The Stone Mill in Keeseville — Preservation, Development, and Revitalization

Adirondack Architectural Heritage (AARCH) is the historic preservation organization in the Adirondack region. Founded in 1993 to save Great Camp Santanoni, AARCH was honored with the National Trust for Historic Preservation’s Trustees Award for Organizational Excellence in 2015, as “one of the most effective rural preservation organizations in the nation.” Over the past decades, AARCH has partnered with New York State, local and regional government bodies, private foundations, individuals and businesses in its efforts to revitalize communities through preserving historic places and make the Adirondacks a better place to live, work, and visit.

In 2008 AARCH acquired the Stone Mill property, formerly the Ausable Horse Nail Company complex. Listed on the National Register of Historic Places and built in the 1840s, the complex is a rare surviving group of water-powered, industrial buildings, which were at the heart of Keeseville’s booming horse nail manufacturing industry into the 1920s. Keeseville was a major producer of iron goods in the eastern Adirondacks, the second largest iron-producing region in the country in the mid-19th century. The property is within a large National Register listed historic district and is adjacent to two bridges that have also been designated as Historic American Civil Engineering Landmarks.

AARCH renovated the Stone Office Building and opened it as its regional headquarters in 2011. This striking building on Main Street was constructed around 1850 for the accounting and payroll operations of the horse nail factory. It now houses offices, a resource library, meeting rooms, a gallery and rental space.

Next Phase of Stone Mill Restoration

AARCH is now developing the 11,000 square foot Stone Mill for adaptive reuse, using state grants, private foundation support, and federal tax credits for historic property rehabilitation. We are looking for partners and collaborators who might be interested in becoming part of this transformative project and will work
together with us to develop the space. Potential uses include a restaurant, brewery, small business incubator, marketplace, event space, lodging — lots of possibilities.

The Stone Mill is located in the historic river town of Keeseville. The Ausable River runs through the center of the village with historic churches, commercial buildings and homes on both sides. Keeseville is also the center of a growing agricultural district. There are local producers of meats, cheeses, dairy products, vegetables and fruits nearby. It is one mile from Ausable Chasm, a major tourist attraction with tens of thousands of visitors every year. With direct access to Interstate 87, only a few miles from Lake Champlain and the seasonal ferry to Burlington, and an easy 20 minute drive from Plattsburgh, the Stone Mill has great potential as a destination development.

**Waterfront Revitalization and Keeseville Park**

Alongside the Stone Mill development, AARCH is also partnering with the Town of Ausable and a private foundation to develop the land adjacent to the Stone Mill as a public park. Currently the site of a large, deteriorating and vacant building, the new Waterfront Park will open up greenspace on the river, allowing everyone to enjoy its natural beauty. The Park will create a walkable circuit through the center of the village along both sides of the river. It will be directly adjacent to the Stone Mill and will add significantly to its attraction and potential. The Park has been designated a “Key Project for Regional Waterfront Revitalization” (Clinton County) and is in the planning and development stage as of April 2016.

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**Interested? Want to know more? We’d love to show you the Stone Mill and talk about your ideas.**

**Please contact:**

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