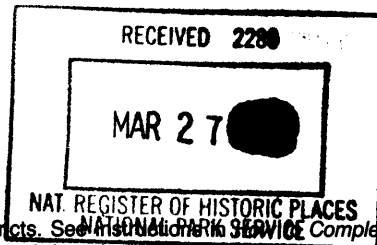


United States Department of the Interior
National Park Service



National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions. Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Cinclare Sugar Mill Historic District

other names/site number Cinclare Central Factory

2. Location

street & number LA HWY 1 at Terrell Drive N/A not for publication

city or town Brusly vicinity

state Louisiana code LA county West Baton Rouge code 121 zip code 70719

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)
Jonathan Fricker March 23, 1998
Signature of certifying official/Title Date
Deputy SHPO, Dept of Culture, Recreation and Tourism
State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)
Signature of certifying official/Title Date
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:
 entered in the National Register. See continuation sheet.
 determined eligible for the National Register See continuation sheet.
 determined not eligible for the National Register.
 removed from the National Register.
 other, (explain:)
Signature of the Keeper Edson H. Beall Date of Action 4.23/98

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
35	11	buildings
		sites
2		structures
		objects
37	11	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed
in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Industry/manufacturing facility

Agriculture/agricultural outbuilding

Domestic/single dwelling

Current Functions
(Enter categories from instructions)

Industry/Manufacturing Facility

Domestic/single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

no style, Craftsman, Greek Revival,

Queen Anne Revival

Materials
(Enter categories from instructions)

foundation brick, concrete

walls metal (mill), weatherboard

roof metal, asphalt

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Cinclare Sugar Mill Historic District, West Baton Rouge Parish, LA

Section number 7 Page 1 of 11

The Cinclare Sugar Mill Historic District is located slightly north of the small community of Brusly on the west bank of the Mississippi River in rural West Baton Rouge Parish. Its resources consist of 46 buildings and 2 structures. Contributing elements include a sugar mill and associated support buildings, a "big house" and other management facilities, and housing for workers and managers. The historic resources date from c. 1855 to c.1945, although most were constructed in the first two decades of the twentieth century. The c. 1855 date was chosen for this submission because it is the approximate construction date of the property's oldest building--the original plantation house. (Although moved in 1906 when a new and larger main house was built on its former site, this Greek Revival style dwelling still stands on the property.) The complex features wood frame, brick, and metal construction with building heights ranging from one story structures to a chimney stack which towers above the mill. Overall, the district has a non-contributing rate of 23 percent, with virtually all of the non-contributing buildings being very small in scale and dwarfed by adjacent historic resources. Although changes in the sugar industry have resulted in the loss of a number of historic structures formerly associated with the mill, it is remarkable that so much survives.

GEOGRAPHICAL SETTING

The roughly square-shaped district (see attached map) is the river end of a narrow and deep plantation which stretches westward from the Mississippi River for approximately two miles. The district's western boundary is Louisiana Highway 1, a four lane divided highway, and its eastern boundary parallels the Mississippi. The northern and southern boundaries follow the plantation's property lines. Although once considered rural and even isolated, Cinclare is now pressed by development on several fronts (due largely to its location near Baton Rouge on a major highway). However, the immediate area surrounding the district is still planted in sugar cane, thus retaining much of its historic appearance.

The historic district is crossed by three roads, two of which are paved. The older lane, now known as Terrell Drive, runs east to west and is perpendicular to the river. The mill and a group of workers' houses are located on this street. The district's second paved street, Florence Avenue, runs from north to south and intersects with Terrell Drive at a point east of the mill. It runs across approximately two-thirds of the plantation's width. Along Florence are found the "big house," the mill's business office, a row of houses for management-level workers (at the road's north end), and an additional group of workers' houses (at the road's south end). The third (unpaved) road intersects Florence Avenue at a point southeast of the mill.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Cinclare Sugar Mill Historic District, West Baton Rouge Parish, LA

Section number 7 Page 2 of 11

HISTORICAL BACKGROUND

The land which would become Cinclare Plantation originally consisted of four separately owned parcels. Each was settled and producing sugar cane before 1803, and at least one had a sugar mill (long lost) in 1834. The tracts changed hands many times before being consolidated as one property, known as Marengo Plantation, in 1855. It is believed that the Greek Revival style main house mentioned above was constructed at about this time. (No other buildings from this era survive.) Marengo mirrored the pre-Civil War prosperity and post-war problems experienced throughout the Louisiana sugar industry. In 1874 its owners sold half the plantation in order to make good on their debts; they sold the other half in 1877. However, a new owner purchased both halves and reunited the plantation later that year.

In May 1878 a northern investor purchased Marengo. James H. Laws was part owner of a Cincinnati, Ohio brokerage firm. Laws renamed the property in honor of one of his business partners, Cinclare Keever, who supervised the brokerage firm's New Orleans office. Over one hundred years later, the Laws family still owns Cinclare. However, the day-to-day operation of the business is now handled by sugar industry professionals.

Laws and his descendants appear to have taken an active role in running the plantation during the historic period, and they had the financial means to improve Cinclare. They also benefitted from the late nineteenth and early twentieth century move toward consolidating the industry into fewer and larger plants (see Part 8). Although the family made its primary home in Ohio, they came to Cinclare every fall and remained until the grinding season ended in early January. In 1906 they moved the above mentioned Greek Revival style main house to a spot on the managers' row and replaced it with a large residence reflecting northern building tastes. They also made improvements to the mill as soon as new sugar producing technologies became available. In 1897 James Laws demolished the old open kettle mill on the property and constructed (on the former mill's location) a modern factory employing a triple effect vacuum pan and centrifugals. As other mills in West Baton Rouge and the surrounding parishes closed, the demand for Cinclare's services increased. As a result, the family found it necessary to modernize and expand the new mill in 1906. (Additional modernizations and expansions would take place in 1963 and 1984.) In 1900 they attempted to diversify their business by building a mill (located across a lane from the sugar mill) to extract oil from cotton seeds. After this venture failed, the building housed a machine shop and blacksmith shop for many years.

One of the most important innovations adopted by the business was the use of railroad cars to carry cane to the Cinclare Central Mill (as it came to be called) from Cinclare's and other

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Cinclare Sugar Mill Historic District, West Baton Rouge Parish, LA

Section number 7 Page 3 of 11

plantations' fields. Langdon Laws, who headed the family corporation in 1915, was also a director of the Texas and Pacific Railroad. The T & P apparently had a right-of-way across Cinclare, and Laws easily persuaded the company to grant permission for the construction of a spur from the main line to a point near the mill. Four long tracks for storing cars filled with cane waiting to be processed also were placed on the property. After production of the raw sugar was complete, rail cars transported it to the refineries which processed sugar into its final forms.

Although one assumes that the plantation had the usual collection of buildings needed for sugar production when Laws purchased it in 1878, the first evidence documenting the existence and placement of buildings at Cinclare is a 1913 map which was later updated to 1924. From this map we know that the complex in 1924 included various buildings which are no longer extant, most notably 32 cabins for black field workers employed year-round. These cabins stood in a double row immediately north of the sugar mill (see map -- on the north side of present-day Terrell Drive between buildings 15 & 10). Other notable losses from the 1924 map are the plantation store, a boarding house for seasonal workers, a barn, and two or three buildings associated with celotex production. (Celotex was manufactured from bagasse, a by-product of the sugar milling process.) Finally, the 1924 map shows about a dozen small houses for white workers clustered near the mill. (These houses are most likely the present worker's houses on South Florence which a long-time employee recalls as being moved there from elsewhere on the property in the 1940s.)

In addition to the building losses and re-locations mentioned above, the complex has lost the railroad shown on the 1924 map, as would be expected with trucks supplanting rail cars as the primary haulers of both sugar cane and raw sugar. However, vestiges of the tracks which once served Cinclare can still be seen crossing one of the plantation's paved roads.

INVENTORY OF RESOURCES

The buildings surviving within the Cinclare Sugar Mill Historic District may be classified generally in three groups: 1) the mill and its associated structures, 2) the big house, company office, and manager's housing row, and 3) housing for Cinclare's permanent work force. See attached district map for the location of each building. Unless specifically identified as non-contributing, all of the resources described in this section are contributing elements to this nomination.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Cinclare Sugar Mill Historic District, West Baton Rouge Parish, LA

Section number 7 Page 4 of 11

- 1) One-story frame garage, built between 1900 and 1913, accompanying building number 2. It is composed of board and batten siding and has a hipped, metal, overhanging roof.
- 2) Large, two-story foursquare Manager's House built between 1900 and 1913. It has clapboard siding, a projecting bay on the second level above the entrance, and a hipped roof with overhanging eaves. A one-story gallery spans the facade. The upper sashes of each window are subdivided into multiple panes; each lower sash consists of one large glass pane. An external chimney with a metal pipe rising from the roofline appears to be a later addition or alteration.
- 3) One-story frame Manager's House of moderate size built between 1900 and 1913. It features a projecting front porch and windows with subdivided sashes similar to those in building number 1.
- 4) Large, two-story, foursquare Manager's House, built between 1900 and 1913, with overhanging hipped roof. Its lower level is sheathed in clapboard; the second floor is covered entirely by scalloped shingles. These shingles also cover two bays which project from the building's second floor. An Oriental-looking screen outlines the roof of the home's one-story porch, which wraps around one side of the building. The porch's columns are fluted and feature a bull's eye ornament at the point where they are intersected by the balustrade's upper rail.
- 5) Small one-story frame Manager's House with clapboard siding and an overhanging hipped roof built between 1900 and 1913. It appears that the home's original porch filled only half of the facade, with a projecting room beside it. This porch has been enclosed to create more space for the small dwelling, and this alteration has resulted in a recessed entrance. An Oriental-looking screen identical to that found on building number 4 is found above the opening leading to this entrance.
- 6) One-story, frame Manager's House of moderate size built between 1900 and 1913. It features clapboard siding, a hipped overhanging roof, a front porch which spans approximately two-thirds of the facade, and a projecting room on the facade's north corner. A large ell has been appended to the home's rear north corner.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Cinclare Sugar Mill Historic District, West Baton Rouge Parish, LA

Section number 7 Page 5 of 11

- 7) One-and-one-half story, clapboarded, Greek Revival style Manager's House which once served as the plantation's "big house." Constructed c. 1855, it features an entablature outlining a full-length front gallery, openings embellished by shoulder molding, and an entrance with transom and sidelights. It was moved to its current north Florence Avenue location in 1906. Alterations to the facade include the construction of a large gabled dormer pierced by double windows and changes to the gallery's columns.
- 8) One-story clapboarded Manager's House, built between 1900 and 1913, with a hipped roof porch appended to the center of the facade. The porch features slightly tapered triple columns rising from single clapboard-covered piers--a characteristic of the Craftsman/Bungalow style.
- 9) One-story garage, built between 1900 and 1913, accompanying building number 10. It has shingled walls and a metal overhanging roof with large brackets and exposed rafter tails. Wide double doors feature multiple panes in their upper portions, with panels of vertically laid boards below these windows.
- 10) Large two-story Manager's House in the Craftsman style built between 1900 and 1913. It is distinguished by shingled walls, an overhanging roof with exposed rafter tails and large brackets, two sets of triple windows on the facade's second level, and a shed-roof porch which extends to the side to create a porte-cochere. The porch's supports are composed of piers surmounted by tapered shafts. The gallery has been screened, and a shed roofed room at the rear appears to be a later addition.
- 11) Non-contributing element. Small modern one-story, rectangular concrete block worker's house.
- 12) Non-contributing element. Small modern one-story, rectangular concrete block worker's house.
- 13) Non-contributing element. Small modern one-story, rectangular concrete block worker's house.
- 14) Non-contributing element. Small modern one-story, rectangular concrete block worker's house.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Cinclare Sugar Mill Historic District, West Baton Rouge Parish, LA

Section number 7 Page 6 of 11

- 15) One-story, clapboarded, pre-fabricated worker's cottage purchased from Sears Roebuck & Company and constructed on site in 1906.
- 16) One-story, clapboarded, pre-fabricated worker's cottage purchased from Sears Roebuck & Company and constructed on site in 1906.
- 17) One-story, clapboarded, pre-fabricated worker's cottage purchased from Sears Roebuck & Company and constructed on site in 1906.
- 18) One-story, clapboarded, pre-fabricated worker's cottage purchased from Sears Roebuck & Company and constructed on site in 1906.
- 19) Non-contributing element. Small one story 1950s or '60s scale house.
- 20) Non-contributing element. Small, modern concrete block worker's house.
- 21) Non-contributing element. Small, modern concrete block worker's house.
- 22) Non-contributing element. Small, modern concrete block worker's house.
- 23) Contributing element. Early twentieth century smokestack for the Cinclare mill, with the name Cinclare appearing prominently.
- 24) Sugar Mill. The majority of the massive, rambling sugar mill was constructed in two stages. It was begun in 1897 and enlarged in 1906. The building is constructed of riveted steel girders and features a series of open steel-truss roofs which vary in configuration from an ordinary pitched roof to a monitor roof to a clerestory. The building is sheathed in corrugated metal, most of which is historic. Most of the equipment is less than 50 years old. However, there are some noteworthy exceptions, including a) two historic turn-of-the-century boilers, b) a range of Payne & Jubert crystallizers dating to 1911, and c) three historic steam pumps. In addition, the machine shop still has much of its original shaft and belt drive equipment. As would be expected of an industrial facility still in use, the mill has received various non-historic additions (see map for their locations).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Cinclare Sugar Mill Historic District, West Baton Rouge Parish, LA

Section number 7 Page 7 of 11

- 25) Late nineteenth century small, one story, octagonal shaped brick building used to store lime during the historic period. Now used for general storage.
- 26) Early twentieth century water tower.
- 27) Late nineteenth century, long, rectangular, one-story board and batten storage building with metal roof.
- 28) Non-contributing element. Small, one story, asbestos sided building.
- 29) Cotton Oil Mill constructed c. 1900. Large "L" shaped brick building. The majority of the structure is two stories tall and features windows with lintels in the form of segmental arches. A smaller portion of the building is one-and-one-half stories tall, with the half story in the form of a clerestory, probably used for ventilation. A rough shed roofed porte-cochere supported by metal poles is attached to the facade.
- 30) Late nineteenth century mule barn. (Individually eligible for the National Register--see Part 8) One-and-one-half story barn with clapboarded walls and metal roof surmounted by a large ogee arched cupola. The building is composed of three sections--a tall central portion flanked by lower, shed-roofed areas. Retains most of its original interior fabric and character.
- Note: Houses 31-35 and 37-39 were moved to this location from elsewhere on the plantation in about 1945 according to a long-time employee of Cinclare. The previously mentioned 1924 map indicates that they must have been the worker's houses once clustered around the mill, as noted previously.
- 31) One-story, frame, clapboarded worker's cottage (c. 1900) which is an example of the Creole cottage form. The two-room wide house is raised on piers, has a central chimney piercing a gable end roof, and features a recessed gallery with a rail-like balustrade. The only notable alteration is an addition at the rear. Moved to this location c.1945 from elsewhere in the complex (see note above).
- 32) One-story, clapboarded, Creole-type worker's cottage (c. 1900) similar to number 31. This house has also received a rear addition and was moved to its current location from elsewhere on the plantation c.1945 (see note above).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Cinclare Sugar Mill Historic District, West Baton Rouge Parish, LA

Section number 7 Page 8 of 11

- 33) One-story, clapboarded, Creole-type worker's cottage (c. 1900) similar to building number 31. Alterations include the enclosure of part of the gallery as well as a rear addition. The posts on the gallery's open portion feature decorative brackets. The house was moved to its current location from elsewhere on the plantation c.1945 (see note above).
- 34) One-story, clapboarded, Creole-type worker's cottage (c. 1900) similar to building number 31. This house also features exposed ceiling beams on its front gallery. Its later rear addition is composed of board and batten siding. The house was moved to its current location from elsewhere on the plantation c. 1945 (see note above).
- 35) One-story, clapboarded, worker's cottage (c. 1900) showing Creole influence. It differs from the other Creole-type houses because of its three-room width. Its gallery features posts with decorative brackets similar to those found on building number 33. The house was also moved to its current location from elsewhere on the plantation c. 1945 (see note above).
- 36) Non-contributing. Modern metal trailer.
- 37) One-story frame home (c. 1900) with dropped siding and hipped roof with overhanging eaves. The house has been expanded toward the rear. It was also moved to its current location from elsewhere on the plantation c. 1945.
- 38) One-story, frame, clapboarded worker's cottage (c. 1900) with end chimneys and a roof which changes pitch half way up its front slope. The front gallery features posts with brackets arranged in a geometric shape. The home's rear gallery is partly enclosed. This house is somewhat larger than the other workers' homes. It was also moved to its current location from elsewhere on the plantation c.1945 (see note above).
- 39) One-story, frame, clapboarded worker's cottage with gallery recessed beneath its hipped roof. The c. 1900 structure was moved to its current location from elsewhere on the plantation c.1945 (see note above).
- 40) Dairy Barn/Stable (c. 1906). One-and-a-half story building with double doors within both of its two cross gables. The roof is sheathed in metal. The building's

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Cinclare Sugar Mill Historic District, West Baton Rouge Parish, LA
Section number 7 Page 9 of 11

shingled walls match those of the 1906 main house.

- 41) Main House. Designed by the Cincinnati architectural firm of Wener and Adkins, the 1906 "big house" resembles Queen Anne and Shingle style residences popular in the North at the turn of the century. Its Queen Anne features include a cross gable roof, a polygonal turret with its own conical roof culminating in an elaborate finial, windows with subdivided upper sashes, several projecting bays, and a deep gallery which wraps around the house on two sides. Texture is obtained through the use of half-timbering in the gables (now painted white like its background) and by sheathing almost the entire exterior of the house in shingles. An unusual feature in the home is the decorative treatment of the gallery, whose openings (now screened) are articulated as Tudor arches. A large porte-cochere (also featuring the Tudor arch shape in its openings) is attached to the rear elevation.
- 42) Wash House (c. 1906). Small one-story frame structure with a gabled roof and shingled walls matching those of the 1906 main house.
- 43) Ice house (c. 1906). Small, one-story, clapboarded building. It is octagonal in shape and has a conical metal roof surmounted by a simple finial. It is currently used for storage.
- 44) Garage (c. 1920). Long rectangular building with metal roof, drop siding, and several sets of double doors whose lower panels are composed of boards laid on the diagonal. The interior is sheathed in beaded board. One corner of the structure serves as an open carport.
- 45) Office. One-story frame structure with hipped overhanging roof and recessed porch. It was built c.1945 after the original plantation office was moved and attached to the rear of one of the managers' houses. The presence of some late nineteenth century decorative elements on the building suggests that salvaged parts may have been used in its construction. The office is now sheathed in vinyl siding.
- 46) Warehouse (c.1900). One-story building with drop siding and a gable roof with overhanging eaves. The gables' peaks feature scalloped shingles. A small shed roofed hood protects the entrance, which is located on the side.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Cinclare Sugar Mill Historic District, West Baton Rouge Parish, LA

Section number 7 Page 10 of 11

- 47) Fire House (c. 1900). Small, square shaped, frame building with drop siding, a hipped roof, and large double doors on one side. It was used to store fire-fighting equipment for Cinclare.
- 48) Non-contributing. Modern one-and-a-half story frame residence.

CONTRIBUTING ELEMENTS

Taken together, the resources in the Cinclare Sugar Mill Historic District illustrate the appearance of a historic agricultural/industrial complex. Any 50+ year old structure or building which has not been severely altered is considered a contributing element for the purposes of this application. Contributing buildings range in date from c. 1855, when the original main house was built, to c.1945. However, the Cinclare sugar mill remains in operation; and all of the historic houses on the property (including the 1906 main house) are still occupied by company employees.

ASSESSMENT OF INTEGRITY

There are eleven non-contributing resources within the boundaries (23% of the total): seven small one story concrete block workers' houses in front of the mill (#s11-14 and 20-22), a scale house on LA HWY 1 (#19), a small storage building adjacent to the cotton oil mill (28), a trailer in the South Florence Avenue worker's row (#36), and a modern one-and-a-half story residence on the eastern edge of the complex (#48).

Firstly, it should be noted that a 23% non-contributing rate is low for an industrial complex in continual usage. Numbers aside, the important issue is that virtually all of the non-contributing buildings are quite small in comparison to adjacent historic resources. For example, the small concrete block workers' houses and the scale house are indeed dwarfed by the mill in the background (see photos 3 and 4). The only non-contributing element of any size is a one-and-a-half story residence built within the last twenty years in a traditional style. It, too, does not have much visual impact on the historic complex -- in this case, because it is located on the edge (#48 - see map).

In terms of alterations to historic buildings, each building was evaluated by the National

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**

Cinclare Sugar Mill Historic District, West Baton Rouge Parish, LA

Section number 7 Page 11 of 11

Register staff and a professional judgment call was made on contributing vs. non-contributing status based upon the severity of the alterations. With the exception of the mill, there are actually few instances of serious alterations to the exteriors of historic buildings at Cinclare. The most prevalent change is the enclosure of space on a few front galleries and the addition of rear wings to some of the houses. And in the case of the mill, although there have been various modern additions, the historic portions are clearly visible and visually prominent. In fact, the historic mill, with its characteristic monitor roof and towering smokestack, has a strong visual presence from the main approach (LA HWY 1 -- see photos 1-4).

The final integrity issue to be addressed is the loss of some of the complex's historic buildings (as detailed earlier in Part 7 -- most notably, the double row of 32 cabins, a boarding house, a barn and the store). What is more important than these losses is the impressive number and variety of Cinclare's industrial and residential buildings which have survived -- a quite extraordinary accomplishment in a state which has lost the vast majority of fragile resources of this type. In summation, even with alterations to the mill and the loss of historic buildings, the Cinclare district still easily conveys its identity as a historic sugar mill complex and hence retains its Register eligibility.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.) N/A

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

industry

agriculture

Period of Significance

c. 1855-1948

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS): N/A

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Cinclare Sugar Mill Historic District
Name of Property

West Baton Rouge Parish, LA
County and State

10. Geographical Data

Acreage of Property approx. 197 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	15	669730	3364400
	Zone	Easting	Northing
2	15	670540	3364060

3	15	670000	3363240
	Zone	Easting	Northing
4	15	669200	3363580

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title National Register Staff

organization Division of Historic Preservation date November 1997

street & number P. O. Box 44247 telephone 504-342-8160

city or town Baton Rouge state LA zip code 70804

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Harry L. Laws & Company, Inc., Glenn Timmons, President/CEO

street & number P. O. Box 158 telephone 504-749-2861

city or town Brusly state LA zip code 70719

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Cinclare Sugar Mill Historic District, West Baton Rouge Parish, LA
Section number 8 Page 1 of 3

The Cinclare Sugar Mill Historic District is of statewide significance in the areas of agriculture and industry because it is one of relatively few resources remaining to directly represent Louisiana's very important sugar industry. And among these survivors, it is particularly important in the following respects:

- 1) Its sugar mill, despite additions and modernizations, survives to represent a major chapter in sugar production in Louisiana -- the displacement of individual plantation sugar mills with large central factories.
- 2) It is a complex of buildings -- in fact, one of the two or three largest and most impressive complexes to survive in Louisiana's sugar region. Also related to Cinclare's importance as a complex is the fact that it was, in effect, a company town.
- 3) Its rather remarkable mule barn is the only known surviving example of this once common and important component of the plantation landscape.

The period of significance spans from c.1855, the date of the earliest building, to the present fifty year cutoff (1948). The fifty year cutoff is being used because the sugar industry continues to be important to the Louisiana economy, and Cinclare continues to be a sugar mill complex.

The Cinclare Sugar Mill

Louisiana's sugar industry experienced momentous changes after the Civil War. At first, sugar producers continued the antebellum practice of having each planter process his sugarcane at his own mill. Early mills had for the most part been small, with mules powering the grinding machinery. Very few of these survive, since remarkable developments that began in 1877 with the formation of the Louisiana Sugar Planters Association were to make such sugarhouses obsolete. The association, under the leadership of its first president, Duncan F. Kenner, sought to improve conditions for the industry by fostering scientific research and working for favorable legislation. However, in 1885, Harvey Wiley, of the United States Department of Agriculture, concluded that the production of sugar in Louisiana fell short both scientifically and economically and recommended central factories as the only solution. Concurrently, shortages of both labor and capital in the post-Civil War years led some planters to favor central factories for processing the crop. In the system that developed, large mills grew much of the sugarcane they processed but also purchased cane from small planters and farmers who could no longer

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Cinclare Sugar Mill Historic District, West Baton Rouge Parish, LA
Section number 8 Page 2 of 3

operate individual mills. Owners of these mills wanted a reliable source of cane, and thus they had a reason to buy more land as well as to broaden the area from which they purchased cane. As the amount of available sugarcane increased so did mill size and capacity. The resulting large steam-powered central mills with their huge stacks were visible from a long way across the flat sugarcane landscape. In 1880, a mill with the capacity to process 300 tons of cane a day was considered large; by 1900, mills with a capacity of 700 to 1,500 tons were not unusual.

As time passed, continuing consolidation and other factors led to the closure of many of the state's sugar mills; once closed, they quickly disappeared from the landscape. For example, the Meeker Sugar Refinery, a National Register property located in Rapides Parish, closed in 1981; and the Godchaux Mill in St. John the Baptist Parish closed only a few years ago. Meeker is now in ruins, the Godchaux mill is approaching a similar fate, and Lafayette Parish's Billeaud Mill was demolished within the last ten years. The Division of Historic Preservation knows of only two surviving refineries and eight surviving historic sugar mills, and that count includes the ones which are in ruins. Thus, Cinclare's central sugar mill is a rare and important survivor representing a very important development in the history of Louisiana's sugar industry.

The Cinclare Agricultural/Industrial Complex

The group of buildings at Cinclare is significant because it is a rare surviving example of a South Louisiana sugar complex. Today barely a handful of these complexes remain to illustrate the important role sugar played in the economy of the state's southern region, for this type of resource is subject to loss as soon as its usefulness ends. For example, an important complex at Poplar Grove in West Baton Rouge Parish has been largely lost within the last year or two. (Buildings have been removed from the site, and those that remain are severely deteriorated.) Even complexes still in use tend to lose individual resources as vegetation and neglect overtake abandoned buildings. In fact, South Louisiana's other surviving sugar complexes have lost as much and sometimes more than Cinclare.

The Cinclare complex is also important as a rare example of a company town from the late nineteenth and early twentieth centuries. The period 1880-1920 saw rampant industrial growth in Louisiana. In addition to large-scale centralized sugar processing, other significant industries matured during this period. These include industrial lumbering and oil exploration. Much of this growth was fueled by out-of-state capital. Whether agricultural or industrial, most of the enterprises associated with this growth were established in rural areas. This made the company town a crucial feature of the emerging landscape. It was customary for the company to provide for all aspects of the workers' lives, including housing, churches, recreational facilities,

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Cinclare Sugar Mill Historic District, West Baton Rouge Parish, LA

Section number 8 Page 3 of 3

stores, etc. Surviving non-industrial components of the Cinclare company town include the main house and its dependencies, the row of executive housing, and two areas of workers' housing. Historically there were more houses, a boarding house, and a store. Although the number of its resources has diminished, Cinclare nevertheless is very obviously a company town.

Although one will never know the exact number of agricultural and industrial company towns in Louisiana, it is clear from the available data that they numbered over 100. However, today only about a dozen survive with any semblance of integrity, and Cinclare is one of the best. It is conspicuous in this regard because it retains so many of its historic components, including the main house and its dependencies, rows of managers' and workers' housing, its business office, and its mill. In fact, Cinclare is one of only four company town complexes that still retain their industrial component.

Cinclare's Mule Barn

The mule barn at Cinclare is significant at the state level in the area of agriculture and is individually eligible for Register listing. As indicated above, mules provided the operating power for sugar mills for much of the historic period. They were also used on plantations and farms throughout the state to assist with day-to-day operations until the introduction of the tractor in the twentieth century. During the historic period, the majority of the state's plantations and farms would have had such a structure. However, once it was no longer needed, this type of resource vanished from the landscape. Division of Historic Preservation staff believe Cinclare's barn to be the last building of this type surviving in Louisiana.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Cinclare Sugar Mill Historic District, West Baton Rouge Parish, LA

Section number 9 & 10 Page 1 of 1

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Site visit by National Register staff.

Staff knowledge of surviving sugar industry resources, agricultural resources, and company towns in Louisiana.

Historic photos of Cinclare, courtesy of Cinclare Plantation, copies of some in National Register file.

1924 map of Cinclare complex, copy in National Register file.

Boundary Description: See attached map.

Justification:

Boundaries were chosen to encompass the complex of buildings at Cinclare and their immediate setting. They follow property lines to the north, east, and south. The western boundary is Louisiana Highway, a four-lane divided highway. Cinclare's fields extend seemingly to the horizon on the other side of Highway 1 (about one-and-a-half miles). However, a wide transportation corridor seemed a natural boundary for this nomination. Some sugar cane acreage is included within the nominated area -- principally in front of the mill and to the east of manager's row (between Florence Avenue and the River Road).