

Holly Hills Homeowners Association
Architectural Review Board (ARB)



Standards and Guidelines

Topic: Repair and Replacement of Shutters

Date: November 30, 2010; amended June 17, 2011; amended September 5, 2011; amended July 2014

As you may have noticed, some homeowners have shutters in need of replacement or repair. 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 the 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 (please see details on size).
- 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 (# 663), Rookwood Dark Green (# 656), or Chelsea Gray (# 662) (This is a shade of blue close to the original)
- Paint colors **created by formula** at the local paint suppliers for wood shutters and garage doors (i.e., gray, green, or blue) *must* match the colors of composite shutters (please see page 4). 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 for specific details on shutters, and if you have questions, please feel free to contact any member of the ARB. Thank you.

SHUTTER RESEARCH INFORMATION

SHUTTER SOURCES:

Atlantic West Building Supply (no longer in business) is the company that Atlantic Homes used to provide the original wood shutters for Holly Hills Carriage Homes. Other local companies which were contacted for comparisons of shutter types and prices included Allied Building Products, Custom Builder Supply Company, Home Depot, and Lowe's.

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:

Our present shutters are 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-panel shutters, the colors include 40 gray, 4 green, and 8 blue. All louvered shutters are green. The raised panels on the front of homes measure 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 material.

Wood: Wood shutters are made from either pine or cedar. To prolong the life of wooden shutters, it is recommended that 2 primer coats be applied to 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 8 to 10 years. Cedar shutters are 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.

COST COMPARISONS:

The cost comparisons in the chart below are for *one pair of raised, two-panel shutters* measuring 18" X 67," which is the most prevalent shutter found in the neighborhood. Smaller or louvered shutters will vary in terms of the costs provided in the chart. Cost comparisons are for one pair and include the cost of the hinges and "S" shaped hooks which are used with both wood and composite shutters. Since wood shutters require an initial painting (2 primers and 2 coats front and back are recommended), an estimate of paint and labor is also given in the costs below.

ARB RECOMMENDATION:

Due to shutter appearance, durability, and low maintenance, the ARB recommends the **Standard Raised Two-Panel Composite Shutter, Classic Collection** supplied by Allied Building Products in the colors of Roycraft Pewter, Rookwood Dark Green, or Chelsea Gray. 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 specified on page 4 are an acceptable alternative.

Please remember to submit an ARB form *before* painting, repairing, or replacing shutters!

Shutter Suppliers

Home Depot 6700 Mooretown Road Williamsburg, VA 23188 Ask for Diane Beasley 220-1800

Lowe's 801 E. Rochambeau Drive Williamsburg, VA 23188 Ask for Robbie Bourne in Millwork 259-7999, ext. 350

Allied Building Products 307a Ewell Road Williamsburg, VA 23188 Ask for Marcie Owens 564-6496

Marcie.Owens@alliedbuilding.com

Paint Stores and Approved Colors

Benjamin Moore 6380-B Richmond Road (near Shell Station)

- *Paint Name:* **Holly Hills Carriage Homes, Roycraft Pewter**

Holly Hills Carriage Homes, Rookwood Dark Green

Holly Hills Carriage Homes, Chelsea Grey (a shade of blue)

Sherwin-Williams 457 Merrimac Trail Williamsburg, VA 23185 (near Farm Fresh)

- *Paint Name:* **Holly Hills Carriage Homes, Roycraft Pewter**

Holly Hills Carriage Homes, Rookwood Dark Green

Holly Hills Carriage Homes, Chelsea Grey (a shade of blue)