




MUNICIPALITY OF PRINCETON

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Memorandum

TO: Princeton Historic Preservation Commission

FROM: Elizabeth H. Kim, P.L.A. 
Historic Preservation Officer

DATE: June 18, 2025

SUBJECT: **CROWN CASTLE FIBER LLC**
New Small Cell Node Installation in the Municipal Right-of-Way
120 John Street - Dorothea's House (PRC-050)
Witherspoon-Jackson Historic District
P2424-457AW; 7HP-2024

The applicant, **Crown Castle Fiber LLC**, has submitted an application for Preservation Plan Review for a new small cell node installation in the municipal right-of-way. The referenced site is 120 John Street, which is a corner property with frontage along John Street and Paul Robeson Place and sits in the Witherspoon-Jackson Historic District (WJHD). 120 John Street is the address for Dorothea's House, which was established in 1913 as a cultural center for Princeton's Italian immigrants. The building architecture reflects a rural Italian expression with a raised stone foundation, stucco exterior walls, brick trim fenestrations and arches. The property is classified as key contributing to the WJHD.

The applicant originally proposed the site in front of Dorothea's House, in John Street's right-of-way. The location was moved to the back of Dorothea's House within Paul Robeson Place right-of-way with several considerations, including the center island. It eventually landed at its current location, which is adjacent to Dorothea's House driveway. The cell installation is proposed at the existing traffic signal pole. The applicant wishes to replace the existing traffic pole with a taller and larger diameter pole to accommodate an antenna on the top of the new pole and install a ground equipment cabinet.

The proposed ground equipment cabinet will be mounted on top of a concrete pad. The cabinet will sit 5'-5" off the ground and will be centered in the triangular lawn space (see drawing S1 and S2). The cabinet will house the PSE&G meter, circuit breaker, and load center. An antenna will be mounted on top of a new 28'-2"± high pole. Note 5 on drawing S2 stating that all equipment related to the new small cell node installation will be painted black with a matt finish, which is consistent with HPC's past requirements.

The existing traffic pole is equipped with a pedestrian signal, a pole mounted traffic light, in addition to the traffic signal mast arm with suspended two-sided traffic lights. These are proposed to be removed and reinstalled on the new pole at the same mounting height. The signal mast arm will be replaced with a new arm about 1'-7" longer.

Two handholes will be installed near the cabinet. One will be a 13" x 24" x 18" fiber handle handhole installed near the pole base and the other a 40" x 72" x 44" PSE&G precast concrete electrical handhole installed near the cabinet; both will be flush to the ground.

Standard warning signage will be attached to the pole. Warning signage are also proposed on the ground cabinet.

Summary of existing and proposed conditions:

Site Location	Existing Tapered Pole Ht. and Diam.	Replacement Tapered Pole Ht. and Dia.	Antenna Height	Ground Equip. Cabinet Dimensions
120 John Street Dorothea's House (PRC-050) (Paul Robeson Place ROW)	23'-9" ht.; 9" dia. at base	28'-4" ht.; 10" dia. at base	31'-2"	5'-5" ht.

An existing DOT electrical handhole is currently found in the triangular lawn area, which will remain. To screen the tall cabinet, the applicant has provided a planting plan (see drawing S9). Ilex Glabra (inkberry holly) and St. John's Wort will be planted around the cabinet to assist in buffering and softening its presence.

The following comments are provided:

1. The applicant is asked the size of the concrete pad for the equipment cabinet. It is recommended the pad be kept to the minimum dimension necessary.
2. The applicant should advise the width of the equipment cabinet.
3. It is recommended that the existing silver traffic pole be replaced with a new traffic pole with a black matt finish, consistent with Princeton's recent traffic pole replacements.
4. Plans indicate two different lengths for existing and replacement traffic signal mast arm. Accurate information should be represented on the drawings.

Documents Reviewed

1. Application for Historic Preservation Plan Review (pgs. 4-10);
2. Crown Castle Drawings, Site ID: PRC-050, Proposed Small Cell Node Installation, Drawings C1, GN1, S1 through S9, E1, E2, MPT-1 and MPT-2 (dated 10/10/23, last rev. 6/24/25).
3. Lisa Mozi email, May 28, 2025.

cc: *via email*

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