



**Holly Hills Carriage Homes Owners Association  
Architectural Review Board (ARB)  
Standards and Guidelines**

**Topic: Repair and Replacement of Shutters / Shutter and Garage Door Colors by Address / Mailbox Color**

**Date: November 30, 2010**

**Amended: June 2011, July 2014, October 2019, March 2022, September 2022, October 2023**

The ARB has reviewed available types of shutters and suppliers to assist residents who may be ready to repair, paint, or replace shutters. The standards and guidelines outlined below are provided for the convenience of residents and for the purpose of maintaining harmonious relationships among neighbors as repairs occur.

The information that follows explains the history of our original shutters and details on purchasing either wood or composite shutters, including suppliers, price and colors. Vinyl shutters are not recommended because appearance is inconsistent with Colonial Williamsburg. Additionally, please note that the ARB is using the following standards when approving the repair or replacement of shutters:

- All shutters on your house and your neighbor's attached house must match. "Matching" is defined as the *same color and style*. Shutters may vary in substance (i.e., composite or wood).
- Shutter style is defined as the current raised two-panel shutter or colonial louvered shutter. Homeowners can change the style of new shutters if *both* homeowners agree.
- Shutter size should be the same as the builder's original shutters.
- Colors are confined to shades of dark gray, dark green, or blue on houses in the neighborhood. Composite shutters *do not* expand or contract like wood shutters and, therefore, are very durable. They are approved in the following colors: Roycraft Pewter, Rookwood Dark Green, Chelsea Gray or Hamilton Blue.
- Paint colors **color-matched to Atlantic Shutters colors** at local Benjamin Moore or Sherwin Williams paint suppliers (see page 3) for wood shutters and garage doors (i.e. gray, green, or blue) *must* match the colors of composite shutters. Unless a garage door is white, paint on shutters and garage doors must match.
- Shutter hardware, including hinges and "S" shutter "hold back" must match the hardware of originally installed shutters that is available from suggested suppliers. If you purchase composite shutters, three hinges are required to support the shutter and are available from the shutter supplier.
- Please take the time to read the remainder of this information on specific details on shutters and paint colors, and if you have questions, please feel free to contact any member of the ARB.

## **WILLIAMSBURG CODE AND COMPLIANCE REQUIREMENTS:**

The only city code pertaining to shutters is that any operable shutters may not be lockable over windows so as to prevent escape in an emergency.

### **EXISTING SHUTTERS:**

The original shutters installed when our houses were built were made of yellow pine. Of the 62 homes in our community, 52 have raised two-panel shutters, and 10 have louvered panels. Of the 52 homes with raised two-panels shutters, the colors include 40 gray, 4 green and 8 blue. All louvered shutters are green. The raised panels on the front of the homes measured 18"X 67", but some side windows have smaller shutters. All of the louvered shutters were selected by the builder who preceded Atlantic Homes. These are smaller than 18" X 67" and are attached to the window casing.

### **TYPES OF SHUTTERS:**

There are two types of shutters to select from: wood (either pine or cedar) or composite (not vinyl).

**Wood:** Wood shutters are made from either pine or cedar. To prolong the life of the wooden shutters, it is recommended that 2 primer coats be applied to the front and back before initially applying two coats of paint. Painting should reoccur approximately every three to five years. Typically pine shutters have a life expectancy of eight to ten years. Cedar shutters are no longer lasting but are the most expensive of all types of shutters and still must be painted periodically.

**Composite:** Composite shutters are 90% wood with phenolic resins. They are moisture, rot, and termite resistant. Depending on the vendor, these shutters include a 10- year warranty against cracking, splitting, rotting and warping as well as peeling or flaking, UV inhibitors give the composite shutter its glossy appearance. When installed, they do not require painting for a ten-year period; professional repainting is available after this period. The hardware is marine grade, which is rust resistant. Composite shutters are available pre-painted in the approved HHCH colors.

### **ARB RECOMMENDATION:**

Due to shutter appearance, durability and low maintenance, the ARB recommends the **Atlantic Classic Composite Two-Panel Shutter**. Colonial louvered shutters that currently exist on some of our homes are also available from the supplier. The composite shutters come with a 10-year warranty. Wooden shutters in *matching* colors are an acceptable alternative.

**Please remember to submit an ARB form *before* replacing shutters!**

<https://tinyurl.com/ARBApprovalForm>

## **Shutter Suppliers**

### **Composite & Wood:**

**Home Depot**

6700 Mooretown Road Williamsburg, VA 23188

**Lowes**

801 E. Rochambeau Drive Williamsburg, VA 23185

**Custom Builder Supply Co**

4556 John Tyler Highway Williamsburg, VA 23185

### **Composite:**

**Beacon Building Supply**

4551 John Tyler Highway Williamsburg, VA 23185

\*Ask for Marcie Owens, 757-903-0360 or [marcie.owens@becn.com](mailto:marcie.owens@becn.com)

## Approved Colors: HHCH Shutters and Doors

**IMPORTANT:** For any painting that will be done of shutters and/or doors, please refer to the colors that are in the brochure entitled "Atlantic Shutter Color Selection Guide." The current HHCH ARB chairperson can give you a copy of the Selection Guide.

Please refer to page 5 of this document to find the correct name of the shutter and door color for your home's address.

When purchasing paint to use, please take the Selection Guide brochure to the paint store and request that your home's shutter color be color-matched to the corresponding color swatch in the Selection Guide.

(Effective: October 2023)

**Spectrum Paint\*** 36380-B Richmond Rd (near Shell Station)  
(Sells Benjamin Moore paint)

***Paint Name:*** Roycraft Pewter\*\*  
Rookwood Dark Green\*\*  
Chelsea Gray\*\*  
Hamilton Blue\*\*/\*\*

**Sherwin-Williams\*** 5540 Old Towne Road Williamsburg, VA 23188  
457 Merrimac Trail Williamsburg, VA23185

***Paint Name:*** Roycraft Pewter\*\*  
Rookwood Dark Green\*\*  
Chelsea Gray\*\*  
Hamilton Blue\*\*/\*\*

\* Both stores offer a 10% discount to HHCH homeowners.

\*\* Please refer to page 5 of this document to find the name of the shutter and door color for your home's address. The paint that you purchase must be color-matched to the corresponding color swatch that is displayed in the brochure entitled "Atlantic Shutter Color Selection Guide."

\*\*\* Although Hamilton Blue is not listed in section 8.5 (page 6) of the HHCH "Rules, Regulations, and Architectural Guidelines," it is one of the approved colors for HHCH shutters and doors. Please see page 5 of this document for the shutter-and-door colors for each HHCH address.

## HHCH Shutter, Garage Door and Mailbox Colors

Amended: October 2019, September 2022, October 2023

Many homeowners have recently painted and repaired their homes' shutters, which look very attractive. Please note that unless your garage door is currently white, shutters and garage door colors must match. If you and your building partner wish to change the current color of shutters and garage doors to another approved color, you may also do so, provided both neighbors agree, and the ARB is advised of your decision via a completed approval form, which is available on the HHCH website: <https://tinyurl.com/ARBApprovalForm>

**Composite shutters** manufactured by Atlantic Premium Shutters are available in the approved colors at Roofing Supply Group, located at 4451 John Tyler Highway in Williamsburg. Please see the detailed information about approved shutters on page 2 of this document.

**HHCH's approved paint colors** are available at either Spectrum Paint or Sherwin Williams, located either on Merrimac Trail or Old Towne Rd in Williamsburg. Please see page 3 of this document for more information.

The **mailbox color** (and some of the shutter colors) is **Rookwood Dark Green**. Please use this color the next time that you paint your mailbox, color-matched as described in the box below.

**IMPORTANT:** For any painting of shutters, doors and/or mailboxes that will be done, please refer to the colors that are in the brochure entitled "Atlantic Shutter Color Selection Guide." The current HHCH ARB chairperson can give you a copy of the Selection Guide. The paint that you purchase must be color-matched to the corresponding color swatch that is displayed in the Color Selection Guide.

### Approved Shutter and Garage Door Colors:

Chelsea Gray  
Hamilton Blue  
Rookwood Dark Green  
Roycraft Pewter

Approved colors for HHCH shutters and doors are listed on the next page by address. If you have any questions about what is listed for your home, please contact a member of the ARB at your earliest convenience.

**Shutter and Garage Door Colors by Address**  
(as of July 2023)

**Brookwood Drive:**

201/205 – Rookwood Dark Green  
208/212 – Rookwood Dark Green  
209/213 – Roycraft Pewter  
216/220 – Roycraft Pewter  
221/217 – Roycraft Pewter  
224/228 – Hamilton Blue\*  
232/236 – Roycraft Pewter  
240/244 – Roycraft Pewter

**Brockton Court:**

100/104 – Chelsea Gray\*  
101/105 – Rookwood Dark Green  
108/112 – Rookwood Dark Green  
109/113 – Chelsea Gray\*  
116/120 – Roycraft Pewter  
117/121 – Rookwood Dark Green  
124/128 – Rookwood Dark Green

**Exmoor Court:**

100/104 – Roycraft Pewter  
101/105 – Roycraft Pewter  
108/112 – Roycraft Pewter  
116/120 – Roycraft Pewter  
124/128 – Rookwood Dark Green  
132/136 – Roycraft Pewter  
140/144 – Roycraft Pewter  
145/149 – Roycraft Pewter  
148/152 – Roycraft Pewter  
153/157 – Black Forest Green\*  
(Please use Rookwood Dark Green when repainting or  
replacing shutters at this address.)  
156/160 – Roycraft Pewter  
161/165 – Roycraft Pewter  
164/168 – Roycraft Pewter  
169/173 – Roycraft Pewter  
172/176 – Hamilton Blue\*  
180/184 – Roycraft Pewter

\* Grandfathered paint color