

Date: January 20, 2026

Case No. 260005

Address: McGovern Hill Road

Staff Report

The applicant has submitted an application for Project Approval for work at McGovern Hill Road, a structure located in the McGovern Hill Historic Overlay Zone Planning Unit in the City of Deadwood.

Applicant: New Cingular Wireless PCS, LL

Owner:

Constructed: NA

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

The Historic Preservation Commission shall use the following criteria in granting or denying the Project Approval:

General Factors:

1. Historic significance of the resource: This would be new construction on McGovern Hill. This is an important part of the Deadwood National Historic Landmark viewshed.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to construct a new AT&T wireless communications facility. A proposed 20'x25' fenced compound will contain a 100' (including lightning rod) stealth canister monopole, painted forest green, prefabricated walk-up cabinets (W.U.C.) for ground equipment, and a generator. Electric and fiber conduits will be direct bored underground within the proposed utility easement.

Attachments: Yes

Plans: Yes

Photos: No

Staff Opinion:

Staff have met on site with AT&T and discussed this project. During the meeting it was suggested the monopole be 80'. Staff recommend approval contingent upon the construction of a 80' monopole rather than the requested 100-foot tower. The photo simulations do not show the pole, but staff has concern on the proposed height above the water tanks on this critical portion of the Landmark District.

It is staff's opinion, the proposed work and changes with the 80' monopole would not encroach upon, damage, or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

Motions available for commission action:

A: If you, as a commissioner, have determined the Project DOES NOT Encroach Upon, Damage or Destroy a historic property then:

Based upon all the evidence presented, I find that this project **DOES NOT** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval.

If you, as a commissioner, have determined the Project will Encroach Upon, Damage or Destroy a historic property then:

B: First Motion:

Based upon all the evidence presented, I move to make a finding that this project **DOES** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places. [If this, move on to 2nd Motion and choose an option.]

C: Second Motion:

Option 1: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **NOT ADVERSE** to Deadwood and move to **APPROVE** the project as presented.

OR

Option 2: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood and move to **DENY** the project as presented.

OR

Option 3: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood, but the applicant has explored **ALL REASONABLE AND PRUDENT ALTERNATIVES**, and so I move to **APPROVE** the project as presented.