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AlliedCook renovating Emery School into 24-unit senior housing

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AlliedCook is putting the finishing touches on the \$4.5 million renovation of 27,000 s/f Emery School at 116 Hill St., transforming the empty school into affordable, senior housing units.

After sitting idle for nearly five years, this historic 1912 building, which once served as a neighborhood elementary school, has been transformed into elderly housing, Emery School Apartments, with 20 one-bedroom units and 4 two-bedroom units. Thirteen of the units are fully handicapped accessible.

Many original features of the building were restored and reused, including the existing tin ceilings, all interior wood and window trim, and the antique chalkboards which are installed in the kitchens of each of the apartments. The original stage on the third floor now serves as a community space for residents, and the original wood floors in the corridors were refinished, as well as the terrazzo in the stair towers. Because the building is listed on the National Register of Historic Places, two of the three chimneys needed to be preserved from the third floor up. The bottom two thirds of the two chimneys were demolished, but structurally reinforced to support the upper sections.

In addition, a new roof was installed, all the windows replaced, and 100% of the exterior brick re-pointed. The basement features an additional community room with laundry and full kitchen. The renovations also addressed code issues and energy efficiency, including the installation of solar panels. An elevator was added, as well as a wheelchair lift.

"The Emery School is an important part of the city of Biddeford's history, and AlliedCook is pleased to have contributed to preserving this important community landmark," said owner Matthew Cook.

Portland-based Archetype designed the renovations, and Developers Collaborative partnered with Avesta Housing on the project.

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