

## HGTV home-renovation series spotlights community as it chronicles Hull project

By Carol Britton Meyer

While Emily Copeman and her two daughters were being filmed during an episode of the Magnolia HGTV series “Beachfront Bargain Hunt: Renovation” after purchasing their summer home in the Kenberma neighborhood, the camera crew also filmed local attractions that put the spotlight on the benefits of living in this seaside community.

Hull had a particular appeal because Copeman spent many happy times on Nantasket Beach with her family as a child.

As soon as she saw the house, Copeman knew it needed a complete overhaul.

“It had a cool layout in that there were enough bedrooms and living spaces to accommodate two families for a summer rental, and I loved the character,” she said. “There is a lot of beautiful woodwork and glass detail that my team helped preserve and bring back to life.”

The Hull Lifesaving Museum had a cameo role when Copeman and her children, Ella, 5, and Daisy, 7, were filmed while taking a tour there.

“We were excited to be featured, along with the Paragon Carousel and other locations,” HLM Director of Development Maureen Gillis told The Hull Times. The segment

with the footage of the museum is posted on the museum’s Facebook page.

“I and the HLM crew spent an enjoyable afternoon with Emily and her daughters and members of the production team,” Gillis said.

The Magnolia network reaches out to real estate agencies across the country looking for locals and recent purchases to feature on their shows.

“My realtor, Molly Walker, of Coldwell Banker in Scituate, recommended my story,” Copeman told The Hull Times. “My Mom and I met with Magnolia Network producers soon after I purchased the property and they started filming the renovation right away. Magnolia helped tell the story of my family and the importance of this project in the wake of my Dad’s passing.”

The TV program features families who have achieved their dream of buying an affordable vacation home and are now tasked with the tough job of turning it into “the relaxing oasis they envisioned when they purchased it,” according to the Beachfront Bargain Hunt website. All of the work is paid for by the homeowner.

Copeman, who lives in Scituate with her daughters and their two cats, Sugar and Charlotte, when not spending time at their Hull sum-



**COTTAGE INDUSTRY.** Emily Copeman’s renovation of the summer home she purchased in Hull was featured on the HGTV series ‘Beachfront Bargain Hunt: Renovation.’ [Courtesy photo]

mer home, has been interested in real estate since she was a child.

“My Dad used to take me on weekend errands, and I’d always grab the weekly copy of the real estate guide sitting on the counter at a local dry cleaners,” she recalled.

“I’d thumb through the pages and pepper my Dad with questions about the variation in prices from Holbrook to Hingham, the abbreviations used in the listings, and others,” Copeman said. “My Mom had a successful career in luxury interior design, so I also had great perspective on how cosmetic changes can transform the feeling of a residential space, and ultimately increase the value in a sometimes intangible way.”

Copeman bought her first property in Dorchester when she was 28 with money she scraped together, made some affordable improvements, and sold it fewer than nine months later for a \$40,000 profit.

“I continued renovating and selling homes while progressing my corporate career in Philadelphia and New Jersey before returning to the South Shore with my daughters,” she explained.

Her father, Fred Copeman, passed away unexpectedly a year after her return to the area, and she decided to invest the life insurance proceeds in a summer rental by Nantasket Beach, where her family spent every day possible in the summer during her youth.

**‘I loved the character of the house’**

The demolition began in August of 2022, and the work was completed in June of this year.

“My contractor and his apprentice, my plumber, tile installer, and wallpaper hanger are residents of Hull, and I am proud to say that everyone who worked on the house has ties to our community,” Copeman said.

The exterior of “The Salty Daughter” – the name given to the property – was completely refinished and painted, the exterior stairs rebuilt, and the patio expanded for an outdoor living space with a pergola.

“Every room was overhauled cosmetically from top-to-bottom, with new designer lighting and energy-efficient luxury picture windows,” Copeman said. “We did use the existing wood paneling in many areas by refinishing and spraying paint. I replaced all cabinetry and



**BARGAIN HUNTERS.** Emily Copeman, her mother, Pamela Copeman, and real estate agent Molly Walker recently were featured on the HGTV series ‘Beachfront Bargain Hunt: Renovation’ when it detailed the renovation of a home in Hull. [Courtesy photo]

flooring, as well as refinished all the bathroom tile and utilities. The most exciting work was really brightening the spaces and welcoming in natural light.”

While Copeman doesn’t ordinarily enjoy being in the spotlight, her mother, Pam Copeman, -- was her “snarky and glamorous sidekick in the show, and she loved every second of filming,” she said. “With my Mom’s disarming sense of humor and some practice, I settled in pretty quickly. I found it was easy to talk to the camera because I was so passionate about the project and eager to share the details.”

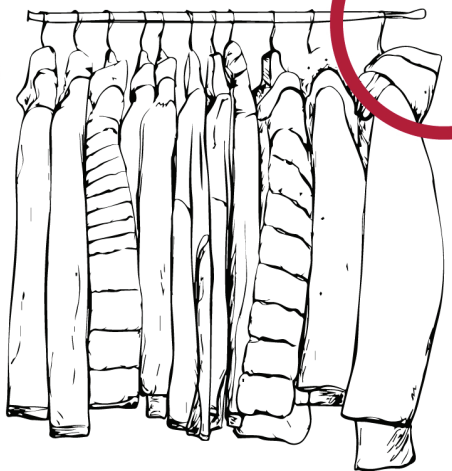
Copeman is excited about her family’s new summer home in Hull.

“I love the history of Paragon Park, the grand old hotels that were glamorous vacation destinations a century ago, the Paragon Carousel, and the Hull Lifesaving Museum,” she said. “I’m not sure many of the locals know just how special the history of Hull is.”

She also loves the “All-American” feel of the boardwalk and the soft-serve ice cream and hotdogs that are served there.

“I am so proud of this little house,” she said. “It is so happy, warm, bright, and inviting, and I love that so many people in our community and people I love had a hand in bringing it back to life.” **HT**

# Annual Coat Drive



**JOIN US**

To make a difference in the lives of others

Please join the cause to provide warmth and comfort this year for those less fortunate. Coats will be distributed through 2 local organizations: **Interfaith Social Services** and **Wellspring Multi-Service Center**.

Supporters willing to donate are asked to bring gently-used adult or children’s coats to any Keohane or Dependable Cleaner locations. Coats will be cleaned upon donation.

#### Keohane

785 Hancock Street, Quincy  
21 Emerald Street, Hingham  
809 Main Street, South Weymouth

#### Dependable Cleaners

298 Main Street - Hingham  
338 Granite Avenue - Milton  
320 Quincy Avenue - South Quincy

The winter coat drive begins in October and continues through the end of November. Help us meet our goal to collect 1,000 coats this winter.

SPONSORED BY

