



Community Development  
Department

# STAFF REPORT

Meeting Date:	October 23, 2025
Agenda Title:	COA 25-76   16 Courthouse Square
Requested Action:	Review proposal for the request to remove and replace the trees along the sidewalk between 16 Courthouse Square and the John Barton Payne Building.
Department / Agency Lead:	Community Development
Staff Lead:	Casey Squyres, Historic Preservation Planner

## EXECUTIVE SUMMARY

The applicant is requesting approval to remove and replace the trees along the sidewalk between 16 Courthouse Square and the John Barton Payne Building, stating that the trees are retaining moisture which is leading to on-going deterioration of the wooden roofline elements.

## BACKGROUND

Trees are shown on the "Trees of Old Warrenton Map."

Below are the minimum planting space requirements for Street Trees per Zoning:

### 8-5.7 Planting Space Requirements

The following are minimum specifications for planting space for street trees:

1. Canopy trees shall be planted in a space having no less than 100 square feet and having no dimension less than five feet (5').
2. Medium Street trees shall be planted in a space having no less than 90 square feet and no dimension less than five feet (5').
3. Ornamental and small street trees shall be planted in a space having no less than 75 square feet and no dimension less than five feet (5').

## DESIGN GUIDELINE CONSIDERATIONS

Historic District Guideline	Page No.	Historic District Guideline
N/A		

## STAFF RECOMMENDATION

Staff recommends approval of **Certificate of Appropriateness 2025-76** for the request to remove the trees along the sidewalk in between 16 Courthouse Square and the John Barton Payne Building, as described and depicted in the application and plans, provided the following conditions are met:

- 1) All necessary permits are acquired.
- 2) The removed trees shall be replaced with appropriate tree species and shall follow all tree planting regulations per Zoning, as stated in the Staff Report.

## **ATTACHMENTS**

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1. Attachment 1 – Photos
2. Attachment 2 – Draft Motion Sheet