

# PEETE RIVER FARM

ARCHITECTURAL STANDARDS AND GUIDELINES

## MISSION STATEMENT

The Roanoke River shoreline which forms Peete River Farm has attracted visitors and residents throughout history. Its natural waterfront setting has served as home to Native Americans and farmsteads and has seen the likes of many a traveler along the colonial pathways crossing the 'low grounds' from North Carolina to Virginia. Sherman's Army is known to have camped along these shores and thousands of migratory waterfowl continue to make their annual trek along the flyways of the Roanoke River and Hawtree Creek. One of our current (and most continuous) residents is a family of American Bald Eagle which has been known to nest in the upper reaches of Hawtree Creek. Wild turkey, deer, beaver, blue heron, bass, and crapple are among the many other species which call this shoreline home.

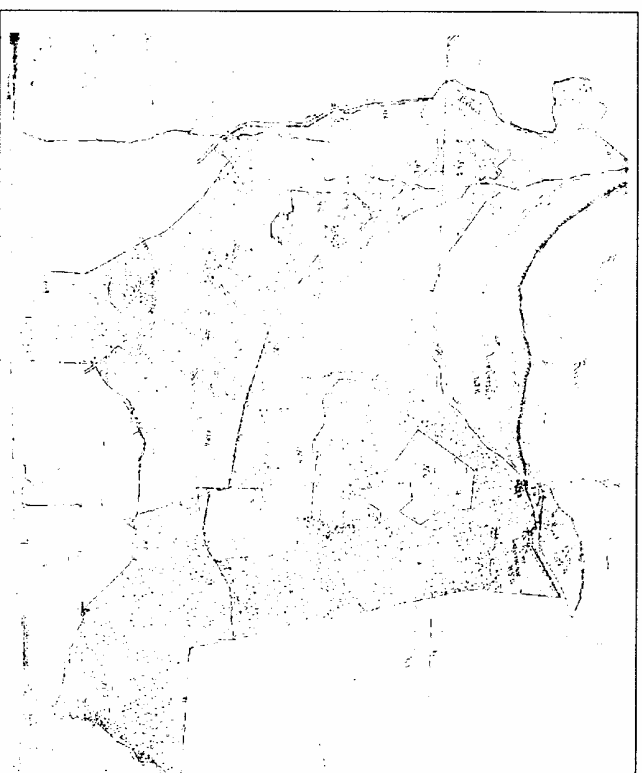
Today, Dominion Generation is charged with protecting this habitat and has adopted a Shoreline Management Plan to fulfill this mission. This SMP controls the use of lands which lie between your lot and the water's edge and allows the permitting of docks and piers on the lake and on their property at their sole discretion.

However, the lakefront zone of Peete River Farm was long ago set aside to protect the wooded character and native habitat of this shoreline. This shoreline now offers some of the finest homesites ever to be developed on Lake Gaston and it is with this in mind that we have adopted these Architectural Standards and Guidelines. It is our sincere intention to see that this stewardship continues and that in so doing the value of your investment is protected. Through preservation and careful management of this area we can coexist with the existing residents and ensure that the very reason we were attracted to this area of Lake Gaston will be preserved for the benefit of all and for our future generations.

These Architectural Standards and Guidelines have been carefully crafted to promote architecture that reflects a relaxed lakefront character, protects the shoreline buffer zone and restores the tree canopy and understory vegetation that will ensure maximum appreciation of your investment. We welcome your comments and ideas and would like to thank you in joining us in our effort to create the most responsible and beautiful community on Lake Gaston.

Clyde Harris, Jr.

John E. Williams



Map of Peete River Farm (above) - Circa 1800's

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Left: Historical Concepts [www.historicalconcepts.com](http://www.historicalconcepts.com)  
Middle: David Patrick Moses [www.dpmarch.com](http://www.dpmarch.com)  
Right: Atwood Architects, Inc. [atwood@atwoodarchitects.com](mailto:atwood@atwoodarchitects.com)

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## 2.0 ARCHITECTURE

**2.1 ARCHITECTURAL STYLES** - A 'sense of place' is created by natural and man-made elements that are appropriate for the area. Architecture that draws from traditional forms and indigenous materials, serves to reinforce this important design objective. It is the intent of these guidelines to reinforce this "sense of place" by promoting home designs and landscaping that appears "at home" in this lakefront setting. Home styles that are typical of suburban homes and production housing will not be allowed. Representative styles and floor plans are included throughout these guidelines to help communicate this vision and assist the owner in identifying appropriate plans and design resources.

- Appropriate to the region and for a lakefront home community (no log cabins, suburban styles or predominantly brick homes)
- Architecturally adapted to the lot with respect to grades and adjacent structures
- Street-side elevations must address the street with an appropriate public entry
- Useable front porches (min. 7 depth) are required on the street-side elevation
- In order to prevent garages from dominating the elevation and streetscape, forward facing garages shall be designed to enhance the front elevation and to be subordinate to the entry. This may be accomplished by recessing the garage doors behind the front elevation and by using high quality, individual "carriage style" garage doors. Forward facing garages are limited to two bays and must have individual 9' min. doors.

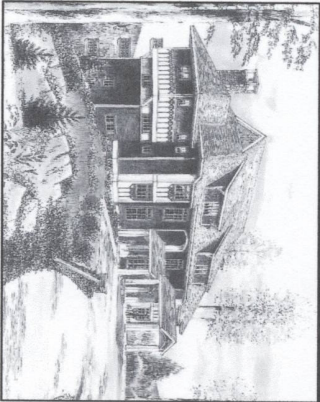
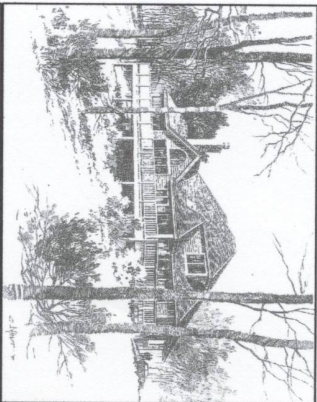
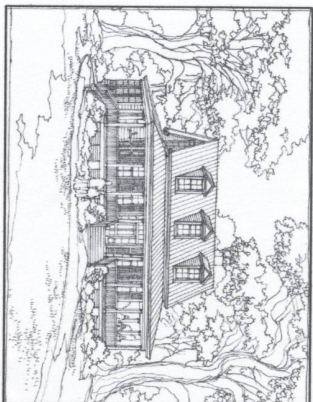
### Minimum Dwelling Sizes:

- One Story - 2,000 sf or heated area
  - 1 ½ Story - 2,200 sf of heated area
  - Two Story - 2,400 sf of heated area
- Minimum Roof Pitch  
 Primary Roofs - 8½:12  
 Minor Roofs and porches - 3:12

### Minimum Setbacks

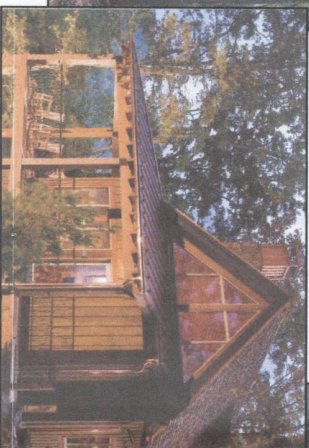
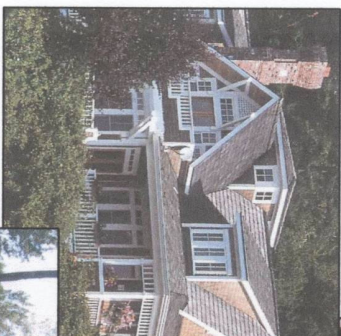
- Street 50'
- Side 10'
- Rear (adj. to lake) 15'
- Buffer (to lake edge) 50'
- Setback to Buffer 10'

County standards may exceed these setbacks.  
 Roof overhangs may extend into yard areas subject to State and County regulations.



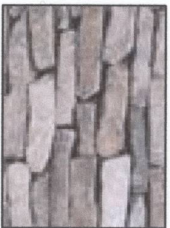
2.2 ARCHITECTURAL DETAILING - Architectural detailing establishes the 'sense of quality' for the home and community and ensures maximum appreciation as time passes. Peete River Farm is a premiere community that is destined to become a true, traditional family gathering place for generations to come. As such the architectural detailing should invoke a timeless sense of quality construction that is reflective of this mission.

- Windows and openings must be proportionate with the home
- Min. 18" roof overhang with exceptions to 12" for traditional home styles and dormers:
- All stone or masonry must return to interior corners to avoid a veneer/wallpaper appearance
- Blank or walls which are void of architectural detail must be screened
- All vertical railing, fascia, etc shall be painted, stained or appropriately finished
- Roof brackets (4"x4" min.), 24"-30" overhangs and large entry porches are strongly encouraged
- Garage doors should be de-emphasized with regard to the front entry and may be required to be painted to match the siding color. Glass light panes are required in the top panel of all garage doors.



## 2.3 MATERIALS AND COLORS

Building materials which draw form traditional architecture and harmonize with other homes will enhance the 'sense of place' of Peete River Farm. A pallet which includes a limited range of stone, masonry and roofing and a diverse (but select) color range for painted surfaces will ensure homes in the community share a feeling of belonging while allowing individual expression. Alternate materials may be considered but only if they are found to be compatible with the chosen pallet.



2.3.1 Stone - Stone as a building material was traditionally used for foundations and walls can be found throughout the region. Color ranges often vary from tan/buff to darker brown/gray tones. Natural stone is strongly encouraged although limited cultured stone styles that are considered by the Architectural Committee to have a realistic appearance from a distance of 15' will be considered. Full 6" corners are essential for veneered stone. Gray stone with a 'quarried' look is not characteristic of traditional uses and is not considered appropriate for homes in Peete River Farm. The stone pallet selected is representative of stone that is considered appropriate as long as a 'building stone' appearance is maintained and a 'veneered' appearance is avoided.



2.3.2 Masonry - Masonry that does not dominate the building as a primary material may be used for home construction. Color ranges from medium to dark red-brown tones with "tumbled appearance" are characteristic of this region and considered appropriate. Tan masonry or other light color ranges are not considered appropriate for homes. Concrete block or masonry with an 'engineered' look will only be considered acceptable when finished with stucco. All masonry walls must return to an inside corner to avoid a 'wallpaper' or 'veneered' appearance. Concrete 'segmented retaining walls' are acceptable if tumbled or deemed to be natural in appearance by the Architectural Committee.



**2.3.3 Roofing** - Roofing colors that are weathered gray and deep muted reds and greens blend with the natural wooded environment and serve to help unify the community.

Architectural asphalt, fiberglass, cedar, slate, pre-finished metal and Taniko "Lamarite" shingles are acceptable roofing materials. Copper and canvas awnings may be used for accent or secondary roofs. Premium quality, pre-finished dark metal roofing will only be considered where it can be demonstrated that it is an "architectural quality product" (standing seam) appropriately installed.

**2.3.4 Cladding** - Cladding materials that are characteristic of lakeside homes enhance the 'sense of belonging' that will help to make Peete River Farm unique to Lake Gaston. Lap siding, board and batten, shingles, stone and genuine stucco are all considered acceptable cladding materials. Composite materials (Hardi-plank, 'Lamarite', etc.) are also acceptable as is "premium quality" vinyl siding as long as it is adequately supported to maintain a straight and even outer surface. "Bright white" vinyl siding or trim is not considered appropriate due to its "economical construction" appearance and inability to harmonize with adjacent colors. See Section 2.3.6 Color for more specific information on vinyl siding and trim. Brick, although acceptable for use as a foundation material is not characteristic of a casual lakefront setting and for that reason is not permitted as primary cladding material.

Framed chimneys must be clad with 6" min. building stone, cultured stone with full corners or masonry.

**2.3.5 Porches and Trim** - Large front porches contribute more to the "welcoming" character of a home and the community than any other architectural element. At Lake Gaston, seasonal variations in the climate and the winds which often accompany these changes make different sides of the home comfortable at different times of the year. The homes at Peete River Farm will all be designed with useable front porches (7' deep min.) in order to reinforce the "welcoming down-home" tradition and character.

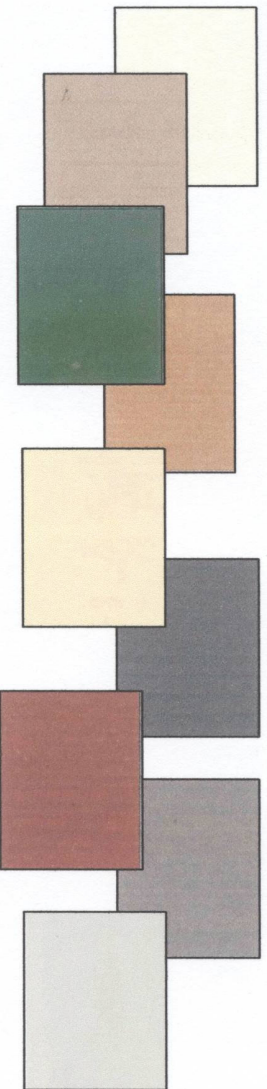




Trim that is in keeping with the architectural style of the home begins at the entry and speaks to the quality of the home throughout. Larger 18"-30" roof overhangs, brackets and exposed rafters add character and charm that is in keeping with lakeside architecture. Gutters and downspouts must be finished to match the adjacent siding or trim.

**2.3.6 Color, Paints and Stains** - A diverse but complimentary pallet of home colors add vibrancy and interest to the community. Colors that are warm earth tones may vary from off-white to yellow to cedar and dark green will give Peete River Farm much of its character. Only colors that are significantly varied from the adjacent homes will be allowed and darker colors are strongly encouraged in order to avoid a monotonous streetscape characteristic of suburban communities. A color palette has been selected to help the homeowner in this important selection. Although other colors may be considered, colors that are not complimentary in tone will not be allowed. Blues, cool grays, bright yellows, bright white, and corals (typical of some beach style communities) are not characteristic of lakeside architecture and will not be allowed for siding or trim. Only 'solid-hide' stains or paint may be used for siding and trim on homes.

The Peete River Farm Color Palette has been selected from the Cabot's line of paints and stains due to their ability to compliment others in their line and harmonize well in a natural setting. With the exception of the blues, cool grays, Oracle Sun, Rose Quartz, Plum Island paints all the colors are generally acceptable.



**3.0 BOATHOUSES AND PIERS - Architectural 'harmony'**  
among boathouses is essential to maintaining an attractive shoreline. In order to better achieve this objective 18" minimum roof overhangs and a limited selection of roof materials has been chosen for all piers in Peete River Farm. This will contribute to an aesthetically pleasing and harmonious look while permitting greater individual variation in dock configuration and architectural expression without a cluttered appearance. The accompanying pictures are included to illustrate how architectural detailing can provide a quality custom look. Some that are illustrated are not fully acceptable as shown although slight modifications to finishes, overhangs and roof materials would bring them into compliance.

- Minimum 18" Roof Overhang (Brackets and 3' overhangs are required for all "Sundeck" pier configurations.)
- Roofing shall be limited to Cedar shakes, "Laramite" Cedar Shake by Tamko, or "Weathered Gray Blend" Asphalt/Fiberglass Architectural Shingles.
- All columns shall be boxed 5" x 7" (minimum finished dimension)
- Painting or staining of all vertical surfaces (deck bands, fascia, columns, handrails and step risers) will be required to give the boathouses a more finished and unified appearance.
- Satellite dishes will not be permitted on boathouses if visible from any adjacent structures
- Architectural Roof Brackets (4"x4" min.) and 30" Roof Overhang Recommended
- Trex Brascilia Decking with SS or blind fasteners Recommended

Three pier configurations that represent proven designs are included in Appendix 'B'. Dominion Generation is the final permitting grantor of permits for individual piers on Lake Gaston and has specific requirements that affect their construction. These can be reviewed at <http://www.dom.com/about/companies/ncpower/construction.jsp>



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