

FIELD SURVEY AND NOMINATION FORM  
Landmarks Commission  
City of Waukesha

1. NAME

- a. Historic Name *John P. Buchner's Spring*  
 b. Common Name *Buchner Spring*

2. LOCATION

(Provide street number and name or a description of location if number and name are not available.)

*In Buchner Park on Oakland Ave. near the Pool house*

3. CLASSIFICATION OF PROPERTY (Check one item in each category)

<u>Type</u>	<u>Ownership</u>	<u>Status</u>
<input type="checkbox"/> Building	<input checked="" type="checkbox"/> Public	<input type="checkbox"/> Occupied
<input checked="" type="checkbox"/> Structure	<input type="checkbox"/> Private	<input type="checkbox"/> Unoccupied
<input checked="" type="checkbox"/> Site	<input type="checkbox"/> Other (describe)	<input type="checkbox"/> Preservation work in Progress
<input type="checkbox"/> District	_____	
<input type="checkbox"/> Object	_____	
<u>Accessible</u>	<u>Present Use</u>	
<input type="checkbox"/> Yes: Restricted	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Museum
<input checked="" type="checkbox"/> Yes: Unrestricted	<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Park
<input type="checkbox"/> No	<input checked="" type="checkbox"/> Educational	<input type="checkbox"/> Private Residence
	<input type="checkbox"/> Entertainment	<input type="checkbox"/> Religious
	<input type="checkbox"/> Government	<input type="checkbox"/> Scientific
	<input type="checkbox"/> Industrial	<input type="checkbox"/> Transportation
	<input type="checkbox"/> Military	<input checked="" type="checkbox"/> Other: <i>Spring</i>

4. OWNER OF PROPERTY

Name  
 Address  
 City, State, Zip Code  
 Telephone Number

If responsible party is other than owner, please provide the same information for responsible party.

*City of Waukesha*



4. (Continued)

Name City of Waukesha Parks, Recreation & Forestry Department

Address 1900 Aviation Drive

City, State,  
ZipCode Waukesha, WI 53188

Telephone Number 262-524-3737

5. DESCRIPTION (Check one item in each category)

<u>Condition</u>		<u>State</u>	<u>Site</u>
<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Deteriorated	<input type="checkbox"/> Unaltered	<input checked="" type="checkbox"/> Original Site
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>		

In the space provided below describe in detail the present and original (if known) physical appearance. Unique details or unusual features should be noted. Attach photographs that clearly reveal the major points covered in the description.



6. **PROVIDE A SKETCH MAP**, drawn to scale if possible, showing locational details of the subject with respect to the lot on which it is located and to the immediate surrounding area.



**7. SIGNIFICANCE**

<u>Period</u>	<u>Areas of Significance—Check And Justify Below</u>	
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Archeology-Prehisotirc	<input type="checkbox"/> Landscape Architecture
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> Archeology-Historic	<input type="checkbox"/> Law
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Literature
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> Architecture	<input type="checkbox"/> Medicine
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> Art	<input type="checkbox"/> Military/Police
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> Commerce	<input type="checkbox"/> Music
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> Communications	<input type="checkbox"/> Philosophy
<input type="checkbox"/> 2000-	<input type="checkbox"/> Community Planning	<input type="checkbox"/> Politics/Government
	<input type="checkbox"/> Conservation/Historic Preservation	<input type="checkbox"/> Religion
	<input type="checkbox"/> Economics/Finances	<input type="checkbox"/> Science
	<input type="checkbox"/> Education	<input type="checkbox"/> Sculpture
	<input type="checkbox"/> Engineering	<input type="checkbox"/> Social Humanitarian
	<input checked="" type="checkbox"/> Exploration/Settlement	<input type="checkbox"/> Theater
	<input type="checkbox"/> Industry/Construction	<input type="checkbox"/> Transportation
	<input type="checkbox"/> Invention	<input type="checkbox"/> Other (Specify)

Specific Dates

1877- land purchased by John Buchner  
 1915 - deeded to city  
 1923- land officially becomes  
 John P. Buchner Spring Park + Playground

Property owner:

Builder:  
 Architect:  
 Other:

John P. Buchner  
 Dr. Volney L. Moore

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In the space provided below, provide an explanation of and justification for the significance attached to the subject as noted above.

**7. SIGNIFICANCE:**

One of the few springs remaining in Waukesha. In agreement with the city John Buchner says "the city shall always maintain the spring in a suitable condition." (1915 Freeman article)





8. MAJOR BIBLIOGRAPHICAL REFERENCES (Use a standard bibliographical listing to note specific sources consulted in preparing this form, especially items 5 & 7.)

"The Great Waukesha Springs Era 1868-1918" - John M. Schoenknecht  
Waukesha Freeman, Sept. 5, 1918 - Spring Water Free  
Waukesha Freeman, Dec. 9, 1915 - Buchner offers City Play ground  
Waukesha Freeman, Feb. 3, 1916 - J. P. Buchner Park Appears Assured  
Waukesha Freeman, Dec 9, 1915 - Comment and opinion - John P.  
Buchner

9. FORM PREPARED BY:

Name Linda Hansen

Date \_\_\_\_\_

Organization Waukesha Landmarks

Telephone 262-544-6823

Address 249 Frederick St

City Waukesha, WI 53186



41, Schaeffle 28.  
 Village. Governor—Phil-  
 x 23, Tittmore 5; coun-  
 dson 25, Koehler 32;  
 air 31, Sleep 21; sher-  
 36, Schaeffle 14.  
 Governor—Philipp 37,  
 Tittmore 22; county  
 son 30, Koehler 98;  
 air 45, Sleep 79; sher-  
 113, Schaeffle 19.  
 Town. Governor—  
 Wilcox 16, Tittmore 30;  
 —Amundson 35, Koehler  
 —Blair 35, Sleep 33;  
 rd 36, Schaeffle 34.  
 Falls. Governor—  
 Wilcox 18, Tittmore 8;  
 —Amundson 32, Koehler  
 —Blair 26, Sleep 31;  
 rd 38, Schaeffle 23.  
 Governor—Philipp 11,  
 Tittmore 0; county clerk  
 11, Koehler 16; treasur-  
 Sleep 15; sheriff—Red-  
 effle 10.  
 Governor—Philipp 39,  
 Tittmore 8; county clerk  
 30, Koehler 30; treasur-  
 Sleep 24; sheriff—Red-  
 effle 49.  
 Governor—Philipp 31,  
 Tittmore 28; county  
 son 72, Koehler 46;  
 air 34, Sleep 70; sheriff  
 Schaeffle 45.  
 Governor—Philipp 23,  
 Tittmore 9; county clerk  
 6, Koehler 37; treasurer  
 Sleep 20; sheriff—Redford  
 13; assembly—Buckley  
 7.  
 Village. Governor—  
 Wilcox 29, Tittmore 10;  
 —Amundson 19, Koehler  
 —Buckley 43, Freehoff  
 —Blair 32, Sleep 25;  
 rd 37, Schaeffle 19.  
 Governor—Philipp 48,  
 Tittmore 11; county clerk  
 23, Koehler 52; assem-  
 25, Freehoff 38; treas-  
 4, Sleep 50; sheriff—  
 chaeffle 52.  
 Town. Governor—  
 Wilcox 76, Tittmore 12;  
 —Amundson 115, Koeh-  
 ler—Blair 61, Sleep 45;  
 rd 36, Schaeffle 85.  
 City, 1st Precinct.  
 ilipp 134, Wilcox 92;  
 county clerk—Amund-  
 ler 46; treasurer—Blair  
 14; sheriff—Redford 74.  
 City, Second Precinct.  
 ilipp 66, Wilcox 49;  
 county clerk—Amund-  
 ler 19; treasurer—Blair  
 sheriff—Redford 51.  
 Town. Governor—Phil-  
 22, Tittmore 11; coun-

Attorney General—Blaine 1750,  
 Haven 650.  
 Congressional.  
 Congressional—Cooper 1335 Ran-  
 dall 1449.  
 Assembly—Buckley 852, Freehoff  
 750.

### FREE GRADING OF WHEAT.

Any farmer who will take a five pound sample of his wheat to the County Exhibit Building at the State Fair can have it graded, the moisture and the per cent of dockage determined free of charge while he waits. This is an opportunity to establish the correct grade for the wheat. Any farmer who wishes his wheat graded but who will be unable to get to the fair can send the five pound sample to County Agent J. E. Stallard, Waukesha, and he will take it in and have it graded. The wheat will be returned to the farmer.

### DAVE HAS GONE TO GET A HUN FOR JOE

Washington, D. C., Sept. 3:—When David Thomas, a U. S. Marine from Billings, Mont., finished out his four years as a sea-soldier, he bade farewell to his bunkie, Joseph S. Wilkes, of Salt Lake, whom he had induced to enlist in the "Devil Dog" outfit. "You go to school, Dave," said Joe. "I will get you a Hun. But if they get me, it is up to you to get one for me." So Dave went back to school, and Joe went to France with the Marines. One day Dave saw Joe's death reported in the casualty list. "I am not afraid of being killed, but I am afraid of being a coward," said Dave, as he signed up for another "hitch" at the Marine Corps recruiting station. He is now on the way to get that Hun for Joe.

### SPRING WATER FREE.

All citizens are welcome to secure supplies of spring water free at Buchner's park, on Broadway. There is an abundance for all who may desire to supply themselves.

A special business meeting of the Waukesha Musicale is called for 7:30 Monday evening, Sept. 9, at the home of Mrs. C. F. Hawley.

### FOR SALE

Overland, 5-passenger car, in first class condition, 1197 model, with hood cover, extra tires, demountable rims, and weed chains.

ARTHUR D. GASPAR

143 Broadway, Waukesha, Wis.

later. One night one of the girls said to her friend, as they came out of the cabin: "Now you can see where I am, by my watch"; and suddenly out of the dark a hand struck her wrist, and a man said: "Keep that light out of sight." She was simply petrified and said, "Oh, yes, yes, yes. I'll pull my sleeve up over it," and some one replied, "Well, see that you keep it there." The other night two men—official and soldier, woke us up. (We were sleeping on deck), and said "Did you light a cigarette?" This was about 1 o'clock A. M. No one is allowed to light a match or smoke after supper, and dearie me—but the men do hate it.

The port holes are all closed down stairs, so there is no air. Mine is an inside state room, but that makes no difference, as the outside ones have no air. You can imagine how terrific the air becomes down there, so many of us sleep on deck, in our deck chairs, and I could write an entire volume on that subject, alone. You have a serious time getting fixed.—In the first place you turn the front chair around so you can have a double affair and often have a bad time because you're likely to get a chair with some one in it. After this is done, all the things you brought out are lost—your steamer rug, your life-preserver, your slippers and your toilet articles. Then you begin to feel carefully around all over to locate them. And, believe me, they seem to have slipped off the earth completely. At last, however, they are found, and you are settled in your chair with your life-preserver under your pillow, because it is especially necessary to know its location at night.

Just as you are dropping off to sleep the French people come up to their seats on deck, deciding it is too hot to sleep below. French people jabber worse than—well, worse than a group of school girls. These French people are, however, very nice. Early in the morning, about 4:30, the deck hands begin washing the decks, and we all have to go below. Some people sleep blissfully on, but we haven't the courage. We go down stairs, dress, come back up, doze and walk until 7 o'clock, when our "petite dejeuner" comes. This is coffee or chocolate and bread, hominy and onion soup, if you wish them. You can also have the bread toasted—"peine rotiss". The bread is the same at every meal—gray, out in lunks—a pound a meal. I think it is rye and barley. They say it is heavenly to what we will get in France. The dinners are fine. All our cabiniers sit together, and we have the greatest

Wescott will of the Coast o'clock.

All friends cott are inv greet them generally kn signed as pater the war and this rece a farewell.

Both Mr. high place in ple; they ha in religious and war acti and have en thousands, a missed in th

### MISS GERT SECI

Gertrude and Mrs. G. has returned two-weeks' h back to the Miss Noetzel as head instr lege playgro one of the e pals in Rac granted the ability as an ground instr

### MADAME BI OPE

Mme. Gene Chicago, ann to open a at Waukesha, c ly and giving coming seas pills desired instruction th make this a op will be h may be fou Judge D. S.

Two car loa ars, at once. LO

Hours 1-4 P.

DRS. TAYL

Flu, Stomach

Dr. Taylor's

Dr. Taylor's

Dr. Taylor's



# lore of the Buchner pool

**A**s summer winds down, the end of the outdoor swimming season is at hand. It's easy to take municipal swimming pools for granted, but one of them has an interesting history. The Buchner pool in Waukesha was named for an early settler who donated the land for the pool and the park surrounding it.

Born in Bavaria in 1835, **John Paul Buchner** came to the United States with his family when he was 5 years old. The Buchners eventually settled on a farm in New Berlin. Lured by tales of gold, John joined the gold rush to the West in 1851. For more than five years, he mined in the vicinity of Sacramento, where he met with success.

In 1857, he returned home and bought his father's 165-acre farm. He married **Della Snyder** that year and, before her death in 1867, they had three children. Buchner was active in civic affairs, serving as the County Board supervisor from New Berlin.

In the same year that his first wife died, Buchner re-married. **Isabelle Hoag** of Waukesha was his second wife; they had one daughter. The late Waukesha County historian **Willard S. Griswold** recorded in the Waukesha County Historical Society's quarterly publication, *Landmark*, that after Isabelle's death in 1893, Buchner married two more times, both ending in divorce. That, said Griswold, "greatly depleted his resources." Griswold also assumed that his reduced financial state may have been the reason that none of his four children, who did not live out their lives in Waukesha, were named in his will.

When Buchner moved to Waukesha in 1877, he again involved

himself in the community, serving as a street commissioner and as an alderman. He also engaged in a number of successful real estate dealings and in 1879 built the imposing Cream City brick home that still stands at 609 E. Broadway. Large bay windows, porches with pillars, elongated windows symmetrically arranged, tall decorative chimneys and ornamental roof brackets under the eaves characterized the home.

Throughout the years, the home has been changed with several additions. The current owner is sandblasting the exterior bricks to return them to their original cream color. Many years ago, the home was converted to a multi-family dwelling.

In 1915, Buchner willed 5 acres of land bounded by four streets — Oakland, Racine, Greenfield and Broadway — to the city with the stipulation that it be used as a park with a children's playground. Further, the city was to pay \$500 for the property, settle a mortgage for \$1,500 and improve the entire plot, which included a mineral spring. In addition, the city was to hold a children's festival in the park in Buchner's memory on the second Saturday of June each year.

Buchner died in 1923. By 1928, the city had built the first municipal swimming pool in the park. It is still called the Buchner pool. In the early years, part of the pool was bordered by sand. An elaborate fountain sprayed skyward in the children's pool. All summer

long, people gathered there. Even if they didn't go in swimming, they lined up along the outside the chain link fence watching those inside.

Buchner donated the residue of his estate, between \$700 and \$800, to the Waukesha Public Library to purchase

children's books. Although his own children were not mentioned in his will, the children of Waukesha still benefit from his thoughtfulness.

## CLOSE TO HOME



LORAYNE RITT



John Paul Buchner, 1835-1923.

Lorayne Ritt can be reached at (262) 542-6797. Her fax number is (262) 650-0275.





Buchner Spring lies locked beneath a metal cover in Buchner Park.

*All citizens are welcome to secure supplies of spring water free at Buchner's Park on Broadway. There is an abundance for all who may desire to supply themselves.*

Buchner Park received an extensive facelift in 1937 and became the home of the city's first swimming pool and tennis courts. Buchner's Spring was given a fresh lining of limestone, and an iron cover was played over the spring. It still is active and is located to the southeast of the stairs leading to the pool.

## 12

### CAPLES SPRING



Byron Caples, M. D., established a sanitarium in Waukesha in 1898. His patients were treated for nervous disorders and mental disease. Caples' reputation and experience were major factors in the success of his hospital.

Byron Caples graduated from Willamette University in Oregon at age 29. He later attended Rush Medical College and was appointed assistant director of the Wauwatosa Sanitarium. When that institution closed, Caples married Grace Stelle, a Washington, D.C. writer. The couple spent time touring Europe, studying the sanitariums there.

Caples then opened his own sanitarium in Waukesha. It was located on forty acres which he leased from Cornelius A. Sanger, a wealthy farmer. The sanitarium was established in Sanger's huge home, which was extensively remodeled. In 1900, this building was partially burned in a fire as an

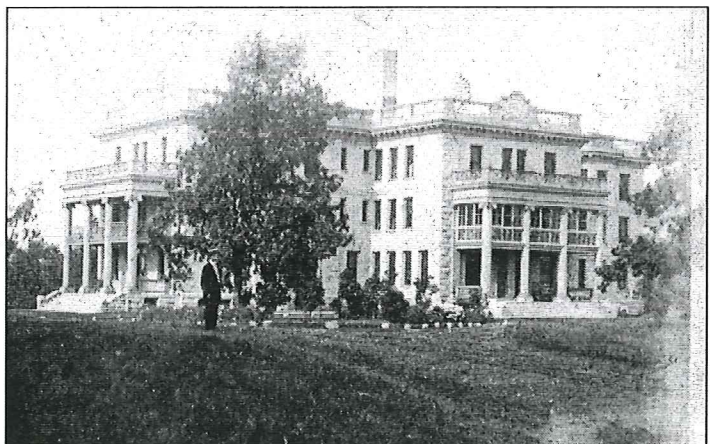
addition was being built.

A new building was constructed of fire-proof materials and opened in October of 1903. The building was lighted by gas and electricity, and had private telephones, hot water heat and ventilation in each room.

The building and grounds were bordered by Hartwell and Racine Avenues, with College Avenue on the south. The new building was built on the north side of College Avenue. The spring was located on the extensive grounds of the institution.

Not much else is known about the springhouse. It was located in an octagonal structure constructed of concrete. It was pictured in advertising booklets for the sanitarium and on post cards.

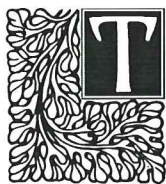
Some of the land became the site for Catholic Memorial High School and St. Mary's Church after Caples' death in



Caples Spring on the grounds of the Waukesha Springs Sanitarium.

# 8

## BIDWELL SPRINGS



The 1937 *Waukesha Freeman* special edition mentioned, "Bidwell springs, before their overflow wanders into Horeb Park, breed the only trout to be found in the city limits."

The Bidwell property was located to the west and north of the intersection of Summit and Delafield. It is not known exactly where the springs were. It is interesting to note that the stream originated on this property, continued on to Horeb Park, where more springs drained into it, and then wandered across Delafield Street to the site of the present VFW post. This is where the Wheeler Brothers Waukesha Soda Water Company was located. From there, the stream ran back across the street and supplied Weber's pond, from which ice was cut in the winter. It then drained into the Fox River.

# 9

## BITAQUA SPRING



This spring was listed in the 1904 and 1911 city directories. It was listed at the same address which was at various times Clysmic, Kaludor, Eureka, and Bitagua - 304 College Avenue. Some feel that the name was a mistake, and that Bitagua had been misspelled.

This does not appear to be the case, as both names appear several times in directories and sources. The situation on the corner of Grand and College Avenues was quite confusing. For a detailed discussion of this area, please see #13 Clysmic Spring, King of Table Waters.

# 10

## BOWRON SPRING



Before Waukesha was known as the "Saratoga of the West," the main sources of drinking water were private wells and natural springs. In the early days of the city, one such spring was apparently "developed" for use by one of the pioneer citizens, Samuel

Hall Barstow.

According to a paper written by his daughter, Mrs. Helen Barstow Whitney, Bowron Spring was utilized by her father in the early days of Prairie Village. The paper was written in

1907 and contained Mrs. Whitney's remembrances of early days.

*Another known as Bowron Spring was, perhaps, what is now the Glenn Rock, or in that vicinity. From this my father had the water carried in wooden pipes to Main St., where there was placed a pen-stock, so called (I do not know if there is such a word in the dictionary) from which the water flowed constantly. Mr. Bowron built one of the earliest houses. It is now standing nearly opposite St. Matthias' Church.*

Barstow was proprietor of the Prairieville House in the 1840s, an inn which was located near the intersection of Main Street and White Rock Avenues. It was for this tavern that the spring water was undoubtedly diverted.

# 11

## BUCHNER SPRING



John P. Buchner walked barefoot at age five from Milwaukee to Waukesha carrying a kitten in a basket. Born in Bavaria, he arrived in Waukesha county with his parents in 1838, and the family settled on a farm in the town of New Berlin. Buchner sold his cat for the lofty price of \$2.50. Felines were in short supply and in great demand for controlling rodents.

Buchner saved his money and by the age of twenty, in 1853, arrived in San Francisco, California. Buchner made his way to Sacramento, where he dealt in pigs and worked in mines. He returned in 1857 with enough money to purchase his father's farm. He was married that same year to Delia Snyder, and the two had three children. Delia died ten years later, and Buchner married Isabell Hoag of Waukesha, and they had a daughter named May Isabell.

In the fall of 1877, Buchner sold his farm and moved to Waukesha. He built a huge cream city brick home on Broadway. He began dealing in real estate and acquired considerable property.

When he died on March 30, 1923, he deeded a large triangular-shaped piece of property to the city. The land was to be used as a park.

On this land was a spring, which was known appropriately as Buchner's Spring. It was said that in his declining years, he used to enjoy watching the children who came to play at the spring. In his will he stipulated that the property should be called Children's Park and Spring Playground, and that on the second Saturday in June of each year, flowers should be placed on a huge stone at the entrance to the park in his memory.

William H. Anderson, the "Waukesha Water Man," sold water from the spring despite an agreement that the water could not be used commercially.

An article in the September 5, 1918 *Waukesha Freeman* stated that:



John P. Buchner, et al

to

City of Waukesha.

9 28 8 2  
W. Recd.

This indenture, Made this 25th day of March, 1916, by and between John P. Buchner, a single man of Waukesha, Wisconsin and Henry Lockney and H. A. Tacher, of Waukesha, Wisconsin, as Trustees under a certain trust deed dated December, 6th, 1915, and Mary J. Lockney, wife of said Henry Lockney and Louise Tacher, wife of said H. A. Tacher, parties of the first part, and City of Waukesha, a municipal corporation, organized and existing under and by virtue of the laws of the State of Wisconsin, and its successors and assigns, party of the second part, Witnesseth:

That the said parties of the first part, in consideration of the sum of One Dollar to them, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, and in consideration of the acceptance and performance by party of the second part of the obligations and conditions hereinafter mentioned, have given, granted, bargained, sold, remised, released, alieneed, conveyed and confirmed, and by these presents do give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said party of the second part and to its successors and assigns forever, the following described real estate in the County of Waukesha, and State of Wisconsin, to-wit:

All that part of the South East Quarter (S.E. 1/4) of Section number Two (2) in Township Six (6) North, Range Nineteen (19) East, and of the North East Quarter (N.E. 1/4) of Section Eleven (11), same town and range, described as follows: Commencing at a stone land mark, set in the South East corner of Taylor's Addition to Waukesha, and being at a point North six (6) degrees Twenty (20) minutes East One Hundred and Sixtenths (100.6) feet from said quarter post; thence North Two degrees East 897 feet to an iron stake on the South line of Broadway; thence South 66 degrees along the South line of Broadway 188 feet to an iron stake on the West bank of said ditch or creek; thence South 3 1/2 degrees East and along the East bank of said ditch or creek 158 feet; South 1/2 degrees East 482 feet; South 3 degrees, 20 minutes East 421 1/2 feet to a post, in the North line of Racine Avenue; thence North 53 degrees West and along the North line of said Racine Avenue 204 1/2 feet to an angle point; thence North 36 1/2 degrees West 131 feet to the point of beginning, and containing 4.64 acres of land, being the same lands described, and intended to be conveyed, in a certain deed from John P. Buchner to Henry Lockney and H. A. Tacher as Trustees dated Dec. 6th, 1915, together with all and singular the hereditaments and appurtenances thereto, belonging or in any wise appertaining, and all the estate, right, title, interest, claim or demand whatsoever, of the said parties of the first part, either in law or equity, either in possession or expectancy, in and to the above bargained premises, their hereditaments and appurtenances.

To Have and to Hold the said above described premises, with the hereditaments and appurtenances, unto the said party of the second part, as aforesaid, its successors and assigns forever, in, for, for the uses, interests and purposes hereinafter limited, described and declared, and subject to the life estate hereinafter reserved, that is to say:

The said lands and premises shall forever be known, called and referred to in all official matters relating thereto as "The John P. Buchner Spring Park and Children's Playground"; the southern portion thereof, now free from trees and open, shall always be so kept and used for children's playground and athletic field for all the children of said city.



and the remainder of said tract shall be used as a free public park for all the people of said city; and said lands shall never be used for any other purposes than above described. No buildings except such as are necessary for the above purposes shall ever be erected thereon and no part thereof shall ever be used as a street. The said park shall be suitably maintained by said city forever for said purposes; and said city shall always maintain the spring now on said premises in a suitable condition; after the death of said Buchner said city shall cause to be erected and maintained at or near said spring in said park a bronze tablet to cost not more than fifty dollars to be selected by said trustees or their successors, with a suitable inscription thereon to be approved by them, stating among other things the name of the grantor herein, the date of his birth and death and expressing due appreciation of his generosity. Said city shall cause to be held and observed on the second Saturday of every June forever a children's festival under the direction of the proper officials of said city, at which festival the said tablet shall be decorated with flowers and said festival shall be held in said park and shall be called "The John P. Buchner Children's Festival". The said city shall protect and preserve that certain small tree planted by said Buchner and surrounded by a stone wall, the location of which is known to Henry Toomey, one of the said trustees, and shall utilize as far as practicable such young trees as have been planted by grantor in the beautification of said park transplanting them to proper locations when necessary. The small building in which said Buchner has lived for some time shall be permitted to stand and be made use of so long as it is in condition to be so used. The said city shall forever maintain in said park a suitable flagstaff generally similar to the one now erected there by grantor and shall keep flying and displayed thereon a suitable American flag. Said city shall cause to be erected at the grant of said Buchner on his lot in the Waukegan Cemetery a monument suitably inscribed to cost not less than one hundred and fifty dollars and shall forever suitably care for his grave; and if shall cause his grave to be appropriately decorated with flowers on each Memorial Day. All matters of selection of grave stone and inscription thereon shall be under the direction and with the approval of said trustees. Said city assumes and agrees to pay off the mortgage of about fifteen hundred dollars and interest which is now of record covering the whole tract, the westerly part whereof is hereby conveyed, and in addition thereto pay to said trustees the sum of five hundred dollars; it shall also release, waive or pay all street improvement or other special taxes or assessments which have been levied or assessed or intended and carried into bonds against the whole of said tract, the westerly part whereof is hereby conveyed. It shall also release, waive or pay all taxes of any kind whatsoever against said tract hereby conveyed, or his life estate therein, during the life of said grantor. The said grantor Buchner retains the right to the use, occupation and possession of said lands hereby conveyed during his life, and so long as said grantor shall live the use of said lands for park purposes shall be under the supervision, direction and control of said trustees.

And the said John P. Buchner, one of said grantors, for him self,



his heirs, executors, and administrators, does covenant, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that at the time of the making and delivery of these presents he is well seized of the premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from all incumbrances whatever, except a certain mortgage of record and improvement taxes and general taxes and that the above bargained premises in the quiet and peaceable possession of the said party of the second part, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, he will forever warrant and defend.

And the said John P. Buchner, hereby expressly ratifies and agrees to the changes which have been made in the phraseology and conditions of the said deed of Dec. 6, 1915 as hereby expressed.

This deed is given without actual consideration and merely to correct or particularize the description contained in the deed with same parties dated February 15th, 1916.

In Witness Whereof, the said parties of the first part have hereunto set their hands and seals this 25th day of March A. D. 1916.

Signed, Sealed and Delivered  
in Presence of  
J. K. Lowry  
Maria B. Rowell.

John P. Buchner (seal)  
Henry Lockney (seal)  
J. H. A. Tacher (seal)  
Mary L. Lockney (seal)  
Louis Tacher (seal)

State of Wisconsin }  
Waushara County } ss.

Personally came before me this 25th day of March, 1916, the above named, John P. Buchner, Henry Lockney, J. H. A. Tacher, Mary L. Lockney and Louis Tacher, to me known to be the identical persons who executed the above and foregoing instrument and acknowledged the same to be their free and voluntary act and deed for the uses and purposes therein expressed.

Notarial Seal

Maria B. Rowell  
Notary Public, Waushara County, Wisconsin.  
My Commission Expires June 2, 1918.

Recorded April 10th, 1916,  
at 11:55 o'clock A.M.  
E. J. Anderson, Register.



## THE JOHN P. BUCHNER SPRING

John Paul Buchner was born on January 3, 1832 in Bavaria, Germany. At age 5, he and his family left their home for the United States. The journey took six weeks crossing the ocean in a sailing vessel where all passengers had to provide their own food. The family settled on a farm that they purchased from the government in the township of New Berlin, Wisconsin.

When he was of age, John left for the gold rush in California and mined 7 years. He was so successful that when he returned to New Berlin, he bought a large farm for himself. In 1857, John married Delia Snyder and had three children before her death in 1867. Buchner married again to Isabelle Hoag of Waukesha, with whom he had one daughter born in 1876.

John moved to Waukesha in 1877, involving himself in community affairs and dealt in real estate. He was always interested in any enterprise which promoted Waukesha. On January 6, 1915, Buchner deeded to the city of Waukesha, a five-acre parcel which contained many trees and a mineral spring. The spring gave Buchner numerous hours of pleasure watching neighborhood children play by it. The parcel of land was a perfect children's playground and it was for this purpose that the park was gifted.

A condition of Buchner's donation was that the city was to hold a children's festival in the park on the second Saturday of June each year and that flowers be placed near the entrance to the park in his memory.

Upon his death on March 30, 1923, at age 90, Buchner's will provided an additional 3.7 acres to be added to the park. Following Buchner's death, development of the park began in 1927.

