

# NIWOT GAZETTE

Newsletter of the Niwot Historical Society

November 2023

P. O. Box 354, Niwot, Colorado 80544  
niwothistoricalsociety.org

Be a part of Niwot's future by helping to preserve our past




## New Additions To The Archives

Documents are over a century old.

*WARRANTY.*

The Kansas Manufacturing Co.  
MANUFACTURERS OF  
**THE CALDWELL** Farm, Freight and Spring Wagons,  
LEAVENWORTH, KANSAS.



We hereby warrant wagon No. 36927 of our manufacture, for the period of one year from the date hereof; that the lumber in said wagon is of good quality, thoroughly seasoned and is well put together; and that the strength of the same is sufficient with fair and reasonable usage to sustain the Capacity stated in this warranty; and for any breakage or failure on account of defective material or poor workmanship, we agree to make good all reasonable charges in the following manner: we will either furnish a new part at our factory or agency, or we will pay for the new part at the price PLATTÉ on our price list of repairs, less the trade discount.

As the seat springs are fully tested before leaving the agency, they are exempted from the operation of this Warranty, and IN ALL CASES when claims are presented under this warranty, an inspection of the broken or defective pieces is required; all claims arising under this warranty must be presented within 30 days after the breakage has occurred.

THIMBLE SKRIN.	CAPAC-ITY.	IRON AXLE.	CAPAC-ITY.
2 1/4 x 7	1,000 lbs	1 1/2 inch	2,500 lbs
2 1/2 x 8	1,500 "	1 3/4 "	3,000 "
2 3/4 x 8 1/2	2,000 "	1 5/8 "	3,500 "
3 x 9	2,500 "	1 5/8 "	4,500 "
3 1/4 x 10	3,500 "	1 5/8 "	4,500 "
3 1/2 x 11	4,000 "	2 "	7,000 "
3 3/4 x 12	6,000 "	2 1/4 "	10,000 "
4 x 12	7,000 "	2 1/4 "	10,000 "

The Kansas Manufacturing Co.,  
By Abraham Agent.  
Dated at Stella Neb Sept 8 1884

Thanks to JoAnn Sampson Bell for the many items she donated to the Niwot Historical Society on Nov. 2, 2023. The two items featured here were inherited from her grandfather, James Jessee. He had a daughter, Carrie Jessee, who is JoAnn's mother. Carrie married Arthur W. Sampson. Mr. Jessee was born in St. Joseph, Missouri. He came to Niwot from Greeley, CO in 1904. He died in 1927 and was buried at the Niwot Cemetery.

As seen in the photos of these documents, Mr. Jessee received a Warranty for a Caldwell Wagon that he bought from The Kansas Manufacturing Co., Leavenworth, Kansas. It is signed and dated Sept. 8, 1884 at Stella, Nebraska which is northwest of Kansas City. The second item is a 1904 rent receipt J. R. Jessee received from the office of I. Rothschild & Co., Greeley, CO.

OFFICE OF  
**I. ROTHSCHILD & CO.,**  
DEALERS IN  
GROCERIES, CROCKERY, GLASSWARE, ETC.  
Potatoes in car load lots a specialty.

Greeley, Colo., 1/27 1904

Received of J. R. Jesse

**Niwot**  
PLATTÉ  
1875

Rent for 1 to May 1, 1904

\$ 10.00 Dollars

J. Rothschild  
per [Signature]

JoAnn, Thank you for all the donations you made to the Niwot Historical Society a few weeks ago. They document so much Niwot history.

You can find Niwot history on our new website. Features and stories are updated as often as possible.

[www.niwothistoricalsociety.org](http://www.niwothistoricalsociety.org)



## 2023 Holiday Greeting Cards

Our holiday greeting card this year is a photograph of the property at 7980 Niwot Road that has been significant in the growth and development of Niwot in the past decades.

The photo is by Niwot award winning photographer Jeff Server and features the Cottonwood Health & Racquet Club, Momma Lou's, and the Niwot Market.

This is the 10<sup>th</sup> in the series of cards that share the history of a location or structure in Niwot. A holiday card will be mailed to all current members of the Niwot Historical Society and cards with no inside greeting will be available to purchase for a donation to the NHS organization. This is not a fundraising event. A packet of a dozen cards covers the cost of production.

Cards will be on sale at the little Fire House Museum on the following Saturdays from 10am-Noon:

November 25<sup>th</sup> (Holiday Parade), December 2<sup>nd</sup> and 9<sup>th</sup> ~ Packets of cards are \$20.00/each.

Any volunteers will be appreciated on Saturdays and we will also have candy canes for guests.

*Some history follows with more details on the card ...*

*Then* ~ The Cottonwood Square Shopping Center was developed by Bowron Builders, Inc., in 1971 to 1973. In 1979 the shops were expanded with the Cottonwood Health & Racquet Club building. In 1984 the facility almost doubled in size by expanding on the south side of the original building with a full-size gymnasium and a lap swimming pool.

*Now* ~ In 1993 the Club property was sold and the inside was razed to leave a shell for retail space. For about ten years Momma Lou's grocery was in the location and then Bert Steele purchased the property. For the past twenty years, Bert successfully managed the Niwot Market. His son, Seth, and daughter, Alison, joined the business which features organic produce and shelf items, a meat department, takeout meals made in-house, floral and gift departments, a popular delicatessen with catering services, indoor and outdoor dining, seasonal Friday evening dinners on the patio, and classic car gatherings.

**Niwot  
market**

The Niwot Market is a supporter of the Niwot community, local events and helping the businesses and non-profit organizations.



*Members, Volunteers and Friends  
are our most valuable resource.*

### Niwot Historical Society Board of Directors

President: **Kathy Koehler**

Treasurer: **Terry Larsen**

Secretary: **Mary Claire Collins**

Directors: **Donlyn Arbuthnot, Rob Gordon,  
Joan Grunzweig, Vivian Knaus,  
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**Diane Zimmermann**

Web Master: **Leonard Sitongia**

At Large: **Donlyn Arbuthnot, Rob Gordon**



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