



CITY OF

Ypsilanti

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Historic District Fact Sheet

Lighting

This Fact Sheet is not a substitute for the ordinance, but addresses common questions about City ordinances. For further information, please contact the Historic District Assistant.

All permit applications are available from the Building Department and at cityofypsilanti.com/permits.

Completed applications may be dropped off at the Building Department.

City Hall

One South Huron
Ypsilanti, MI 48197

Building

3rd Floor, City Hall
Phone: (734) 482-1025
cityofypsilanti.com/building

Planning

3rd Floor, City Hall
Phone: (734) 483-9646
cityofypsilanti.com/planning

Historic District

3rd Floor, City Hall
Phone: (734) 483-9646
cityofypsilanti.com/hd

All permits, fees, and fact sheets can be found at cityofypsilanti.com/permits.

Building and site lighting is an important component of keeping buildings safe and comfortable. However, the style and placement of lighting fixtures should have minimal impact on the character defining features of a historic building and surrounding structures and the greater district. Fixtures and placement should not create light levels that are incompatible with the character of the historic district nor should they further contribute to lighting pollution. Exterior lighting includes, but is not limited to: building/wall mounted fixtures, ceiling/can fixtures, pole-mounted and flood lighting. Exceptionally bright lighting, improperly aimed lighting, or incompatible materials can cause a change in the character of a historic property and district. Lighting in the district will be reviewed for location, design, size, scale, and installation.

Appropriate

- Repair and maintain historic light fixtures that are attached to historic buildings, site lighting, and street lighting.
- Where a historic fixture has deteriorated beyond repair, replace fixture with a reproduction fixture that matches the historic appearance. If a reproduction is unavailable, install a new contemporary fixture that is inconspicuous or complements the style and character of the site but does not necessarily imitate earlier styles. Historic District Application may be required, please contact City of Ypsilanti.
- When installing a new fixture where there is no historic fixture, use a fixture that is inconspicuous or complements the style and character of the site but does not imitate earlier styles.
- Introduce new site and street lighting using fixtures that are compatible with the scale and historic character of the district.
- Shield fixtures by complying with Dark Sky lighting guidelines and use LED bulbs with a temperature of 3000K or lower.

Not Appropriate

- Permanent installation of un-shielded LED lighting strips that do not comply with Dark Sky lighting guidelines.
- Installation of area or security lighting that is out of scale or out of character with the historic site, building, or district.
- Installation of flood lighting on the front or side of building faces. All flood lighting must be shielded or be aimed down and compatible with Dark Sky guidelines.
- Installation of new fixtures in locations that change or destroy character or historic defining features and/or materials.
- Cutting through character defining features for the installation of new fixtures
- Installation of new fixtures that illuminate building facades with harsh flood lighting or excessively bright lighting.
- Fixtures that either in design or placement cause lighting of surrounding properties.
- Outdoor fixtures employing LED bulbs that emit a color temperature rating of 3000K or higher.

Considering LEDs

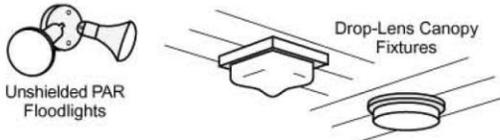
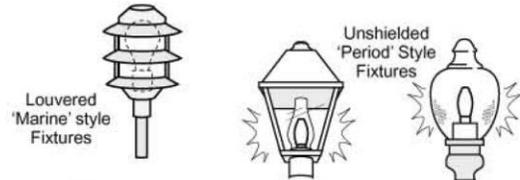
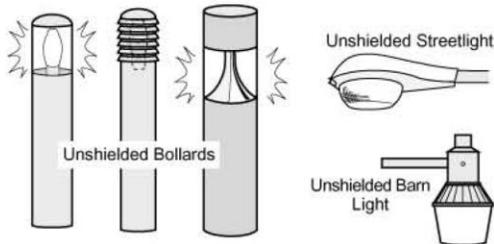
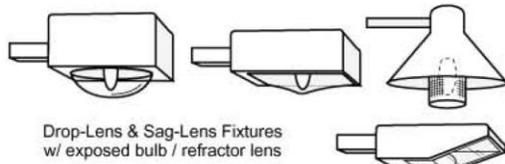
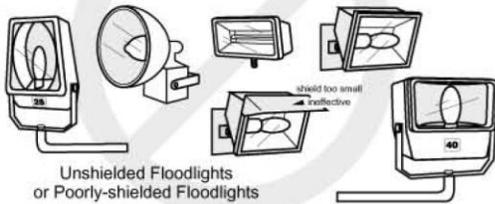
According to the International Dark-Sky Association "The light-emitting diode (LED) is transforming the way we light our cities and towns, offering a once in-a-lifetime chance to radically improve how we use energy and our outdoor spaces at night. With this opportunity comes an obligation to manage these changes responsibly and sustainably." Please refer to this http://www.darksky.org/wp-content/uploads/bsk-pdf-manager/IDA_LED_handout_48.pdf on best practices and recommendations for incorporating LED lighting into your historic property.

Good Lights for Good Nights

Help eliminate light pollution. Select the best fixture for your application using this guide. Use the lowest wattage bulb appropriate for the task and turn off the light when it's not being used.

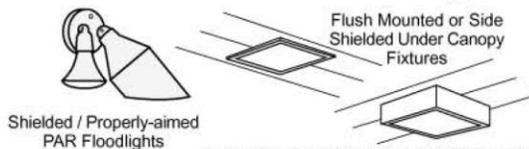
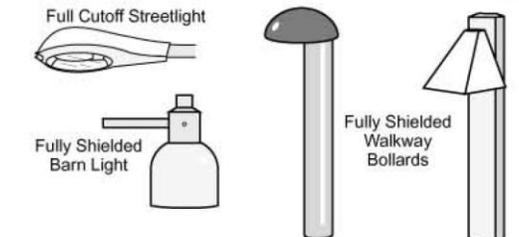
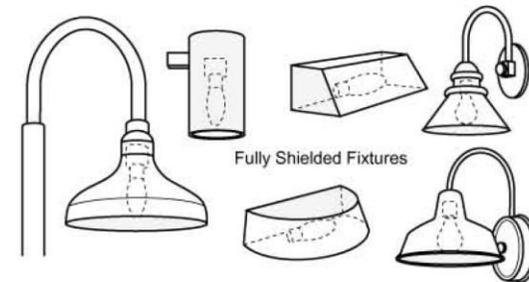
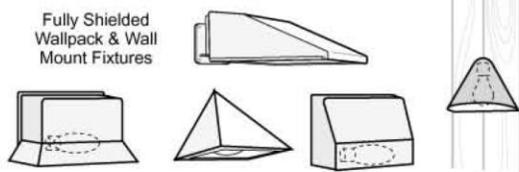
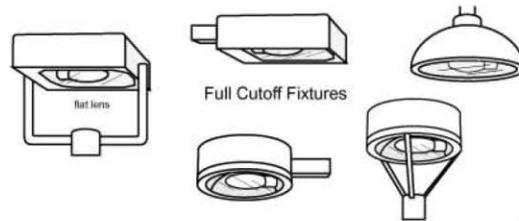
Unacceptable / Discouraged

Fixtures that produce glare and light trespass



Acceptable

Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night



Rendered for the Town of East Hampton, NY by Bob Crelin ©2/05

presented by the
Dark Sky Society
www.darkskysociety.org

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