangement of the exterior of a structure, including the kind and texture of the building material, the type and style of all windows, doors, light fixtures and signs, color, and other appurtenant fixtures.
3. "Historic district" means an area within which structures and places of historical interest are under the protection of the Commission.
4. "Structure" means any building for whatever purpose constructed or used, house trailer as defined in [NRS 484A.100](#), mobile home as defined in [NRS 484D.030](#), stone wall, fence, light fixture, step, paving, advertising sign, bill poster and any fixture appurtenant thereto, but does not include structures or signs of a temporary nature such as those erected for celebrations or parades.

(Added to NRS by [1969, 1635](#); A [1973, 672](#); [1977, 1212](#); [1979, 638](#); [2005, 892](#))

NRS 384.040 Comstock Historic District Commission: Creation; number of members. The Comstock Historic District Commission, consisting of nine members appointed by the Governor, is hereby created.

(Added to NRS by [1969, 1635](#); A [1977, 1213](#); [1979, 639](#))

NRS 384.050 Appointment, qualifications and compensation of members of Commission; officers; allowances and expenses for members and employees.

1. The Governor shall appoint to the Commission:
 - (a) One member who is a county commissioner of Storey County.
 - (b) One member who is a county commissioner of Lyon County.
 - (c) One member who is the Administrator or an employee of the Office of Historic Preservation of the State Department of Conservation and Natural Resources.
 - (d) Two members who are persons licensed as general engineering contractors or general building contractors pursuant to [chapter 624](#) of NRS or persons who hold a certificate of registration to practice architecture pursuant to [chapter 623](#) of NRS.
 - (e) Four members who are persons interested in the protection and preservation of structures, sites and areas of historic interest and are residents of the district.
2. The Commission shall elect one of its members as Chair and another as Vice Chair, who shall serve for a term of 1 year or until their successors are elected and qualified.
3. Each member of the Commission is entitled to receive a salary of not more than \$80, as fixed by the Commission, for each day's attendance at a meeting of the Commission.
4. While engaged in the business of the Commission, each member and employee of the Commission is entitled to receive the per diem allowance and travel expenses provided for state officers and employees generally.

(Added to NRS by [1969, 1636](#); A [1971, 285](#); [1973, 667](#); [1977, 1213](#); [1979, 639](#); [1981, 1981](#); [1985, 418](#); [1989, 1713](#); [1993, 1594](#); [2001, 934](#), [1654](#); [2011, 2982](#))

NRS 384.060 Meetings of Commission; quorum.

1. Meetings of the Commission shall be held at such times and places as the Chair or a majority of the commissioners may designate, or as shall be established by the regulations adopted by the Commission.

2. Five members of the Commission shall constitute a quorum for all purposes and the affirmative vote of a majority of the members present shall be necessary for the adoption or promulgation of any regulation or order of the Commission.

(Added to NRS by [1969, 1636](#))

NRS 384.070 Establishment of office by Commission; inspection of records; copies of minutes or audio recordings of meetings; maintenance of library.

1. The Commission may establish and maintain an office in Virginia City, Storey County, Nevada, in which, except as otherwise provided in [NRS 241.035](#), there must be at all times open to public inspection a complete record of applications for certificates of appropriateness and their disposition, minutes and audio recordings or transcripts of the Commission's meetings, and any regulations adopted by the Commission. A copy of the minutes or audio recordings must be made available to a member of the public upon request at no charge pursuant to [NRS 241.035](#).

2. The Commission shall maintain a library in the office for the purpose of guiding applicants in their design or embellishment of the exterior of their buildings, new or remodeled. The library must consist of, but not be limited to, documents, paintings, photographs, drawings and histories descriptive of the period which are deemed appropriate guidelines to the applicant. A card index system must also be made and maintained for reference to more comprehensive information in libraries other than the one maintained by the Commission.

(Added to NRS by [1969, 1636](#); A [1971, 285](#); [2005, 1411](#); [2013, 330](#))

NRS 384.080 Functions and powers of Commission; employment of personnel.

1. The Commission is vested with all of the functions and powers relating to the administration of [NRS 384.010](#) to [384.210](#), inclusive.

2. It may, to the extent permitted by money appropriated or otherwise received therefor, employ such technical and clerical personnel, including a building inspector or other similar authority, as may be necessary to the discharge of its duties, and fix their compensation.

(Added to NRS by [1969, 1636](#); A [1973, 672](#); [1979, 639](#); [2001, 1249](#))

NRS 384.090 Appointment by Commission of committees and subcommittees; regulations. The Commission may appoint such committees and subcommittees and adopt such reasonable regulations as are necessary to carry out the provisions of [NRS 384.010](#) to [384.210](#), inclusive.

(Added to NRS by [1969, 1636](#); A [1979, 639](#))

NRS 384.095 Board of Museums and History to serve as board of appeals for District. The Board of Museums and History shall serve as a board of appeals for the Comstock Historic District.

(Added to NRS by [1981, 1948](#); A [1993, 1595](#))

NRS 384.100 Establishment of historic district in designated area: Procedure; alteration of boundaries; house trailer, mobile home or recreational vehicle prohibited; exception.

1. The Commission shall establish an historic district in such portions of Storey and Lyon counties as it may designate as provided in [NRS 384.010](#) to [384.210](#), inclusive, embracing an area within which historic structures, sites and railroads relating to the Comstock lode and its history are or were located.

2. Before establishing the district, the Commission shall hold a public hearing after giving notice of the time and place of the hearing in a newspaper of general circulation in each county a portion of which is located within the proposed district.

3. The notice must be published once a week for 3 consecutive weeks and must include the purpose of the hearing and the boundaries of the proposed district.

4. At the hearing any person may appear in support of or in opposition to the establishment of the district.

5. Within 15 days after the hearing the Commission shall:

(a) Establish an historic district and fix its boundaries; or

(b) Determine not to establish an historic district.

6. If an historic district is established, notice thereof must be given by one publication in a newspaper of general circulation in each county a portion of which is located within the district.

7. The Commission may alter or change the boundaries of the district by following the same procedure as provided in this section for the establishment of a district.

8. After an historic district is established, no house trailer, mobile home, or recreational vehicle may be placed or established in any area within the district, unless the Commission and the board of county commissioners in the appropriate county, by agreement, permit the establishment of a trailer overlay or the location of a mobile home park within the district, upon a finding that such action is needed and that it would not conflict with the historic aspect and character of the affected area.

(Added to NRS by [1969, 1636](#); A [1971, 285](#); [1973, 672](#); [1979, 640](#); [1981, 1949](#))

NRS 384.110 Certificate of appropriateness: Application; considerations in deliberations by Commission and staff.

1. No structure may be erected, reconstructed, altered, restored, moved or demolished within the historic district until after an application for a certificate of appropriateness as to exterior architectural features has been submitted to and approved by the Commission, or by its staff pursuant to [NRS 384.115](#). The application for a certificate of appropriateness must be in such form and accompanied by such plans, specifications and other material as the Commission may from time to time prescribe.

2. In its deliberations under the provisions of [NRS 384.010](#) to [384.210](#), inclusive, the Commission and its staff shall not consider interior arrangement or use and shall take no action under [NRS 384.010](#) to [384.210](#), inclusive, except for the purpose of preventing the erection, reconstruction, restoration, alteration, moving or razing of buildings in the district obviously incongruous with the historic aspects of the district.

3. The provisions of [NRS 384.010](#) to [384.210](#), inclusive, do not prevent:

(a) The ordinary maintenance or repair of any exterior architectural feature in the historic district which does not involve a change of design or material or the outward appearance thereof;

(b) The construction, reconstruction, alteration or demolition of any such feature which the building inspector or similar authority certifies is required by the public safety because of an unsafe or dangerous condition; or

(c) The construction, reconstruction, alteration or demolition of any such feature under a permit issued by a building inspector or similar authority prior to the effective date of the establishment of such district.

(Added to NRS by [1969, 1637](#); A [1973, 673](#); [1979, 640](#); [2001, 1249](#); [2005, 893](#))

NRS 384.115 Certificate of appropriateness: Authorization by Commission for staff to issue certificates under certain circumstances.

1. The Commission may authorize its staff to issue certificates of appropriateness on behalf of the Commission for specific categories and types of applications if those applications comply substantially with the requirements and public policy set forth in [NRS 384.010](#) to [384.210](#), inclusive.

2. If an application for a certificate of appropriateness submitted to the Commission:

(a) Does not fall within a category or type for which the Commission has authorized its staff to issue certificates of appropriateness pursuant to subsection 1; or

(b) Is determined by the staff of the Commission as not being in substantial compliance with the requirements and public policy set forth in [NRS 384.010](#) to [384.210](#), inclusive,

the staff shall forward the application to the Commission for a hearing and determination by the Commission pursuant to [NRS 384.120](#) and [384.130](#).

3. If the staff forwards an application to the Commission pursuant to subsection 2 because the application does not comply substantially with the requirements and public policy set forth in [NRS 384.010](#) to [384.210](#), inclusive, the staff shall include a statement of the reasons for its determination.

(Added to NRS by [2005, 892](#))

NRS 384.120 Certificate of appropriateness: Public hearing; exceptions; notice.

1. The Commission shall hold a public hearing upon each application for a certificate of appropriateness within 30 days after the application has been filed with the Commission, excluding Saturdays, Sundays and legal holidays, unless:

(a) The application is approved by the staff of the Commission pursuant to [NRS 384.115](#); and

(b) The holding of a hearing is waived in writing by the applicant or the designated representative of the applicant.

2. The Commission shall cause notice of a hearing to be held on an application pursuant to subsection 1 to be given in accordance with [NRS 241.020](#) to:

(a) The applicant;

(b) The owners of all properties deemed by the Commission to be materially affected by the application as they appear on the most recent tax list; and

(c) Any person who has filed a written request for notice of hearings during the preceding calendar year.

3. The Commission may, if it determines the matter to be of sufficient public interest, give an additional notice of the time and place of the hearing by publication in the form of a legal advertisement in a newspaper having a substantial circulation in the district at least 7 days before such hearing.

(Added to NRS by [1969, 1637](#); A [2005, 893](#))

NRS 384.130 Certificate of appropriateness: Determinations by Commission. As soon as practicable after a public hearing held pursuant to [NRS 384.120](#), but not more than 60 days, Saturdays, Sundays and legal holidays excluded, after the filing of the application for the certificate of appropriateness, or within such further time as the applicant may in writing allow, the Commission shall determine:

1. That the proposed erection, construction, reconstruction, restoration, alteration, moving or razing of the exterior architectural feature involved will be appropriate to the preservation of the historic district for the purposes of [NRS 384.010](#) to [384.210](#), inclusive;

2. That, even though the proposed project may be inappropriate, failure to issue a certificate would involve a substantial hardship to the applicant because of conditions especially affecting the structure involved, but not affecting the historic district generally, and that a certificate could be issued without substantial detriment to the public welfare or the purposes of [NRS 384.010 to 384.210](#), inclusive; or

3. That the proposed project is inappropriate.

(Added to NRS by [1969, 1638](#); A [1979, 641](#); [2005, 894](#))

NRS 384.140 Certificate of appropriateness: Factors to be considered by Commission and staff in passing upon appropriateness; refusal.

1. In passing upon the appropriateness of an application pursuant to [NRS 384.115](#) or [384.130](#), the Commission, and its staff shall consider, in addition to any other pertinent factors:

(a) Historic and architectural value and significance;

(b) Architectural style;

(c) Location on the lot;

(d) Position of the structure in relation to the street or public way and whether it is subject to public view from a public place;

(e) General design, arrangement, texture, material, color and size of the exterior architectural features involved and the relationship thereof to the exterior architectural features of other structures in the immediate neighborhood; and

(f) The relationship of the exterior architectural features to well recognized styles of early western architecture of the late 19th and early 20th centuries.

2. A certificate of appropriateness may be refused for any structure, the erection, reconstruction, restoration, alteration, moving or razing of which, in the opinion of the Commission, would be detrimental to the interest of the historic district or incongruous with the historic aspects of the surroundings and the historic environment of the district.

(Added to NRS by [1969, 1638](#); A [2005, 894](#))

NRS 384.150 Certificate of appropriateness: Issuance or denial; collection and deposit of fee in State General Fund and Account for the Restoration of the Fourth Ward School in Virginia City; variations; additional conditions; appeal to Board of Museums and History.

1. If, after a hearing held pursuant to [NRS 384.120](#), the Commission determines that the proposed construction, reconstruction, restoration, alteration, moving or razing of the exterior architectural feature involved will be appropriate, or, although inappropriate, that failure to issue a certificate would result in hardship as provided in subsection 2 of [NRS 384.130](#), or if the Commission fails to make a determination within the time prescribed in [NRS 384.130](#), the Commission shall immediately issue to the applicant a certificate of appropriateness.

2. The Commission may charge and collect a reasonable fee for the issuance of a certificate of appropriateness by the Commission pursuant to this section or by its staff pursuant to [NRS 384.115](#). If a fee is charged, 50 percent of the proceeds must be deposited in the State General Fund for credit to the appropriate account for the Comstock Historic District and 50 percent must be deposited in a nonreverting Account for the Restoration of the Fourth Ward School in Virginia City, which is hereby created. Money in the Account for the Restoration of the Fourth Ward School may be expended only upon approval by the Commission.

3. In exercising the power to vary or modify strict adherence to the provisions of [NRS 384.010 to 384.210](#), inclusive, or to interpret the meaning of [NRS 384.010 to 384.210](#), inclusive, so as to relieve hardship under the provisions of subsection 2 of [NRS 384.130](#), the Commission shall require any variance, modification or interpretation to be in harmony with the general purpose and intent of [NRS 384.010 to 384.210](#), inclusive, so that the general historical character of the District is conserved and substantial justice done. In allowing variations, the Commission may impose such reasonable and additional conditions as will, in its judgment, better fulfill the purposes of [NRS 384.010 to 384.210](#), inclusive.

4. If the Commission determines that a certificate of appropriateness should not issue, it shall immediately set forth in its records the reasons for the determination, and may include recommendations respecting the proposed erection, construction, restoration, alteration, moving or razing, and shall immediately notify the applicant of the determination by transmitting to the applicant an attested copy of the reasons and recommendations, if any, as set forth in the records of the Commission.

5. The applicant may appeal a refusal of the Commission to issue a certificate of appropriateness to the Board of Museums and History within 30 days after its determination and the Board, after a hearing on the matter, may:

(a) Approve the application with or without conditions by a unanimous vote; or

(b) Deny the application.

➔ If the Board approves the application, the Commission shall immediately issue a certificate of appropriateness to the applicant.

(Added to NRS by [1969, 1639](#); A [1979, 641](#); [1981, 1949](#); [1993, 1595](#); [2005, 894](#))

NRS 384.170 Creation and use of Account for the Comstock Historic District; acceptance of gifts, donations, devises and bequests; sale and lease of property; no power of eminent domain.

1. The Commission may accept gifts, donations, devises or bequests of real or personal property for the purpose of enabling it to carry out a program of historic preservation and restoration within the District, and it may expend the same for that purpose. The Commission may sell, or lease for periods not to exceed 20 years, real or personal property for use within the District which it may acquire.

2. The Commission shall deposit gifts or donations of money and any money acquired from selling or leasing the items described in subsection 1 in the Account for the Comstock Historic District which is hereby created in the State General Fund. The Account must be administered by the Commission. Any interest earned on the money in the Account must be credited to the Account. The money deposited in the Account and all interest paid thereon may be expended only for the maintenance of the Commission or to carry out the program of historic preservation and restoration within the District.

3. The Commission has no power of eminent domain.

(Added to NRS by [1969, 1639](#); A [1995, 52](#); [2011, 445](#))

NRS 384.180 Recommendations of Commission to State and political subdivisions. The Commission may recommend:

1. To the State and to political subdivisions within the District appropriate measures to effectuate, supplement, foster and promote the purposes of [NRS 384.010](#) to [384.210](#), inclusive.

2. To any political subdivision within the District appropriate zoning and traffic regulations, including but not limited to designating mobile home and trailer sites, parking, modes of public transportation, ingress and egress to public streets and alleys, and closing of such streets or alleys or restriction of vehicular traffic thereon in order to effectuate the purposes of [NRS 384.010](#) to [384.210](#), inclusive, such as restoration of historic modes of travel and safety of pedestrians.

(Added to NRS by [1969, 1639](#); A [1979, 642](#))

NRS 384.190 Powers of building inspector or similar authority employed by Commission; order to stop work.

1. The building inspector or similar authority employed by the Commission may investigate, inspect and examine any structure, place or area in the District, either in connection with an application for a certificate of appropriateness, or at any time to determine whether it is in violation of any provision of [NRS 384.010](#) to [384.210](#), inclusive, or any regulation or order adopted or issued under authority of [NRS 384.010](#) to [384.210](#), inclusive.

2. Whenever any work is being done contrary to the provisions of [NRS 384.010](#) to [384.210](#), inclusive, the building inspector or similar authority may order the work stopped by notice in writing served on any person engaged in the doing or causing such work to be done, and any such person shall forthwith stop such work until authorized by the Commission to proceed with the work.

(Added to NRS by [1969, 1640](#); A [1973, 673](#); [1979, 642](#); [2001, 1250](#))

NRS 384.200 Penalty; jurisdiction of district court; injunctive relief.

1. Any person who violates any of the provisions of [NRS 384.010](#) to [384.210](#), inclusive, or any regulation or order adopted or issued pursuant to the provisions of [NRS 384.010](#) to [384.210](#), inclusive, shall be punished by a fine of not more than \$500 for each offense. Each day of the violation constitutes a separate offense.

2. The district court of the county in which any property subject to the provisions of [NRS 384.010](#) to [384.210](#), inclusive, is located has jurisdiction to enforce the provisions of [NRS 384.010](#) to [384.210](#), inclusive, and any regulations or orders adopted or issued pursuant to the provisions of [NRS 384.010](#) to [384.210](#), inclusive, and may restrain by injunction violations thereof.

(Added to NRS by [1969, 1640](#); A [1979, 642](#))

NRS 384.210 Appeal to district court from determination of Commission or Board of Museums and History.

1. Any person aggrieved by a determination of the Commission, or of the Board of Museums and History made pursuant to subsection 5 of [NRS 384.150](#), may, within 30 days after the making of the determination, appeal to the district court of the county where the property in question is located.

2. The court may reverse the determination of the Commission if it finds that the reasons given for the determination are unsupported by the evidence or contrary to law. The proceeding in the district court is limited to the record made before the Commission.

(Added to NRS by [1969, 1640](#); A [1981, 1950](#); [1993, 1596](#); [2005, 895](#))

NAC 384

CHAPTER 384 - COMSTOCK HISTORIC DISTRICT

384.010	“Commission” defined.
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NAC 384.010 “Commission” defined. As used in this chapter, unless the context otherwise requires, “commission” means the Comstock historic district commission.
(Supplied in codification)

NAC 384.020 Officers of commission: Positions; selection; duties.

1. The officers of the commission consist of a chairman, a vice chairman, a secretary and a treasurer, as determined by the commission.
2. The commission may elect or appoint such other officers as it deems desirable. These officers shall perform the duties prescribed from time to time by the commission.
3. Any two or more offices may be held by the same person, except the office of chairman.

[Virginia City Hist. Dist. Comm’n, Art. II § 1, eff. 10-13-72]

NAC 384.030 Officers of commission: Election; term of office; vacancy.

1. The officers of the commission are elected annually by the commissioners at the April meeting of the commission.
2. A vacancy in any office because of death, resignation or otherwise, may be filled by the commissioners for the unexpired portion of the term.

[Virginia City Hist. Dist. Comm’n, Art. II §§ 2 & 3, eff. 10-13-72]

NAC 384.040 Duties of chairman.

1. The chairman is the principal executive officer of the commission and shall supervise and control all of the business and affairs of the commission.
2. The chairman shall preside at all meetings of the commission.

3. The chairman may sign, with the Secretary, or any other proper officer of the commission authorized by the commission, any deeds, mortgages, bonds, contracts, or other instruments which the commission has authorized to be executed, except in cases where the signing and execution is expressly delegated by the commission, or by statute, to some other officer or agent of the commission.

4. The chairman shall perform the duties incident to his office and such other duties as may be prescribed by the commission from time to time.

[Virginia City Hist. Dist. Comm'n, Art. II § 4, eff. 10-13-72]

NAC 384.050 Duties of vice chairman.

1. In the absence of the chairman, or in the event of his inability or refusal to act, as determined by a majority of the commission, the vice chairman shall perform the duties of the chairman.

2. When acting as chairman, the vice chairman has all the powers of and is subject to all the restrictions upon the chairman.

3. The vice chairman shall perform such other duties as from time to time may be assigned to him by the chairman or by the commission.

[Virginia City Hist. Dist. Comm'n, Art II § 5, eff. 10-13-72]

NAC 384.060 Duties of treasurer.

1. If required by the commission, the treasurer shall give a bond for the faithful discharge of his duties in such sum and with such surety or sureties as the commission determines.

2. The treasurer has charge and custody of and is responsible for all funds and securities of the commission. He shall receive and give receipts for money due and payable to the commission from any source whatsoever and, in accordance with subsection 3 of [NAC 384.080](#), shall deposit all such money in the name of the commission in such banks, trust companies, or other depositories as are selected by the commission.

3. The treasurer shall perform all the duties incident to his office and such other duties as from time to time may be assigned to him by the chairman.

[Virginia City Hist. Dist. Comm'n, Art. II § 6, eff. 10-13-72]

NAC 384.070 Duties of secretary. The secretary shall:

1. Keep the minutes of the meetings of the commission, in one or more books provided for that purpose;

2. See that all notices are given in accordance with the provisions of this chapter or as required by law;

3. Be custodian of the commission's records, including all applications for certificates of appropriateness, and their disposition, drawings, photographs, maps, and the commission's library;

4. Keep and maintain a card index system, as required by statute, and keep a register of the mailing address of each member of the commission which must be furnished to the secretary by the commission; and

5. Perform all duties incident to his office and such other duties as from time to time may be assigned to him by the chairman or by the commission.

[Virginia City Hist. Dist. Comm'n, Art. II § 7, eff. 10-13-72]

NAC 384.080 Contracts, checks, deposits.

1. The chairman and secretary may enter into any contract or execute and deliver any instrument in the name of and on behalf of the commission.

2. All checks, drafts, or orders for the payment of money, notes, or other evidences of indebtedness issued in the name of the commission must be signed by the treasurer and countersigned by the chairman or vice chairman of the commission.

3. All money of the commission must be deposited from time to time to the credit of the commission, in such banks, trust companies, or other depositories as the commission may select. The commission may also purchase time certificates of deposit.

[Virginia City Hist. Dist. Comm'n, Art. IV §§ 1-3, eff. 10-13-72]

NAC 384.090 Committees of commission: Formation.

1. The commission, by resolution adopted by a majority of the commissioners, may designate one or more committees, each of which must consist of two or more commissioners.

2. The committees, to the extent provided in the resolution, have and shall exercise the authority of the commission and the management of the commission; but the designation of such committees and the delegation of authority to them does not operate to relieve the commission or any individual commissioner of any responsibility imposed upon the commission or the commissioner by law.

3. The commission may appoint an architectural committee composed of members who have expertise and background in architecture, engineering or design, particularly as it relates to the architectural design and engineering methods used and employed in the Comstock Era between 1865 and 1880. This committee's purpose is to advise and consult with the commission on applications for certificates of appropriateness, make recommendations to the commission, and perform such other duties and functions as the commission deems advisable. The members of this committee need not be members of the commission.

4. Other committees not having and exercising the authority of the commission may be designated by a resolution adopted by the commission. Except as otherwise provided in the resolution, the members of such a committee need not be members of the commission. The chairman shall appoint the members of the committee. Any member of the committee may be removed by the chairman whenever in his judgment the best interests of the commission will be served by the removal.

[Virginia City Hist. Dist. Comm'n, Art. III §§ 1-3, eff. 10-13-72]

NAC 384.100 Committees of commission: Terms of office; officers; vacancies; quorum.

1. Each member of a committee shall serve until his term expires and a successor is appointed, unless the committee is sooner terminated, the member is removed from the committee, or the member ceases to qualify as a member of the committee.

2. One member of each committee shall be appointed chairman by the chairman of the commission.

3. Vacancies in the membership of any committee may be filled by appointment made in the same manner as an original appointment.

4. Unless otherwise provided in the resolution of the commission designating a committee, a majority of the whole committee constitutes a quorum, and the act of a majority of the members present in a meeting at which a quorum is present is the act of the committee.

[Virginia City Hist. Dist. Comm'n, Art. III §§ 4-7, eff. 10-13-72]

NAC 384.110 Office manager.

1. The commission may employ an office manager to supervise all office and day-to-day routine of the commission, supervise the building inspectors and handle violations.

2. The office manager shall advise the commission of pending business and applications and report violations.

3. He shall interview and advise applicants according to law and practice, and shall advise them of approved standards and details.

4. The office manager shall review applications for presentation to meetings of the commission and shall perform such other duties as the commission from time to time may assign.

[Virginia City Hist. Dist. Comm'n, Art. X, eff. 10-13-72]

NAC 384.120 Meetings.

1. Regular meetings of the commissioners must be held at the office of the commission in Virginia City on the first Tuesday of each month.

2. Special meetings of the commissioners may be called by or at the request of the chairman or two commissioners. The chairman shall fix the time of the special meeting and the place of the meeting, which may be within or without the historic district.

3. If less than a majority of commissioners are present, a majority of the commissioners present may adjourn a meeting from time to time without further notice.

[Virginia City Hist. Dist. Comm'n, Art. I §§ 1, 2 & part 5, eff. 10-13-72]

NAC 384.130 Notices of meetings.

1. Notice of a special meeting of the commission must be given at least 7 days before the meeting, by written notice delivered personally, or sent by mail or telegram to each commissioner, at his address as shown on the records of the commission.

2. Any commissioner may waive notice of any meeting.

3. A commissioner's attendance at a meeting constitutes a waiver of notice, except where he attends for the express purpose of objecting to the transaction of business because it was not lawfully called.

4. The general nature of the business to be transacted at the special meeting must be set forth in the notice.

[Virginia City Hist. Dist. Comm'n, Art. I § 4, eff. 10-13-72]

NAC 384.140 Establishment of district. After the commission has established the boundaries of the district, the commission will cause maps describing the district's boundaries to be made available to applicants and to the public.

[Virginia City Hist. Dist. Comm'n, Art. VII, eff. 10-13-72]

NAC 384.150 Map of boundaries of Historic District.

1. The commission will prepare and make available applications for certificates of appropriateness to applicants desiring to erect, reconstruct, alter, restore, move or demolish any structure within the district, and may establish a reasonable fee to cover the cost of processing an application.

2. The commission may issue guidelines or bulletins and instruction sheets from time to time setting forth the general policies of the commission, design criteria, projects or work that may be undertaken without a certificate of appropriateness, and such other information and data which the commission deems necessary to better inform and assist applicants in submitting their applications for such certificates.

3. All applications for certificates of appropriateness must be filed with the office of the commission and must remain a part of its records.

4. Every application must be accompanied by drawings or plans of the proposed alteration, additions or changes, and for new construction of buildings or property use, signed by the person, architect, or draftsman who prepared them. As used in this subsection, "drawing" means plans and exterior elevation drawn to scale with sufficient detail to show, so far as they relate to exterior appearances, the architectural design of buildings, including proposed materials, textures and colors, including samples of materials or color samples, and the plot plan or site lay-out, including all improvements affecting appearances, such as walls, walks, terraces, planting, accessory buildings, signs, lights and other elements.

5. In the case of an application to alter or add to a structure within the district, the application must be accompanied by legible photographs of all sides of the structure. In the case of applications for demolition of structures, the applicant shall submit legible photographs of all sides of the building under consideration and photographs showing contiguous properties. In the case of an application to construct a new building in the district, the application must be accompanied by legible photographs of the adjoining properties.

[Virginia City Hist. Dist. Comm'n, Art. VIII §§ 1-3, eff. 10-13-72]

NAC 384.170 Certificates of appropriateness: Principles considered by commission.

1. Preservation is the first responsibility of the commission, and preservation is preferred to restoration.

2. Architectural integrity is preferable to synthetic style.

3. Change should be considered in relation to the remainder of the building and its neighboring structures.

4. Change to authentic is desirable.

5. In all new building plans, extreme care should be observed. Each new building should be worthy of the area and a pride to the neighborhood. Since all new construction aims to capitalize on the merits of the historic background of the district, it should also contribute its share of quality, character and desirability.

6. Economic consideration should have little effect on the commission's judgment insofar as permitting cheaper means of construction, decoration, and fabrication.

7. Imitations of old styles and fake architecture are not desirable. It is more important that new construction be in scale with older structures and not detrimental to buildings with historic and architectural worth.

[Virginia City Hist. Dist. Comm'n, Art. XII, eff. 10-13-72]

NAC 384.180 Informal conferences and hearings.

1. Prior to a preparation of working drawings or calling for proposals or bids from contractors, prospective property developers, owners or agents may prepare preliminary scale drawings and outlines, specifications, including color samples for outside work, and photographs for review and informal discussion with the commission. The purpose of this review is to acquaint the developer, owner or agent with the standards of appropriateness of design that are required of his proposed development.

2. Preapplication review does not require formal application but does require notice to be given to the commission at least 10 days before the date of the meeting in which the preliminary drawings are to be discussed.

[Virginia City Hist. Dist. Comm'n, Art. IX, eff. 10-13-72]

NAC 384.190 Building inspector.

1. The commission may designate any county or city building inspector within the district to investigate, inspect and examine any structure, place or area within the district in accordance with [NRS 384.190](#).

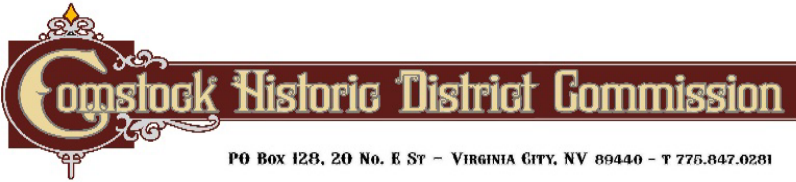
2. When a certificate of appropriateness is granted, a building inspector may be authorized by the commission to make periodic inspections and make progress reports to the commission.

3. The inspector may also be requested to report any violations of [chapter 384](#) of NRS to the commission and other appropriate authorities.

[Virginia City Hist. Dist. Comm'n, Art. XI, eff. 10-13-72]

6:00 PM MEETING, AGENDA ITEM 6:

Review of draft meeting minutes from June 12, 2023



State of Nevada
Department of Conservation and Natural Resources
Joe Lombardo, *Governor*
James A. Settelmeyer, *Director*
Rebecca Palmer, *Administrator*
Joseph Curtis, *Chair*

MINUTES OF THE COMSTOCK HISTORIC DISTRICT COMMISSION

DATE: Monday, June 12, 2023

PLACE: Storey County Courthouse Slammer Museum, 26 South B Street, Virginia City, Nevada

WORKSHOP MEETING: None

REGULAR MEETING TIME: 6:00 PM

CALL TO ORDER: 6:01 PM

PLEDGE OF ALLEGIANCE

COMMISSIONER ROLL CALL: Quorum achieved

Calvin Dillon – present

Clay Mitchell – present

John Cassanelli – present

Joe Curtis – present

Tammy Hendrix – present

Julie Workman – present

Nancy Cleaves – present

Mercedes de la Garza – *absent*

(Deputy Attorney General Nathan Holland not present)

PUBLIC COMMENT (Comment limited to 3 minutes per speaker, no action will be taken until it is properly agendized):

One public comment. Gold Hill resident Sam Toll spoke about the NV Energy street lights. He stated that he and his neighbors are opposed to the brightness of the light coming from the upgraded fixtures. He is sympathetic to the fact that the new technology is brighter, that safety is an issue with it being a highway, and that these lights are what NV Energy has available. But he does not feel that the brighter lights are appropriate for the district. He does not feel that the newly installed shields did enough to mitigate the brightness and glare. He doubts that they meet County code even though they do meet the Dark Sky ordinance. He thanked Joe Curtis and the CHDC for their work to preserve the historic district.

ADMINISTRATIVE ITEMS:

Chair's Report – None; comments reserved for specific agenda items

Staff Report – Comstock Preservation and History Officer Kristen Brown referred the Commissioners to her staff report that was sent to them along with the meeting materials. Kristen also gave an update on an email reply from the BLM received earlier that day (June 12th). The BLM responded to the CHDC's questions and comments from the May meeting regarding the interpretive kiosk. The second kiosk is in

Carson City at Eastgate Depot. All three kiosks will have the same appearance. The BLM inquired who owned the land at the rest area at the north end of C Street and expressed interest in placing a kiosk there. The BLM expressed concern that the water tank location near the Catholic cemetery is too remote.

Commissioner Comments – Julie Workman stated that the Dayton fourth graders toured Old Town Dayton and the Schoolhouse Museum, learned about historical figures, and had a scavenger hunt. The museum is open on the weekends – on Saturdays and for a half day on Sundays. John Cassinelli noted that he attended the Sutro Tunnel grand opening celebration and toured Donovan Mill.

Correspondence – BLM consultation letter (see Agenda Item 9)

APPROVAL OF JUNE 12, 2023 AGENDA:

Cal Dillon moved to approve the June 12, 2023 agenda, and Nancy Cleaves seconded the motion. A vote was taken and the June 12, 2023 agenda was unanimously approved.

APPROVAL OF MINUTES FROM MAY 8, 2023 MEETING:

Nancy Cleaves moved to approve the May 8, 2023 meeting minutes with one edit, to correct a typo misspelling her name on the last page. Clay Mitchell seconded the motion. A vote was taken and the May 8, 2023 meeting minutes were approved. John Cassinelli abstained from voting as he was not present at the May meeting.

ALTERATION APPLICATION FOR SOLAR PANELS AT 80 N. L STREET, VIRGINIA CITY, AGENDA ITEM 7:

Gregory Bolander is the owner and submitted an application to install solar panels on the south-facing roof plane of his 2006 house. Discussion among Commissioners regarding prior precedents for solar panels and whether they are appropriate in the district. Joe Curtis noted that the CHDC has been selective in the past and only allowed them where the public can't see them, and that these panels will be visible. Julie Workman noted that they will be black panels on a black roof, that it isn't a historic building, that there aren't many buildings near it, and that the substation equipment next door blocks the view. She suggested approving these panels as the CHDC is likely to receive more solar applications in the future. Nancy Cleaves agreed with Julie Workman. Joe Curtis decided to abstain from voting as his own home looks down onto this building and since his own panels were denied years ago, although solar panels were rare then versus common now. Clay Mitchell noted that there are obvious panels on the elementary school and he does see others in town. He desires a more consistent approach to reviewing panels in the future. Joe Curtis suggested the Tesla solar shingles, and Cal Dillion asked if we could request alternatives from the building owner. Clay Mitchell noted that Tesla roofs have long lead times and that other types of panels are also reflective, which the CHDC should consider. Tammy Hendrix asked if there was a clear precedent set in the past, and Joe Curtis said yes, the precedent has been to approve those that aren't visible. Julie Workman stated that the CHDC has discussed panels in the past and had come up with some guidelines that this applicant has met, including that they will be black on a black roof, on a non-historic building, and on a building far from the main tourist areas.

Public comment – None.

Julie Workman moved to approve the solar panels and Nancy Cleaves seconded the motion. A vote was taken and the motion to approve the solar panels was approved. Joe Curtis abstained from voting.

NEW CONSTRUCTION FOR HOUSE, BARN, AND RETAINING WALL ON S. D STREET JUST NORTH OF FLOWERY, VIRGINIA CITY, AGENDA ITEM 8:

Lane Puckett is the owner and was present. The proposed design is for a house with a wraparound porch and tall foundation on the D Street elevation, and a barn and retaining wall set back into the hillside on the west side of the lot. Discussion among the Commissioners and the applicant about the proposed design and materials. Lane Puckett proposes applying a veneer of reclaimed bricks to the house and creating a faux stone foundation using scored cementitious coating. Lane Puckett also proposes applying a veneer of reclaimed wood to the barn and installing historic reclaimed windows. Kristen Brown cautioned against creating a false sense of history, which does not meet the district construction standards or the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. New construction should be compatible yet differentiated and should not create a false sense of history or fool someone into thinking it is a historic building. Discussion among Commissioners and staff regarding several ideas to change the design slightly to meet the Standards, including leaving the foundation with only exposed modern concrete and no faux stone, leaving the Victorian "gingerbread" off of the porch, installing an asphalt shingle roof, installing simple balusters instead of turned balusters, and installing simple/flat trim.

Public comment – Michele Puckett spoke and stated that the lot was full of hoarder trash before they purchased it.

Nancy Cleaves moved to approve the new buildings, with a less Victorian appearance, an asphalt shingle roof on the house, a concrete block foundation on the house, and with the rest of the architectural designs to be worked out with staff. John Cassinelli seconded the motion. A vote was taken and the motion passed unanimously.

NEW CONSTRUCTION FOR GREENLINK WEST TRANSMISSION LINE PROJECT, VARIOUS LOCATIONS NORTH OF VIRGINIA CITY, AGENDA ITEM 9:

The Bureau of Land Management (BLM) is the lead federal agency for a federal undertaking to install a transmission line from Reno to Las Vegas. The BLM was not present at the meeting but requested CHDC comment on the undertaking via a consultation letter. Kristen Brown explained the Section 106 process and summarized the undertaking's scope of work. Discussion among Commissioners about possible historic resources that may be in or near the Area of Potential Effect (APE), including the Lagomarsino Petroglyphs, other petroglyphs in areas to the north, stone structures at the Washington Townsite, and the cinnabar mines near Castle Peak. Tammy Hendrix noted that the BLM told Lyon County that they were leasing land for a solar field, and asked if this transmission line was related to that, or if it would lead to other things of that nature being installed. Kristen Brown indicated that the BLM was conducting consultation on the transmission line as a single undertaking. Joe Curtis stated that he would like the CHDC to remain involved with the consultation efforts. Clay Mitchell indicated that he felt the APE was adequate.

Public comment – One public comment. Storey County Planner Kathy Canfield stated that the County is participating in scoping meetings. The County is supportive of the goal but has concerns, particularly about the new transmission line access road providing an easy route for people to drive to the petroglyphs. She is also concerned about the road providing access to private property, about the fact that the CHDC was not mentioned in the Environmental Impact Statement (EIS), and that the EIS does not

contain clear alternatives. The County has invited the BLM to attend a Board of County Commissioner meeting. The County has a link to the EIS and its appendices on the County website.

Clay Mitchell moved to direct staff to send a letter to the BLM outlining the CHDC's feedback, including: the CHDC does not have concerns with the APE; the CHDC has identified several areas of concern (the petroglyph sites, the cinnabar mines, the Washington townsite, old sheep pens, Tribal game fencing, and chert tool sites); the CHDC encourages the BLM to investigate those sites and all sites in the APE; the CHDC asks the BLM not to disturb known sites with a new access road; and the CHDC would like to remain in communication. Nancy Cleaves seconded the motion. A vote was taken and the motion passed unanimously.

NEW CONSTRUCTION, NV ENERGY STREETLIGHTS, VARIOUS LOCATIONS, VIRGINIA CITY AND GOLD HILL, AGENDA ITEM 10:

NV Energy installed inappropriate light fixtures without consultation and the item was on previous meeting agendas to discuss a potential stop work order and later to discuss potentially approving the lights. In response to a CHDC letter mailed to NV Energy and a meeting with NV Energy in April, NV Energy installed small shields on several new lights in an attempt to reduce their glare. Discussion among the Commissioners regarding whether the shields helped with the brightness and glare, and regarding what other options might be available. Joe Curtis stated that he inspected the lights recently and that the new shields did not appear to help or change the glare. Traveling downhill in Gold Hill is slightly less bright, but the glare is the same or worse when traveling uphill, and also when you are standing near a light it is very bright like a spotlight. Joe Curtis also noted that NV Energy does not seem to want to help as they have stated several times that there are no other alternatives, but stating that nothing else is available seems inauthentic. Joe Curtis reminded the CHDC about Sam Toll's public comment at the beginning of the meeting. Cal Dillon stated that he does not think the shields helped, and that they in fact made the light glare worse in some places. Nancy Cleaves agrees that the lights have not gotten better with the shields. She can no longer stargaze at Maynard Station due to the light intensity. Cal Dillon asked if there was a frosted cover that could be installed. Clay Mitchell stated that NV Energy does have different light fixtures that only have one bulb instead of two. He asked if the diffusers from the cut sheets won't work on these light types, what about other light "temperatures" or lower wattages? Clay Mitchell pointed out that the shields were installed facing the adjacent houses to attempt to reduce glare in those directions, but aren't shielded toward the road. Joe Curtis asked if the lights were so bright they might not meet FHWA/NDOT safety standards. Clay Mitchell spoke regarding the design of the lights and its appropriateness within the district, and said that if the lights weren't so bright, the simple design of the fixtures might "disappear" to the point where people wouldn't notice them. Clay Mitchell suggested that he set up a meeting with NV Energy to discuss alternatives again.

Clay Mitchell moved to continue this agenda item at the July CHDC meeting to continue the conversation and provide our feedback to NV Energy. John Cassinelli seconded the motion. A vote was taken and the motion passed unanimously.

JULY 2023 CHDC MEETING DATE RESCHEDULING, AGENDA ITEM 11:

During the May 8, 2023 meeting, the Commission voted to move the monthly meetings to the first Tuesday of each month. The first Tuesday in July is a holiday so the Commissioners discussed an alternative meeting date for July. Julie Workman suggested the second Monday in July.

Clay Mitchell moved to change the July CHDC meeting to Monday, July 10th, 2023 at 5:00 PM. Cal Dillon seconded the motion. A vote was taken and the motion passed unanimously.

PUBLIC COMMENT (Comment limited to 3 minutes per speaker, no action will be taken until it is properly agendized): None

ADJOURNMENT:

John Cassinelli moved to adjourn the meeting, and Nancy Cleaves seconded the motion. A vote was taken and the motion passed unanimously. Meeting adjourned at 8:09 PM.

DRAFT

6:00 PM MEETING, AGENDA ITEM 7:

Continuing discussion of NV Energy streetlights



6:00 PM MEETING, AGENDA ITEM 8:

Continuing discussion of solar panels and
solar roof shingles



ITS NUMBER 52

Interpreting The Secretary of the Interior's Standards for Rehabilitation

Subject: Incorporating Solar Panels in a Rehabilitation Project

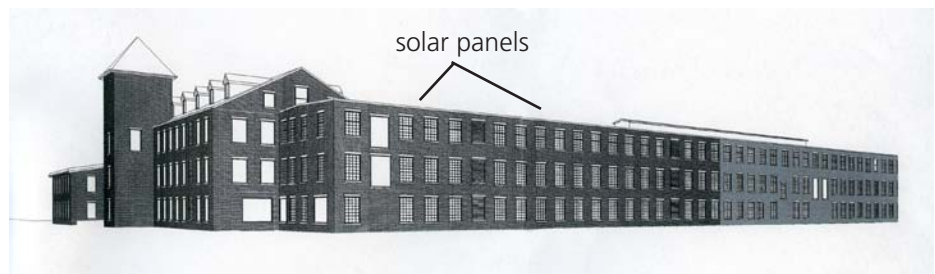
Applicable Standards: 2. Retention of Historic Character
9. Compatible Additions/Exterior Alterations

Issue: Enhancing the energy efficiency of a historic building is important. To that end, it is often possible to install features such as solar panels and photovoltaic cells provided they are installed in a sensitive manner. Because these elements must be positioned to take advantage of unobstructed sunlight, the roof of a historic structure is an obvious location. The roofline of a historic building is often a distinctive feature. Therefore, the installation of solar panels should conform to guidance regarding rooftop additions, i.e. that they be minimally visible, to avoid altering the historic character of the building. Historic buildings with a flat roof or parapet can usually accommodate solar panels because the panels will be hidden, while properties with a hipped or gabled roof are generally not good candidates for a rooftop solar installation. Solar panels on historic buildings should not be visible from the public right of way such as nearby streets, sidewalks or other public spaces.

In circumstances where solar collectors are not placed on rooftops, they should only be positioned in limited or no-visibility locations in secondary areas of the property. Vegetation or a compatible screen may also be an option to further reduce the impact of these features on a historic property. For some historic buildings, it may not be possible to incorporate solar panels and meet the Secretary of the Interior's Standards for Rehabilitation.

Application 1 (*Compatible treatment*):

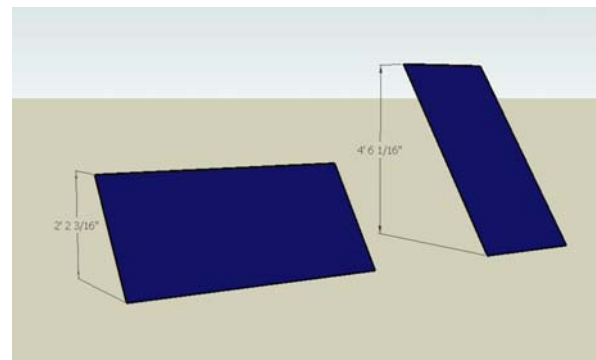
The rehabilitation of this mid-nineteenth century mill incorporated a large, roof-mounted photovoltaic installation. Although the historic building does not have a parapet wall at the roofline, the height of the building and the arrangement of the panels render the entire installation invisible from the ground. It is important to note that the panels are placed horizontally. Had the panels been installed with a vertical tilt, the angle required to maximize efficiency would have caused the panels to extend significantly higher above the roof. Simply changing the direction in which the panels are tilted can affect their visibility and reduce their impact on the character of the historic property.



Because of the size of this historic mill, a large array of solar panels could be installed on the flat roof without being seen from the ground.



Solar panels installed on the flat roof.



By placing the panels horizontally, the overall height of the installation and its visibility is reduced.

Application 2 (*Incompatible treatment*): During the rehabilitation of this late-nineteenth century commercial building, a conspicuous rooftop monitor with prominent solar panels and skylights was constructed on the one-story structure. The size and finish of this rooftop addition are incompatible with the historic character of the building. However, the building could have accommodated both skylights and solar panels if they had been installed differently. An alternative design that could have met the Standards would have included low-profile skylights and solar panels concealed behind the parapet wall.



The addition of a large rooftop monitor featuring skylights on the front slope and solar panels on the rear slope is not compatible with the historic character of this small, one-story commercial building.

Application 3 (*Compatible treatment*): The rehabilitation of this historic post office incorporated solar panels as dual-function features: generation of electricity and shading for south-facing windows. In this instance, the southern elevation of the building is also a secondary elevation with limited visibility from the public right of way. Additionally, because this area of the building is immediately next to the post office's loading dock, it has a more utilitarian character than the primary facades and, therefore, can better accommodate solar panels. Because the panels are in a suitable location at the rear of the property and are appropriately sized to serve as awnings, they do not affect the overall historic character of the property. Additionally, a screen of tall plantings shields the solar panels from view from the front of the building, further limiting their visibility.



Above: Shown from the rear of the property, these solar panels serve a secondary function as awnings to shade south-facing windows. Because of their location at the back of the building immediately adjacent to a loading dock, the installation of these panels does not affect the historic character of the property.



Left: The solar panels are not visible from the front of the building. Additionally, even if the vegetation were removed, the installation would only be minimally visible along an alley at the rear of a secondary side elevation.

Jenny Parker, Technical Preservation Services, National Park Service

These bulletins are issued to explain preservation project decisions made by the U.S. Department of the Interior. The resulting determinations, based on the [Secretary of the Interior's Standards for Rehabilitation](#), are not necessarily applicable beyond the unique facts and circumstances of each particular case.

August 2009, ITS Number 52



Sustainability > Solar Technology

Excerpt from the NPS Sustainability document



Not Recommended Although installing solar panels behind a rear parking lot might be a suitable location in many cases, here the panels negatively impact the historic property on which they are located.



Recommended Solar panels were installed appropriately on the rear portion of the roof on this historic row house that are not visible from the primary elevation.



Recommended Solar panels were installed appropriately on the rear portion of the roof on this historic row house that are not visible from the primary elevation.



Recommended Free-standing solar panels have been installed here that are visible but appropriately located at the rear of the property and compatible with the character of this industrial site.



Not Recommended Solar roof panels have been installed at the rear, but because the house is situated on a corner, they are highly visible and negatively impact the character of the historic property.



Recommended Solar panels, which also serve as awnings, were installed in secondary locations on the side and rear of this historic post office and cannot be seen from the front of the building.

Recommended Solar panels, which also serve as awnings, were installed in secondary locations on the side and rear of this historic post office and cannot be seen from the front of the building.



Recommended Solar panels placed horizontally on the roof of this historic building are not visible from below.



Not Recommended Although installing solar panels behind a rear parking lot might be a suitable location in many cases, here the panels negatively impact the historic property on which they are located.



Recommended Solar panels were installed appropriately on the rear portion of the roof on this historic row house that are not visible from the primary elevation.



Recommended Solar panels were installed appropriately on the rear portion of the roof on this historic row house that are not visible from the primary elevation.

Solar Technology

Recommended

Considering on-site, solar technology only after implementing all appropriate treatments to improve energy efficiency of the building, which often have greater life-cycle cost benefit than on-site renewable energy.

Analyzing whether solar technology can be used successfully and will benefit a historic building without compromising its character or the character of the site or the surrounding historic district.

Installing a solar device in a compatible location on the site or on a non-historic building or addition where it will have minimal impact on the historic building and its site.

Installing a solar device on the historic building only after other locations have been investigated and determined infeasible.

Installing a low-profile solar device on the historic building so that it is not visible or only minimally visible from the public right of way: for example, on a flat roof and set back to take advantage of a parapet or other roof feature to screen solar panels from view; or on a secondary slope of a roof, out of view from the public right of way.

Installing a solar device on the historic building in a manner that does not damage historic roofing material or negatively impact the building's historic character and is reversible.

Installing solar roof panels horizontally—flat or parallel to the roof—to reduce visibility.

Investigating off-site, renewable energy options when installing on-site solar devices would negatively impact the historic character of the building or site.

Not Recommended

Installing on-site, solar technology without first implementing all appropriate treatments to the building to improve its energy efficiency.

Installing a solar device without first analyzing its potential benefit or whether it will negatively impact the character of the historic building or site or the surrounding historic district.

Placing a solar device in a highly-visible location where it will negatively impact the historic building and its site.

Installing a solar device on the historic building without first considering other locations.

Installing a solar device in a prominent location on the building where it will negatively impact its historic character.

Installing a solar device on the historic building in a manner that damages historic roofing material or replaces it with an incompatible material and is not reversible.

Removing historic roof features to install solar panels.

Altering a historic, character-defining roof slope to install solar panels.

Installing solar devices that are not reversible.

Placing solar roof panels vertically where they are highly visible and will negatively impact the historic character of the building.



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By [This Old House Reviews Team](#)

5/11/2023 3:52 PM

[+ Show Summary](#)

Most solar systems use traditional rooftop solar panels. While these offer excellent energy savings, they can look clunky and noticeable on your roof. New technology has led to solar shingles, which function as solar panels but provide a sleeker, more low-profile look.

Are solar shingles worth the investment? We at the This Old House Reviews Team have broken down solar shingles' benefits and average costs, plus how they compare to solar panels from the [top-rated solar installation companies](#) across the United States.

Get Estimates from Solar Experts in Your Area

Totally free, no phone call required

Zip Code

Get Quote

What Are Solar Shingles?

Solar shingles are an alternative to traditional solar panels that blend in more seamlessly with your roof. Like solar panels, they absorb sunlight and convert it into electricity for your home. Solar shingles are categorized as building-integrated photovoltaics (BIPV), or solar products that replace conventional building materials such as roofs or glass windows. BIPV solutions reduce building material costs while providing renewable energy.

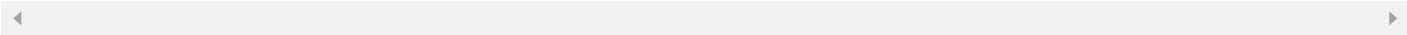
Shingles aren't as readily available as traditional panels, but there's a growing interest in them. The DOW Chemical Company introduced solar shingles to the U.S. market in 2011. They became more popular when Tesla debuted its solar roof in 2016. Since then, more solar panel companies and installers have begun offering solar shingles for residential installations.

Solar shingles resemble standard asphalt roof shingles but vary in composition. These shingles contain thin layers of photovoltaic (PV) sheets that cover a glass base. They can either cover your existing roof or replace it. Just like your roof, shingles are designed to withstand the elements, including heavy rain, wind, and hail.

Solar Roof Shingles vs. Solar Panels

Solar shingles and solar panels both produce renewable energy to power your home. However, they differ in key ways, including construction, energy efficiency, and installation options. Review the differences between these solar solutions in the table below.

Factor	Solar Panels	Solar Shingles
Aesthetics	Blue or black hue	Black hue
Average size	39 inches wide by 65 inches long	12 inches wide by 86 inches long
Composition	Silicon cells	Copper indium gallium selenide or monocrystalline cells
Efficiency rating	Up to 24%	14%–18%
Life span	25–40 years	Up to 20 years
Power production	Up to 400 watts	13–70 watts



Aesthetics

Most residential solar installations use rooftop solar panels, which are more visible than solar shingles. The panels’ appearance depends on their type. Monocrystalline (mono) panels are less noticeable because they’re black, while polycrystalline solar panels stand out because they’re blue. Rooftop solar panels are also rack-mounted, which makes them more noticeable overall.

Solar shingles can be integrated with your existing roof or used in place of a new roof, so they blend in more seamlessly with your home.

Average Size

Solar shingles are significantly smaller than standard solar panels. They cover or replace traditional asphalt shingles, so they’re usually 12 inches wide by 86 inches long. They’re also lighter than solar panels, with an average weight of 13 pounds per square foot. They don’t add undue weight to your roof and eliminate the need for mounts or bracketing systems.

Composition

Traditional solar panels use crystalline silicon. Silicon acts as a semiconductor and helps absorb the sun's rays. The silicon manufacturing process differentiates monocrystalline and polycrystalline panels. Mono panels use solar cells cut from one monocrystalline silicon crystal, whereas polycrystalline panels use multiple silicon crystals.

Mono panels are more efficient and are considered the best solar panels for home installations. Some solar shingles incorporate monocrystalline silicon cells in their design.

Most solar shingles use copper indium gallium selenide (CIGS) cells. CIGS cells are also used in thin-film solar panels, a less popular solar panel type. Instead of silicon, these cells use a combination of copper, indium, gallium, and selenium along with glass to create conductivity.

Efficiency Rating

Efficiency is vital to your solar system's energy production. Solar manufacturers use energy efficiency ratings to show how effectively panels and shingles can convert the sun's rays into usable electricity. Monocrystalline solar panels are considered the most efficient solar panels. They offer efficiency ratings up to 24%, meaning they can convert 24% of the sunlight they absorb into energy. Solar shingles are less efficient and are more comparable to polycrystalline panels, with rates between 14% and 18%.

Power Production

You'll need to match your home's energy needs to your solar system's power output. High-quality mono panels can produce more than 400 watts per panel, while solar shingles generate 13–70 watts each. You'll need more solar roof tiles to match a single solar panel adequately. Depending on their output, it could take 20–30 shingles to provide as much power as one high-powered solar panel.

Life Span and Warranty Coverage

Solar panels can last more than 25 years with the right upkeep. High-efficiency solar panels typically have 25-year warranties to match this life span. Some solar installers also include a power production guarantee covering your panels' power output.

Solar shingles last around 20 years. Similar to panels, solar manufacturers may include two separate clauses for durability and power production. Your power production guarantee covers your shingles for 20 years, but the durability coverage may extend through your home's lifetime.

Solar Shingles Installation

A solar shingle installer will begin by analyzing your energy needs and roof size. The average installation requires 300–350 solar shingles per installation. A roofing company will check your roof's condition and assess your installation needs. Any roof repairs must be completed before installing solar shingles. This reduces the possibility of faulty installation and damage.

The higher your required power output, the more shingles you'll need, and the higher your installation costs will be. You won't need to replace or cover all of your roof shingles, though. It may be better to opt for a full solar roof if your roof needs extensive work, as you'll save on roofing material costs.

Most solar shingle installations are completed in seven days.

Solar Shingles Costs

Solar shingles are more expensive than the [cost of installing solar panels](#). According to the Solar Energy Industries Association (SEIA), a standard 5-kilowatt (kW) solar panel system costs around \$15,500. Solar shingles cost \$20–\$30 per square foot, so you could pay between \$36,000 to \$54,000 for an 1,800-square-foot roof. This is an estimated cost for an entire roof installation. The price may vary based on how many shingles are needed to run your home and your shingle configuration.

Homeowners can take advantage of solar incentives, rebates, and credits to offset solar shingle costs. These incentives are offered at federal and local government levels. For example, the [federal solar tax credit](#) provides a tax reduction equal to 30% of your solar installation costs. Check the [Database of State Incentives for Renewables and Efficiency \(DSIRE\)](#) for additional state and local incentives in your area.

Solar Shingle and Roof Companies

A limited number of solar manufacturers produce solar shingles. Here's an overview of some companies that provide solar roofing solutions.

- **CertainTeed Solar:** This company manufactures monocrystalline solar shingles and tiles. The Apollo Tile II system integrates with flat concrete tile roofs, and the Apollo II system installs on asphalt tile configurations.
 - **Luma Solar:** Luma's monocrystalline shingles have a Miami-Dade hurricane rating of Class 5+, which means they're durable enough to withstand even the most dangerous hurricane-force winds. They work with metal shingles and have upgradable technology.
 - **SunTegra Solar:** SunTegra shingles and tiles can be customized for composite and tile roofs. Sheets of tiles are attached on composite layouts, while individual tiles are assembled on tiled roofs.
 - **Tesla Solar Roof:** Tesla is one of the few solar installers that provides full-roof installations. The Tesla Solar Roof combines glass and steel to enhance the roof's strength. This installation replaces conventional roofing to combine clean energy generation with protection from the elements.
 - **Timberline Solar Roofing by GAF Energy:** Timberland solar roofing uses rack-mounting, so it doesn't need to drill into your shingles for proper attachment. These shingles come in four colors to match your roof's design and withstand winds up to 130 mph.
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Our Conclusion

Solar shingles allow homeowners to benefit from solar energy without bulky panel installations. These shingles can replace a traditional roofing system and still provide the same level of home protection. Solar shingles require a more extensive roof installation and typically cost more than standard solar panels. However, their sleek and low-profile installation blends better with your home's design.

The Only Solar Shingles Buying Guide You Need

By [Barbara Zito](#), [Samantha Allen](#)

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Harnessing the power of solar energy is not only good for the environment, but it's also good for your wallet. While roof panels are what often come to mind, solar shingles are another option for homeowners seeking to add value to their properties.

What Are Solar Shingles?

Solar shingles, or solar roof tiles, are made of slim photovoltaic (PV) sheets that either overlay or replace the existing shingles on a roof. They absorb sunlight and convert it into electricity. By relying on this method of energy as opposed to electricity, for example, homeowners will save money on monthly bills and eventually recoup their initial investments.

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Power Your Home With Solar

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Like regular roof shingles, solar shingles protect your home from the weather and other elements. These shingles are not only energy-efficient, but they also offer a more attractive aesthetic to a home than do the large, bulky panels normally associated with solar-powered energy.

Solar Roof Shingles vs. Solar Roof Panels

Solar shingles work in a similar way to **solar panels**—they both absorb the sun’s rays, converting the light to thermal or electrical energy. However, there are a few important differences that you should know about when determining your home’s solar energy needs:

Size

Solar shingles are about the same size as traditional roofing shingles, with the average size being about 12 inches wide by 86 inches long, and weighing about 13 pounds per square foot. The thin tiles are less than an inch in thickness. It takes about 350 tiles to complete a typical solar roof installation.

Materials

Solar shingles are typically made from copper indium gallium selenide, which is what allows them to be so flexible and thin. This semiconductor is an ideal material as it results in a high conversion efficiency rate, which is about 10% to 12% on average. Some shingles, instead, use monocrystalline silicon, which is also used to fabricate computer chips. While these are more expensive, they are worth the extra price as they have a higher efficiency rate of around 15% to 20%.

Output

As the primary goal is to lower energy costs, this is a major consideration with solar installation. The majority of shingles will produce anywhere between 13 and 63 watts of power. The number of tiles in a typical home roof installation can lower the utility bill by 40% to 70%; by adding more tiles, you can increase the energy output.

While both solar shingles and solar panels convert the sun’s rays into energy, there are a number of differences that will help you decide between the two options:

Appearance

Since solar shingles blend right into the roofing materials, such as concrete or asphalt, many prefer this aesthetic rather than large black panels attached to the roof. In general, solar shingles create a sleeker aesthetic than do bulky solar panels, particularly since only parts of the roof, like the edging, might be covered in shingles to be efficient.

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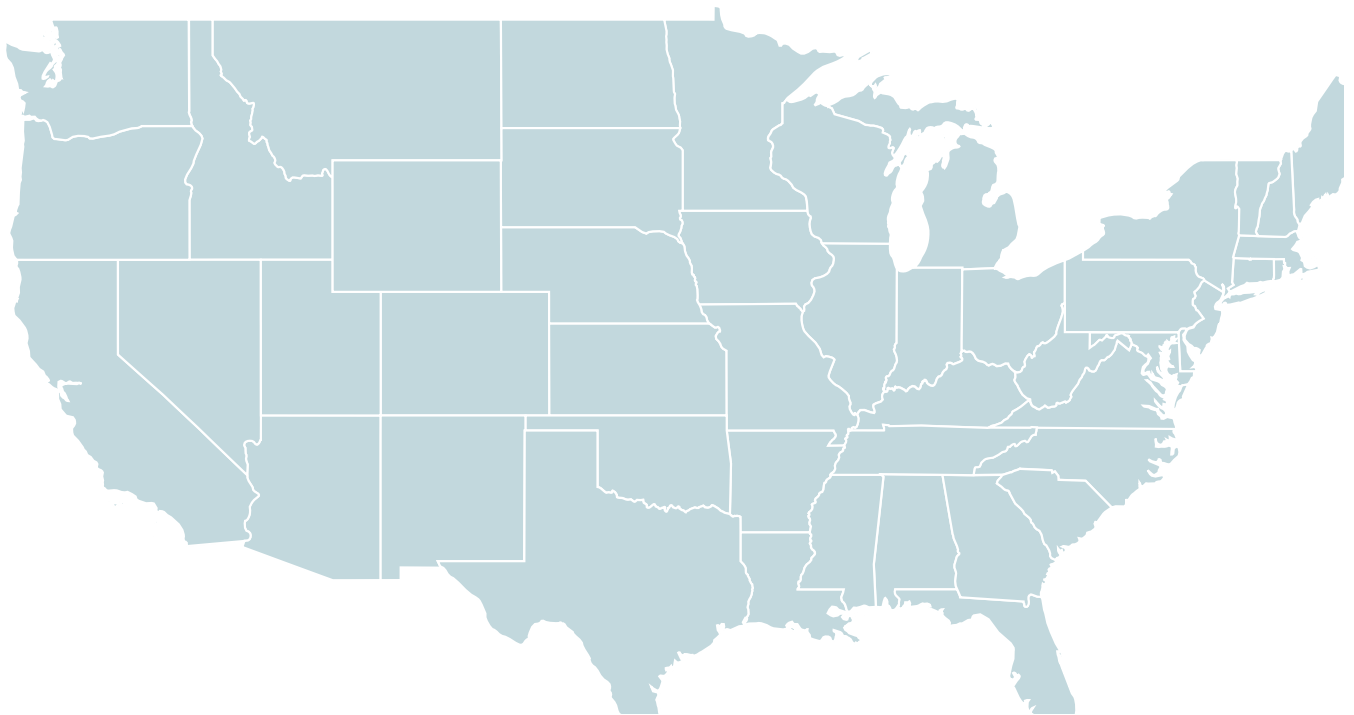
Efficiency

Solar shingles are outshined by panels in terms of efficiency for a number of reasons. While solar panels can be adjusted as needed to achieve the best angle to capture the sun's rays, shingles stay in the same place as they were first installed. You can always add more shingles to the roof to harness more energy, but as with all home improvement projects, more materials mean more money.

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Installation

Solar shingles can take as much as a week to install—and that's if your existing roof is in good shape. If you're **building or redoing your roof** before adding solar shingles, it can take even longer. Some solar tile manufacturers, like Tesla, will take two or more weeks to install.

This is in sharp comparison to solar panels, which can **be installed within a day**.

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Cost

Solar shingles can be on the pricier side depending on how much square footage you need to cover and which types you'd like to get. It's important to understand your budget before opting into a solar shingle project.

Solar Shingles Cost

Solar shingles typically cost more than solar panels because of the amount of materials needed for installation. The average price of solar roof tiles ranges from **\$15,000 to \$20,000**, but Tesla shingles could cost more than **\$70,000**, along with a lengthy installation period. However, the ultimate cost of solar shingles depends on the size of the roof, the energy needs of your household and the manufacturer and installer of the shingles you have chosen.

Pros and Cons of Solar Shingles

Here is a rundown of the advantages and disadvantages of solar shingles for your home:

Pros

Shingles have a sleeker, more attractive aesthetic. They integrate well with concrete and asphalt roofs in particular.

They are weather-resistant and durable.

They are easier to maintain than solar panels.

They are cost-effective if you are building a new roof

Cons

While solar panels have been around for quite a while, solar shingles are young by comparison. Therefore, not every solar manufacturer offers them.

The technology is still evolving as well. Not all existing roofs are conducive to solar shingle installation—you might have to rebuild the entire roof.

They are more expensive than solar panels.

They are currently limited in style and colors, though brands like Tesla are introducing new options.

How Many Solar Shingles Do You Need?

To learn how many solar shingles are needed to power a house, you'll use a formula with key factors like the size of your house and your typical energy usage. Since you can integrate solar shingles into your existing roof, the amount of solar shingles you'll need depends on how large your roof is and how much you'd like to save on your electricity bill: the more shingles, the more energy output.

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Best Solar Shingle Brands

Here are a number of brands that manufacture solar shingles for use in residential installations:

Tesla

This well-known technology brand also manufactures solar shingles. Tesla shingles are made from quartz, which improves their efficiency and resilience. Not only does Tesla create the shingles, but the company also manages every step of the process, from design to installation, which includes removal of the current roof, if applicable. These shingles come in attractive textures, and they come with a 30-year power output warranty. An app allows you to monitor your shingles' energy levels at a glance.

CertainTeed

CertainTeed solar shingles are created with the same **monocrystalline technology** used for solar panels. There are two designs, one that coordinates with concrete tile roofs and another that matches with asphalt.

SunTegra

SunTegra is another option for those looking for a more budget-friendly option in solar roofing. Its simple, lightweight configuration reduces the time it takes to install and integrates well with either **asphalt or concrete roofs**.

Luma

Luma solar shingles are different from others on the market in terms of their high efficiency (21%) and durability—they can withstand Category 5 hurricanes. They are also billed as the only solar shingle that can be upgraded, which is a great feature to have as the technology improves.

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Best Solar Companies By States And Cities

Timberline Solar by GAF Energy

Timberline Solar By GAF Energy is meant to make solar simple. The durable solar shingles are water-shedding and designed to withstand up to 130 mph. Timberline Solar is installed similarly to regular roof shingles and nailed directly to the roof.