

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY	
RECEIVED	
DATE ENTERED	

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC

The Llambias House

AND/OR COMMON

The Llambias House

**2 LOCATION**

STREET & NUMBER

31 St. Francis Street

\_\_ NOT FOR PUBLICATION

CITY, TOWN

Saint Augustine

CONGRESSIONAL DISTRICT

004

\_\_ VICINITY OF

STATE

Florida

CODE

12

COUNTY

St. John's

CODE

109

**3 CLASSIFICATION**

**CATEGORY**

\_\_DISTRICT

BUILDING(S)

\_\_STRUCTURE

\_\_SITE

\_\_OBJECT

**OWNERSHIP**

\_\_PUBLIC

\_\_PRIVATE

\_\_BOTH

**PUBLIC ACQUISITION**

\_\_IN PROCESS

\_\_BEING CONSIDERED

**STATUS**

\_\_OCCUPIED

\_\_UNOCCUPIED

\_\_WORK IN PROGRESS

**ACCESSIBLE**

\_\_YES: RESTRICTED

\_\_YES: UNRESTRICTED

\_\_NO

**PRESENT USE**

\_\_AGRICULTURE

\_\_COMMERCIAL

\_\_EDUCATIONAL

\_\_ENTERTAINMENT

\_\_GOVERNMENT

\_\_INDUSTRIAL

\_\_MILITARY

\_\_MUSEUM

\_\_PARK

\_\_PRIVATE RESIDENCE

\_\_RELIGIOUS

\_\_SCIENTIFIC

\_\_TRANSPORTATION

\_\_OTHER.

**4 OWNER OF PROPERTY**

NAME

Chairman, Board of Trustees of the Llambias House (Administrator)

STREET & NUMBER

P. O. Box 170

CITY, TOWN

Saint Augustine

\_\_ VICINITY OF

STATE

Florida

32084

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC

Clerk of the Circuit Court

STREET & NUMBER

P.O. Drawer 299

CITY, TOWN

Saint Augustine

STATE

Florida

32084

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

Historic American Buildings Survey

DATE

1958, 1965

FEDERAL \_\_STATE \_\_COUNTY \_\_LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

Division of Prints and Photographs, Library of Congress

CITY, TOWN

Washington

STATE

D.C.

# 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

---

## DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Architectural evidence indicated that the Llambias House, by 1763, was a typical one-story Spanish colonial dwelling. Rectangular in shape, probably with two rooms, the structure was covered by a hipped roof. The walls, built of coquina (a native shell-rock), were plastered inside and out and whitewashed. There were no fireplaces, and the floor was of tabby (concrete made of oystershell, sand, and lime). The windows were without glass but were protected by rejas (close gratings of wood), with solid interior shutters.

The house was enlarged to its present size in the period 1777-88. At this time the second story, built of coquina and containing two rooms, was added to the first story. A chimney, with two fireplaces, was installed at the west end and the building was covered by a wood-shingle hipped roof that contained one dormer on the south or rear side. On the north or street front a covered wooden balcony, extending the length of the house, was added at the second floor level, and in the rear, a two-story covered porch was erected. The first story of the rear veranda was composed of three graceful one-story coquina arches and had a tabby floor. Both the first and second story levels of the rear porch were enclosed by solid coquina walls at the southwest corner. The remainder of the second-floor veranda was open and constructed of wood. A stairway, located in the enclosed corner, provided access to the second floor rooms. Double-hung glazed windows, with exterior shutters, were installed and the Spanish rejas and interior shutters were removed. A separate small one-story coquina kitchen was also erected adjacent to the southwest corner of the house. Except for the building materials utilized, the plan of the Llambias House is remarkably similar to that of the Monterey Colonial House that was developed in California in 1835-37.

Restoration of the Llambias House was accomplished by the St. Augustine Restoration and Preservation Association in 1954, under the supervision of Mr. Stuart Barnette, restoration architect. In this work a much later red tile roof was removed and replaced by the present wood-shingle roof. The present kitchen is a reconstructed replica. The restored house is maintained in good condition and is leased by the City of St. Augustine to a community group for use as a meeting place and club house. The late 18th century appearance, including that of the interior, is being preserved.

# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT Unknown

## STATEMENT OF SIGNIFICANCE

Erected prior to 1763 and reaching its final form by 1788, the Llambias House is an excellent, restored example of an organic growth dwelling, built on a variation of the "St. Augustine" plan. The "St. Augustine" type of residence was developed by the Spanish between 1703 and 1763 to meet the local climatic needs of Florida. In the period 1763-1783 the English added further refinements to this plan, so that extant examples reflect both Spanish and English architectural influences.

The basic "St. Augustine" residence was a simple rectangular structure of two to four rooms, with a loggia or a porch, and often a street balcony. The plan was used in two forms. The more popular one had a loggia (an open-sided room) as an integral part of the plan, centered on the side. The other version of the plan, of which the Llambias House is an excellent example, substituted a sheltered porch for the loggia. In both cases, the main entrance was through either the loggia or porch, which opened onto the garden in the rear. Houses constructed on the "St. Augustine" plan were usually oriented with the open areas facing south or east, so that in summer the prevailing southeast winds ventilated the large rooms and made the loggia or porches cool and pleasant. Thick masonry walls of the houses insulated against summer heat and held out the cold in the winter.

### History

The Llambias House is one of the few extant structures in St. Augustine whose origin dates to the First Spanish period. Its date of construction is unknown, but when Florida was ceded to Great Britain in 1763, Pedro Fernandez owned the stone house that stood on this site. In 1768 a large group of colonists, many from the island of Minorca, were settled at New Smyrna, Florida. With the failure of this venture nine years later, the remaining settlers moved to St. Augustine. One of the first to come was Juan Andreu, a baker, who came to St. Augustine in 1777. He acquired the Llambias House, enlarged it, and the dwelling remained in the possession of the Andreu family until after the cession of Florida to the United States in 1821. Later it was purchased by Peter and Joseph Manucy, whose father had also come from New Smyrna. In 1854 the dwelling was acquired by Catalina Llambias and was retained by his heirs until 1919. The house was purchased by the Carnegie Institution and, in 1954, donated to the City of St. Augustine.



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

CONTINUATION SHEET The Llabias House ITEM NUMBER 10 PAGE 2

No other buildings on this site of somewhat less than an acre contribute to the national significance of the landmark.

The area to the immediate west of the Llabias House is owned by the city of Saint Augustine and is now a public park. That area however was never a part of the Llabias property, and in fact, was formerly used as a residential lot.

The most recent transfer of this landmark property was in 1945, when the following description of Lot 3 and part of Lot 4, Block 39-A was written into the official deed book:

Beginning at a point 94 feet more or less westerly from the southwest corner of St. Francis and Charlotte Streets, running thence southerly 156 feet more or less to the north line of Lot 5, thence westerly along north line of said Lot 5, 87½ feet more or less to east line of Lot 2, thence northerly along the east line of said Lot 2, 160½ feet more or less to south line of St. Francis Street, thence easterly along south line of said St. Francis Street 87½ feet more or less to place of beginning, "being all of Lot Number Three (3) and part of Lot Number Four (4) of Block Thirty-nine A (39-A) according to the official map of the City of St. Augustine now on file in the office of the Circuit Court in and for St. Johns County, Florida."