

**ISSUE:** Certificate of Appropriateness for alterations (after-the-fact)

**APPLICANT:** Hunter Rideout

**LOCATION:** Parker-Gray District  
802 Pendleton Street

**ZONE:** RB / Townhouse Zone

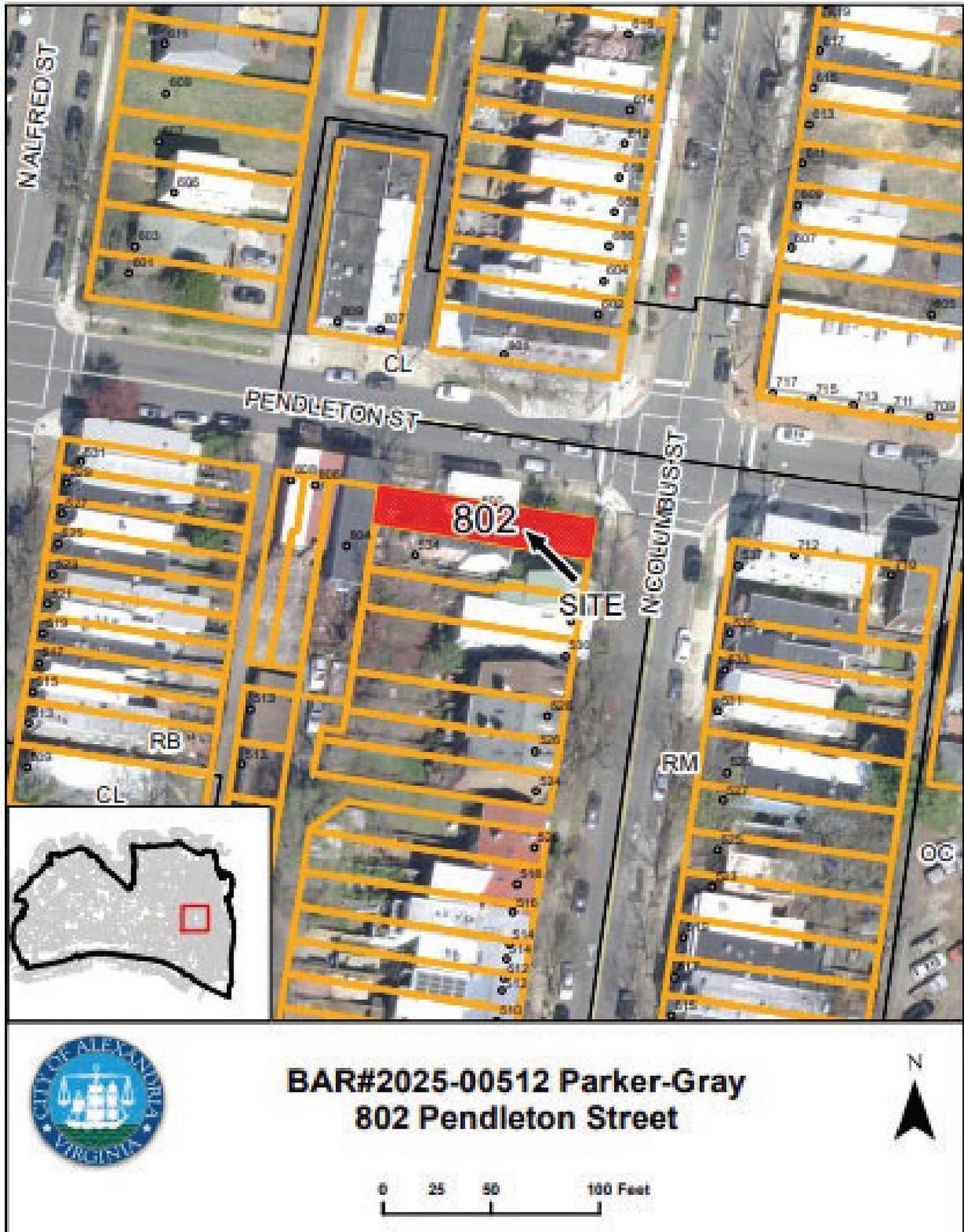
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**STAFF RECOMMENDATION**

Staff recommends **approval** of the Certificate of Appropriateness for alterations, with the condition that the next time the door is replaced, it must be made of wood.

**GENERAL NOTES TO THE APPLICANT**

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or [preservation@alexandriava.gov](mailto:preservation@alexandriava.gov) for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



**I. APPLICANT'S PROPOSAL**

The applicant requests a Certificate of Appropriateness for alterations (after-the-fact) to replace the wood front door with a fiberglass door.

Site context

The building is bound by Pendleton Street to the north and on all other sides by private development. The door is visible from Pendleton Street and, from a distance, North Columbus Street.

**II. HISTORY**

The two story frame house at 802 Pendleton Street was constructed in **1908** as an addition to the two story, two bay brick house around the corner at 534 North Columbus Street. The brick house may be as early as 1830. A one story frame addition was appended to the two story frame section between 1921 and 1931. Both the frame and brick sections were renovated as two separate houses and expanded in 1997 (BAR Case #s 96-00262 & 00263, 11/13/1996 & 12/11/1996). More recently, staff administratively approved replacement wood siding on the house.

On November 3, 2025, staff received a complaint that the wood front door of the subject property was replaced with an inappropriate synthetic door. After contacting the property owner, staff learned that the door was replaced by a previous property owner, potentially as far back as 2021. While the current property owner was not responsible for installing the door, the violation must still be addressed.

Previous BAR Approvals

BAR96-00262 & BAR96-00263	Alterations & addition
BAR2004-00199	Fence installation
BAR2025-00177	Siding replacement

**III. ANALYSIS**

The applicant requests a Certificate of Appropriateness for alterations (after-the-fact) to replace the wood front door with a fiberglass door with a faux wood grain. Photos of the original wood door and new replacement door can be seen in Figure 1 below.



Figure 1. 802 Pendleton’s front door as seen in 2018 (left, photo taken from Google Streetview) and November 2025 (right).

According to the Parker-Gray *Design Guidelines* for Early buildings, “on street-facing sides, doors, door frames, and trim should be made of wood.” Additionally, “doors, garage doors, door frames, trim, transoms, and sidelites should be appropriate to the architectural style of the structure and not detract from it.” The door that was installed does not use a material that is appropriate for the age of the building. However, the style of paneling is similar to the original door and is historically appropriate. Staff visited the site and found that the faux wood grain, while noticeable when standing close to the door, does not significantly detract from the architectural character of the house. While staff would not have approved this door if the previous owners had applied for administrative approval, it has been installed for likely several years now and has only received one complaint. However, staff does believe that a wood door is most appropriate for this building and should be installed at some point in the future.

Therefore, staff recommends **approval** of the Certificate of Appropriateness for alterations, with the condition that the next time the door is replaced, it must be made of wood.

**STAFF**

Brendan Harris, Historic Preservation Planner, Planning & Zoning  
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

**IV. CITY DEPARTMENT COMMENTS**

Legend: C- code requirement R- recommendation S- suggestion F- finding

**Zoning**

C-1 Proposed door will comply with Zoning.

**Code Administration**

No comment.

**Transportation and Environmental Services**

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-2 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

**Alexandria Archaeology**

No archaeology comments.

V. ATTACHMENTS

- Application Materials
- Completed application
- Plans
- Material specifications
- Scaled survey plat if applicable
- Photographs

ADDRESS OF PROJECT: 802 Pendleton St.

DISTRICT:  Old & Historic Alexandria  Parker – Gray  100 Year Old Building

TAX MAP AND PARCEL: 50662250 ZONING: Residential

**APPLICATION FOR:** *(Please check all that apply)*

- CERTIFICATE OF APPROPRIATENESS
- PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH  
*(Required if more than 25 square feet of a structure is to be demolished/impacted)*
- WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA *(Section 7-802, Alexandria 1992 Zoning Ordinance)*
- WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT  
*(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)*

**Applicant:**  Property Owner  Business *(Please provide business name & contact person)*

Name: Hunter Rideout

Address: [REDACTED]

City: [REDACTED] State: [REDACTED]

Phone: [REDACTED] E-mail: [REDACTED]

**Authorized Agent** *(if applicable):*  Attorney  Architect  \_\_\_\_\_

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

**Legal Property Owner:**

Name: Hunter Rideout & Erika Rideout

Address: [REDACTED]

City: [REDACTED] Stat [REDACTED] Zip: [REDACTED]

Phone: [REDACTED] E-mail: [REDACTED]

**NATURE OF PROPOSED WORK:** *Please check all that apply*

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
  - awning
  - doors
  - lighting
  - other \_\_\_\_\_
  - fence, gate or garden wall
  - windows
  - pergola/trellis
  - HVAC equipment
  - siding
  - painting unpainted masonry
  - shutters
  - shed
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

**DESCRIPTION OF PROPOSED WORK:** *Please describe the proposed work in detail (Additional pages may be attached).*

We would like to keep our front door as it is.  
 \_\_\_\_\_  
 The door is in an appropriate 6 panel style and painted black consistent with the period. It is made of fiberglass with a faux wood grain.  
 \_\_\_\_\_  
 We purchased the house in May of 2025 and this door was already installed at the time.  
 \_\_\_\_\_  
 The current door appears to have been installed in 2021 based on previous listing photos. Images of the previous door have been attached from google streetview.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**SUBMITTAL REQUIREMENTS:**

Check this box if there is a homeowner’s association for this property. If so, you must attach a copy of the letter approving the project.

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

**Demolition/Encapsulation :** *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A Survey plat showing the extent of the proposed demolition/encapsulation.
- Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
- Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- Description of the reason for demolition/encapsulation.
- Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

**Additions & New Construction:** Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.

- <sup>N/A</sup> Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- FAR & Open Space calculation form.
- Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- Existing elevations must be scaled and include dimensions.
- Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- For development site plan projects, a model showing mass relationships to adjacent properties and structures.

**Signs & Awnings:** One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- <sup>N/A</sup> Linear feet of building: Front: \_\_\_\_\_ Secondary front (if corner lot): \_\_\_\_\_.
- Square feet of existing signs to remain: \_\_\_\_\_.
- Photograph of building showing existing conditions.
- Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- Location of sign (show exact location on building including the height above sidewalk).
- Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

**Alterations:** Check N/A if an item in this section does not apply to your project.

- <sup>N/A</sup> Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

**ALL APPLICATIONS:** *Please read and check that you have read and understand the following items:*

- I understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

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The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

**APPLICANT OR AUTHORIZED AGENT:**

Signature: *Hunter Rideout*

Printed Name: Hunter Rideout

Date: 11/10/2025

**OWNERSHIP AND DISCLOSURE STATEMENT**

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Hunter Rideout	[REDACTED]	50%
2. Erika Rideout		50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 802 Pendleton St (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Hunter Rideout	[REDACTED]	50%
2. Erika Rideout		50%
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
2.		
3.		

**NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.**

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

11/10/2025      Hunter Rideout      Hunter Rideout *Hunter Rideout*  
 Date                      Printed Name                      Signature

# 802 Pendleton St

COA Application Supporting Materials - Front Door

## Application Summary

- We would like to keep our front door as it is
- The door is in an appropriate 6 panel style and painted black consistent with the period of our house but, it is made of fiberglass with a faux wood grain
- We purchased the house in April of 2025 and this door was already installed at the time. (Evidence attached)
- The current door appears to have been installed before 2021 based on previous listing photos. (Attached)
- Images of the previous door have been attached from google streetview.

# Current Door



Signing Day, April 25, 2025



Halloween 2025

# Old Door

Same exact style but wood, with mail slot

## Apr, 2015

Apr 21, 2015

Date

Listing Removed

BRIGHT MLS #1000486205

Apr 20, 2015

Date

Sold (MLS)

BRIGHT MLS #1000486205

Mar 7, 2015

Date

Listed

BRIGHT MLS #1000486205



Listing provided courtesy of Bright MLS

# Proof of Timeline

New door noted as part of the changes made prior to the 2021 sale of the house.

<https://www.redfin.com/VA/Alexandria/802-Pendleton-St-22314/home/11874013#property-history>

## Apr, 2021

Apr 16, 2021 Date	Sold (MLS) (Closed) BRIGHT MLS #VAAX2000100	\$763,000 Price
Apr 3, 2021 Date	Pending BRIGHT MLS #VAAX2000100	— Price
Mar 19, 2021 Date	Contingent (Active Under Contract) BRIGHT MLS #VAAX2000100	— Price
Mar 15, 2021 Date	Listed (Active) BRIGHT MLS #VAAX2000100	\$719,800 Price



Listing provided courtesy of Bright MLS

Charming & updated Old Town end unit rowhome! \* Open floor plan \* Hardwoods throughout \* Renovated kitchen with peninsula and table space \* French doors to private fenced patio with mature trees \* Stainless steel appliances \* Granite counters \* Tiled backsplash \* Washer & dryer utility room with tankless water heater \* Recessed lighting \* Updated lighting fixtures \* Large bedrooms \* Owner's suite includes balcony with new Trex decking \* Updated bathroom tile \* New HVAC furnace and A/C condenser \* New gutter leaf guard \* **New exterior doors** \* Fresh exterior paint \* Short walk to Metro, Starbucks, Trader Joe's, Harris Teeter, restaurants, shopping, post office \* Deli across the street \* Close to King Street, Potomac River, parks and commuter routes

Thank You