



The King House & Offices #2 Ferncliff Place Springfield, Ohio 45504

The owners' mission is to preserve the property's historical authenticity and the neighborhood's historical character.

Overview

History: Built in 1849 (Pre-Civil War)

Square Footage: 12,030 (excluding large basement recreational area)

Key Points of Historical Significance:

- **Early Prominent Family Residence:** The house was built around 1849 by Almena King, widow of David King, who was a major early developer in Springfield. After David King's death in the 1849 cholera epidemic, Almena used her resources to construct the large home north of Buck Creek, at what became 2 Ferncliff Place. At the time, this area was considered rural and was chosen to distance her children from the many saloons in downtown Springfield.

Note: Almena Caldwell King's uncle was Hannibal Gilman Hamlin, who was a first cousin to Hannibal Hamlin, Lincoln's first Vice President. After the tragic death of Almena's parents, Hannibal Gilman Hamlin became the guardian of Almena and her brother Hamlin Caldwell, overseeing their education in Cincinnati. This family link connects Almena King to the Hamlin family of national prominence.

- **Connection to City Development:** The King family played a pivotal role in Springfield's early growth. David King was instrumental in building a substantial part of early downtown Springfield, an area long known as "King's Row." The family's influence extended to real estate development, business, and civic leadership throughout the 19th and early 20th centuries.
- **Education and Civic Engagement:** All three of Almena King's sons attended nearby Wittenberg College, reflecting the family's commitment to education and local institutions. The family's real estate holdings and business ventures, such as the King Building and the Arcue Building, became landmarks in Springfield's commercial and civic life.



- **Architectural and Social Heritage:** The King Homestead itself was notable for its size and location, representing the aspirations and status of one of Springfield's leading families. The property's history is intertwined with that of other prominent local families, such as the Wards and Quigleys, and with the broader narrative of Springfield's urban and suburban development.

In summary, the King House at #2 Ferncliff is historically significant as the residence of a foundational family in Springfield, reflecting both the city's architectural heritage and its social and economic evolution during the 19th century.

Legacy Building

Air Condition

Boiler heat (economical)

Formal Living Room (fully furnished)

Banquet Hall (fully furnished with tables & chairs)

2 ½ Bathrooms

Commercial Kitchen with commercial Vulcan stove/grill and commercial pizza oven

4 Large Upstairs Offices with closets and plenty of natural light

Backside Offices

1st Floor

Boiler Heat (economical)

One overnight suite with a full bath, including a sitting area and bedroom. Fully Furnished

6 Office rooms

Common bathroom includes 2 toilet stalls, 2 showers, and 2 sinks

Laundry Facilities, clothes washer and dryers included

2nd Floor

10 Offices

A common bathroom includes 4 toilet stalls, 4 showers, and 5 sinks: all in working order

Other Comments

Furniture included: desks, wardrobes, carpets, lamps, and chairs

No Air Conditioning – Ceiling Fans in all rooms

Real Estate Taxes = \$10,338