

## Dilorio, Chris

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**From:** West, Lori  
**Sent:** Monday, February 12, 2024 9:29 AM  
**To:** 'julia parker'; Dilorio, Chris; Paquin, Paul  
**Cc:** Constable, Jennifer  
**Subject:** FW: [Hull MA] Paragon Dunes for PLANNING and DESIGN REVIEW BOARD (Sent by Kevin Locke, Kevin\_Locke@msn.com)  
**Attachments:** frederick\_law\_olmsted\_kevin\_locke\_5\_23.pdf

Good Morning,

For some reason, my contact information has been posted on social media and I am getting resident's concerns regarding the above.

I will forward as I receive.

Thank you,  
Lori

Lori West, MMC/CMMC  
Town Clerk  
Town of Hull  
253 Atlantic Avenue  
Hull, MA 02045  
781-773-3803

-----Original Message-----

From: cmsmailer@civicplus.com <cmsmailer@civicplus.com>  
Sent: Friday, February 9, 2024 5:58 PM  
To: West, Lori <lwest@town.hull.ma.us>  
Subject: [Hull MA] Paragon Dunes for PLANNING and DESIGN REVIEW BOARD (Sent by Kevin Locke, Kevin\_Locke@msn.com)

Hello lwest,

Kevin Locke (Kevin\_Locke@msn.com) has sent you a message via your contact form ([https://urldefense.proofpoint.com/v2/url?u=https-3A\\_\\_www.town.hull.ma.us\\_user\\_27\\_contact&d=DwIDaQ&c=euGZstcaTDIlvimEN8b7jXrwqOf-v5A\\_CdpgnVfiiMM&r=koDrh3hw5PDKPelqFDLCNiwyfvEAPKazYrJQxPW1v-Q&m=L4dc8RVqEHyVJ7b0E5CZ7WkI8enM7Kf0EyzWMhKv-SRrjn98FeM23-xmTp-bw65J&s=J2hd0aw2jwOZjDiJ3LCOsL2h3BdTP8K7vflnoMGCP\\_g&e=](https://urldefense.proofpoint.com/v2/url?u=https-3A__www.town.hull.ma.us_user_27_contact&d=DwIDaQ&c=euGZstcaTDIlvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=koDrh3hw5PDKPelqFDLCNiwyfvEAPKazYrJQxPW1v-Q&m=L4dc8RVqEHyVJ7b0E5CZ7WkI8enM7Kf0EyzWMhKv-SRrjn98FeM23-xmTp-bw65J&s=J2hd0aw2jwOZjDiJ3LCOsL2h3BdTP8K7vflnoMGCP_g&e=))) at Hull MA.

If you don't want to receive such e-mails, you can change your settings at [https://urldefense.proofpoint.com/v2/url?u=https-3A\\_\\_www.town.hull.ma.us\\_user\\_27\\_edit&d=DwIDaQ&c=euGZstcaTDIlvimEN8b7jXrwqOf-v5A\\_CdpgnVfiiMM&r=koDrh3hw5PDKPelqFDLCNiwyfvEAPKazYrJQxPW1v-](https://urldefense.proofpoint.com/v2/url?u=https-3A__www.town.hull.ma.us_user_27_edit&d=DwIDaQ&c=euGZstcaTDIlvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=koDrh3hw5PDKPelqFDLCNiwyfvEAPKazYrJQxPW1v-)

Q&m=L4dc8RVqEHyVJ7b0E5CZ7Wkl8enM7Kf0EyzWMhKv-SRrjn98FeM23-xmTp-bw65J&s=Fx4XuXBtI0mRKuwMKa4cfmI3PZ7YDCStogUbyxdVJIU&e=.

Message:

Members of both Boards,

I attended the joint meeting on Wednesday evening. It seems clear that members of both boards do NOT believe that we have arrived at a place of satisfaction with Procopio regarding the unsightly, huge, view-blocking series of buildings that will soon mar the built environment in Hull. While neighborhoods seem to do well, this CONDO CANYON that has been allowed to be erected in town is an atrocity as the welcoming vestibule of Hull. Someone must be responsible for this long-time error in planning. Of all the buildings that have been erected there, the only one that is palatable is Berkeley Place; it is attractive and well done; and people say they enjoy living there. The other buildings have hurt the town seriously. The ugliness curbs what everyone in town calls "economic development" (even though that is a false equivalent). Poor Hull already suffers a massive branding problem because of these hideous buildings and other serious goings-on; we traded honky-tonk cotton candy to honky-tonk architecture. Adjoining towns do not appreciate this repulsive trend, as you know. But it is plain that the development community has caught on to the fact that Hull is an easy touch: they can push any mediocrity through much to the detriment of the town and its townspeople. I know ONE human being who is sanguine with paragon duneless, ONE. Look at Facebook to see the serious consternation of people who pay taxes here.

Because I am an architectural historian, educated in Italy, I find the end of town a constant source of discouragement AND embarrassment. I can't even drive down Nantasket Ave. past this littering of buildings; I'm forced to take a right at George Washington Blvd. Soon that road will become unbearable with the BLOCKADE that is to become paragon duneless; by the way, they will wish they had dunes when all the flooding starts. Not only will the Boulevard be a real kick in the gut to anyone who wants to live here or visit here: but you seem to be allowing the residents of Hampton Circle and Sagamore Hill to lose their view in a visually violent way. I submit to you that the star of the show is the Atlantic Ocean. In the idiom of architecture, there is a principle known as "architecture of place." When Procopio suggests that we want "something funky" they are incorrect: in all the meetings of the various boards, residents and board members relentlessly request architecture that reflects a coastal aesthetic--we don't need a "vibe"—minus the cheap finish work and jarring angles of all that exists there now. Lifeless, an assault on the author of the Atlantic Ocean! That is architecture of place? Another term of architecture and preservation is stewardship. Enough said on that. Have a look at the housing project in progress in Cohasset Harbor. Note that the upper profile of the building is NO TALLER than the highest house which is the development's context. Can you imagine paragon duneless in Cohasset?

We are being played by Procopio who naturally keep a keen, inflexible eye on their profit margin. I don't think people believe them when they pull out all the marketing language and top it off with the oft-used slogan: we want to build something that activates the sidewalk and be proud of it!

I did this sort of advocacy in Washington, DC and developers knew they had to listen or give up tax credits or any other accommodation, and I worked with great people. The Washington Post was a great vehicle to embarrass the developers who were trying to keep the margin high. In Hull, we lie down and acquiesce, which leads to townspeople fearing to speak their mind. Lousy way to live.

I mistakenly thought the plans Procopio showed at the penultimate DRB meeting were indicating that the complex would be painted white. I was heartened, but I was wrong. It is to be gray, orange, blue, and something else. That is neither funky nor beachy: it will become an immediate eyesore. Why do that? In terms of land, topography, and interaction of sea and sky, Hull FAR outpaces those same qualities in other towns. At that same meeting, I asked about commercial tenants: it's now at 10,000 sq. ft. I believe, up from 3K. Who will be renting these storefronts when Kemberma has nine out of 16 commercial properties that are vacant and have been for some time? I don't want blight, do you? Remember, HRA is planning a hotel, conference center, condos, and FIFTY-EIGHT SQUARE FEET of commercial space! So we'll have yet another eyesore blocking the sea, which will most likely sit empty. Unless someone's talking to

Walmart about the available property. The developer's response to my thought was: well, we know people and hope to have at least ONE year-round occupied storefront. Planning more blight?

Folks, please do something. If you allow this mess to happen, you will be hurting your neighbors. At Wednesday's meeting there was plenty of disappointment in many of your comments. You must not let Procopio win. And they are. Laughing all the way to the bank. Where is the town manager in all this?

I will do anything to help, even though I am doing much as it is. Attached is an article I wrote last summer that was printed in the Hull Times. I had so many cheers from it that I lost count. Hullonians do not like the way things are going, but many are afraid to speak. And they believe TH is tone-deaf. So do I.

Respectfully,

Kevin Locke