

HISTORY COLORADO

COLORADO STATE REGISTER OF HISTORIC PROPERTIES NOMINATION FORM

SECTION I

Name of Property

Historic Name **Truxaw & Kruger Grocery / Seldin's Cash Grocery**

Other Names **McEvoy & Dugan / Fred L. Knapp Store / Hunter Mercantile Company**

Address of Property

[] address not for publication

Street Address **319 Centre Avenue**

City **New Raymer**

County **Weld**

Zip **80742**

Present Owner of Property

(for multiple ownership, list the names and addresses of each owner on one or more continuation sheets)

Name **Kenneth D. Thompson c/o Bob Thompson**

Address **153 Park Avenue**

Phone **720/737-8865**

City **Fort Lupton**

State **Colorado**

Zip **80621**

Owner Consent for Nomination

Preparer of Nomination

Name **Ron Sladek (for property owner)**

Date **6 March 2018**

Organization **Tatanka Historical Associates Inc.**


Address **P.O. Box 1909**

Phone **970/689-4855**

City **Fort Collins**

State **Colorado**

Zip **80522**

FOR OFFICIAL USE:		Site Number <u>5WL.8197</u>
<u>2-2-2018</u>	Nomination Received	
<u>5-18-2018</u>	Review Board Recommendation <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial	<u>6-1-2018</u> HC Board State Register Listing <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied
		Listing Criteria <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Certification of Listing:  President, HISTORY COLORADO DSAPO		Date <u>5/31/18</u>

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SECTION II

Local Historic Designation

Has the property received local historic designation?

no

yes --- individually designated designated as part of a historic district

Date designated **Not Applicable**

Designated by **Not Applicable** (Name of municipality or county)

Use of Property

Historic **Mercantile Store, Post Office**

Current **Vacant**

Original Owner William M. Truxaw & Theodore L. Kruger

Source of Information **Franklin M. Jones, *History of New Raymer, Colorado*, 1943, p. 7; Warranty Deed (one-half of lots 1 & 2), W. M. Truxaw to Theodore L. Kruger, 1 November 1909**

Year of Construction 1909

Source of Information **Franklin M. Jones, *History of New Raymer, Colorado*, 1943, p. 7; Warranty Deed (one-half of lots 1 & 2), W. M. Truxaw to Theodore L. Kruger, 1 November 1909**

Architect, Builder, Engineer, Artist or Designer Unknown

Source of Information **Not Applicable**

Locational Status

Original location of structure(s)

Structure(s) moved to current location

Date of move **Not Applicable**

SECTION III

Description and Alterations See Continuation Sheet

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SECTION IV

Significance of Property

Nomination Criteria

- A** - property is associated with events that have made a significant contribution to history
- B** - property is connected with persons significant in history
- C** - property has distinctive characteristics of a type, period, method of construction or artisan
- D** - property is of geographic importance
- E** - property contains the possibility of important discoveries related to prehistory or history

Areas of Significance

- | | | |
|---|--|--|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Economics | <input type="checkbox"/> Landscape |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Architecture |
| <input type="checkbox"/> Archaeology - prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Law |
| <input type="checkbox"/> Archaeology - historic | <input type="checkbox"/> Entertainment/ Recreation | <input type="checkbox"/> Literature |
| <input type="checkbox"/> Art | <input type="checkbox"/> Ethnic Heritage | <input type="checkbox"/> Military |
| <input checked="" type="checkbox"/> Commerce | <input type="checkbox"/> Exploration/ Settlement | <input checked="" type="checkbox"/> Politics/ Government |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Geography/ Community Identity | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Community Planning and Development | <input type="checkbox"/> Health/Medicine | <input type="checkbox"/> Science |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Industry | <input type="checkbox"/> Social History |
| | <input type="checkbox"/> Invention | <input type="checkbox"/> Transportation |

Significance Statement **See Continuation Sheet**

Bibliography **See Continuation Sheet**

SECTION V

Locational Information

Lot(s) **1 & 2** Block **11** Addition **Baldwin & Whittier (1910)**

USGS Topographic Quad Map **Raymer 7.5', 1997**

Verbal Boundary Description of Nominated Property **See Continuation Sheet**

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SECTION VI

Photograph Log for Black and White Photographs **See Continuation Sheet**

SECTION VII

ADDITIONAL MATERIALS TO ACCOMPANY NOMINATION

- Owner Consent Form**
- Black and White Photographs**
- Color Prints or Digital Images**
- Sketch Map(s)**
- Photocopy of USGS Map Section**
- Optional Materials**

Use of Nomination Materials

Upon submission to the Office of Archaeology and Historic Preservation, all nomination forms and supporting materials become public records pursuant to CRS Title 24, and may be accessed, copied, and used for personal or commercial purposes in accordance with state law unless otherwise specifically exempted. History Colorado may reproduce, publish, display, perform, prepare derivative works or otherwise use the nomination materials for History Colorado and/or State Register purposes.

For Office Use Only

Property Type: building(s) district site structure object area

Architectural Style/Engineering Type: False-front commercial

Period of Significance: 1909-1957

Level of Significance: Local State National

Multiple Property Submission: _____

Acreage less than 1

P.M. 6th Township _____ Range _____ Section 3 Quarter Sections NE

UTM Reference: Zone 13 Easting _____ Northing _____ NAD83

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DESCRIPTION and ALTERATIONS

General Description: The commercial building on this site sits on the southwest corner of Centre Avenue and Brock Street. It is surrounded by concrete sidewalks and unpaved streets to the north and east, and by open ground to the south and west. The south edge of the lot is marked by a fence and the west edge by a north-south alley. Facing toward the east, the 1½-story wood-frame building has a rectangular footprint of 24' x 60' and rests upon what appears to be a concrete foundation. The exterior walls are finished with clapboard siding that was once painted. Today much of the paint is worn off and the boards are mostly bare except where they were protected just under the shallow eaves and on parts of the façade. The building has a front-gabled roof that is finished with modern standing-seam metal panels. A large wall dormer is present on the north slope.

East Façade: The east wall facing Centre Avenue serves as the historic façade and storefront. Located at the clipped northeast corner of the building is the main entrance, which holds a wood panel door with a single light. Above that is a two-light transom. The door retains its original hardware and is set in a wood frame with wood surrounds and a small triangular beadboard overhang above. The entry is reached by way of a single concrete step up from the sidewalk.

The main floor is dominated by two side-by-side sets of four large fixed storefront windows in wood frames. Four of these openings currently hold glass and the other four are boarded closed with wood planks. The two sets of windows are divided and flanked by three wood pilasters. These are formed of boards that were vertically fluted on the surface, along with wood caps that appear as simple capitals. Although worn by age and exposure to the elements, the fluting can still be seen as intentional vertical striations in the wood. Wood kickplates run horizontally below the storefront windows.

The upper wall above the storefront windows is an original false front constructed of wood framing. Due to deterioration of materials, and while the building is awaiting rehabilitation, the face of this wall has been clad in recent years with chipboard and tar paper. Curved metal flashing at the base was installed temporarily to reduce runoff damage to the storefront below. The false front originally held a pair of one-over-one double-hung sash windows. Although the windows are no longer present, the framed opening in which they were located remains behind the chipboard. These will be replaced during rehabilitation. Due to the prevalent westerly winds on the high prairie, the false front was originally secured to the roof behind it with iron bars. These remain in place today. Finally, the gable peak rises about two feet above the false front and is visible from the street.

South (side) Wall: This side of the building holds two entries that are located toward the rear. One enters the small room that contains the stairway to the upper floor and the other provides access to the southwest room. The original wood panel doors and frames remain in place, although they are currently boarded closed with wood and corrugated metal. To the east of these is a small window opening that is also boarded closed.

West (rear) Wall: The back wall of the building holds no entries. On the main floor are two one-over-one double-hung sash windows. The upper floor has a single one-over-one double-

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hung sash window. All of these are currently boarded closed, but retain the windows as well as their wood frames and surrounds.

North (side) Wall: The north wall facing Brock Street holds a single entry into the building. This is toward the rear and although the opening is original it currently contains a non-historic slab door. This is set in a wood frame with wood surrounds. West of the entrance are two one-over-one double-hung sash windows, one of which is boarded closed. The windows remain in place, set in wood frames and surrounds. On the upper floor is a large wall dormer that is built into the north roof slope. This is constructed of wood framing, finished on the exterior with clapboard siding. The dormer contains a pair of original one-over-one double-hung sash windows with wood frames and surrounds. These are present, but are currently boarded closed. The dormer roof is hipped and finished with modern standing-seam metal panels as on the primary roof.

Exterior Alterations: Alterations to the exterior are primarily the result of temporary measures taken in recent years to mothball the building and minimize deterioration until it could undergo rehabilitation. These have largely involved the easily reversible boarding of doors and windows, along with protection of the storefront and false front above. The wall dormer on the north was a very early alteration to the building, completed sometime between 1909 and 1918 to enlarge the second floor living space. A brick chimney originally pierced the roof just west of the dormer. This has been removed above the roofline but is still visible inside the second floor's western room. The current metal roof was installed in 2013, replacing the seriously deteriorated roof that was failing.

Interior Features: The interior of the building has numerous historic features and finishes with very few modifications from its early years. On the main floor, most of the space is an open room that served as the store. Although the display shelving that once extended along the north and south walls is no longer present, historic photos and ghost marks show where the shelves once stood. The store room has its original wood floor and the walls and ceiling are finished in the original painted beadboard paneling. A low built-in wood shelf with a long cabinet below runs the width of the storefront. Decorative trimwork is found on the interior of the storefront windows.

In the center of the room is a vertical metal pole topped by a short horizontal wood beam at the ceiling. This early feature provides structural support for the upper floor living space above. Squared holes cut into the ceiling of the store room appear to have been placed there to allow heat to rise to the living quarters. Bare light bulbs hang from wires suspended from the ceiling.

Toward the rear of the store room is an enclosure on the south that contains the framed stairway to the upper floor. The wood stairway is steep and narrow with no handrail, and the surrounding walls are finished with beadboard paneling. An exterior door is on the south wall of this enclosure. Across the rear of the building are two small rooms that are separated from the store room by a full-width wall, also finished with beadboard paneling. In the upper center of this wall is a small opening that previously accommodated the flue from a free-standing heating stove that appears to have provided the only heat on the main floor. A wood panel door offers access from the store room into the southwest room and the wall has been cut open to directly access the northwest room.

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Both of the rear rooms were used as living quarters and they are connected to one another by way of a wood panel door in the wall between them. It appears that the southwest room served as a kitchen and the northwest room as a bedroom. Some of the original finishes remain in these rooms, including their wood flooring, beadboard walls and ceilings, a built-in beadboard closet in the northwest room, and a very old and tattered curtain on the window in the southwest room.

The upper floor occupies the attic space and consists of historic living quarters that stretch from the front to the back of the building. This area was originally divided into three separate rooms, however the doorway between the east and middle rooms has been partially removed. All of the rooms are narrow with wood floors, and the walls and ceiling are finished with wood planks. The ceiling is angled on the north and west as it is constrained by the lines of the roof slopes. The east room holds a built-in beadboard-paneled closet. The middle room is wider due to the presence of the wall dormer. The west room has a closet with a door, along with the exposed brick chimney that once pierced the roof. A flue hole on the east side of the chimney indicates that it was used for a free-standing heating stove.

Additional Site Features: Two additional historic features are located on the site. These are found in the open space to the west (rear) of the store building. Directly behind the building is a historic water well with a concrete cap. This is believed to date from the 1930s, if not earlier. The well cap is overgrown with vegetation and may contain other features that are not currently visible. To the west of the well is a mature deciduous tree.

The rear area of the lot between the tree and alley is occupied by a historic concrete pad that appears to have been poured in sections. This measures 35' x 48' and once served as the foundation of a barn-like wood frame building that once stood at that location. The building was likely constructed around 1910 when the townsite and adjacent store were developed. It was removed around the mid-1960s and placed on the Hanson farm southeast of New Raymer, where it is still in use today.¹ Its history of development and use remain unclear today.

Historic fencing marks the south property line. From the front sidewalk toward the west to a point just south of the tree, this fencing is decorative woven wire. This bordered the store's rear and side yard. The remainder of the fence from that point to the rear alley is a simple wood post-and-wire fence that stood behind the barn once located there.

Architectural Integrity: The building retains a level of integrity that fully supports its significance. In terms of the setting, while a number of the downtown buildings have disappeared from Centre Avenue over the past fifty years, seven remain standing and it is still apparent that this was the town's main commercial street. The store remains in its original location and its commercial association is intact. Its original design, materials and workmanship are all clearly evident in its wood frame, false-front construction with few alterations to the exterior and interior. Finally, the store continues to convey the feeling of a historic false-front commercial building dating from the town's period of settlement in the early twentieth century. Out of use as a store

¹ Historical information prepared by Vickie L. Green, Daughter of Victor and Beth Hanson, 13 February 2018.

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for more than sixty years, it has suffered from weathering and deferred maintenance. However, the building continues to exhibit its age and historic use to the casual observer, and is in remarkably intact condition.

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SIGNIFICANCE STATEMENT

Summary Statement of Significance: The historic mercantile building on this site is eligible under Criterion A in the area of Commerce. Built in 1909 and operated as a general store from that time through 1957, the building is associated with the commercial development of New Raymer as a railroad and market town for the surrounding dryland farming and ranching district. It is also eligible under Criterion A in the area of Politics/Government as the New Raymer post office was located within the store from 1940 to 1957. For several decades, community members visited the building to shop for goods and for a period of time were drawn there daily to pick up and drop off their mail, both important services to any small community on the northeastern Colorado plains.

Since the late 1950s, the building has been used as a storage facility although it is now vacant and awaiting rehabilitation. With this history, the property's period of significance runs from 1909, when the building was constructed, through 1957, when it ceased to be used as a mercantile store and post office. Throughout this span of years, the succession of stores located there provided the community with a variety of essential goods, including groceries, clothing, notions, feed products, household equipment, and farm implements. The post office located there during the 1940s and 1950s provided community members with postal services, a source of community pride, and a tangible connection to their federal government.

HISTORICAL BACKGROUND

Early History of the Region (1860s-1880s): Throughout the middle decades of the nineteenth century, nomadic Native American tribes traversed the landscape of present-day northeastern Colorado as they had for generations and the first waves of Euro-American explorers, fur trappers, frontiersmen and pioneers migrated up the South Platte River Valley and into the Colorado frontier. The site that would eventually be occupied by the town of Raymer (later known as New Raymer) sat vacant and unnoticed. Situated on the high semi-arid plains at an elevation of about 4,780' above sea level and far from major watercourses and migrant trails, the land was occupied by an unbroken expanse of short-grass prairie that supported varieties of life adapted to that particular biome.

Suspended for previous millennia in an untrammelled state of nature, in the 1860s the area began to experience changes that would soon alter the course of its history and character. When the Colorado Territory was established in 1861, Weld County became one of its original administrative units. Originally occupying a vast swath of the territory's northeast corner, the county was reduced in size over the following decades as it was subdivided into seven smaller counties. This placed the future Raymer townsite in the northeast corner of Weld County. Native peoples were accustomed to living off the land in this dry and seemingly barren environment. However, most Americans understood that the region was part of what had been declared the Great American Desert, a landscape unfit for agriculture and settlement. This was reinforced by the observations of pioneers and frontier travelers who passed through primarily during the

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summer months, when the treeless landscape above the South Platte River Valley turned dry and brown.²

Americans believed that traditional agriculture, in particular the raising of crops, could not thrive in much of northeastern Colorado due to the lack of adequate precipitation and the inability to bring irrigation to lands high above the South Platte River. However, as the Euro-Americans continued to migrate through this landscape in the 1860s and 1870s, they also noticed that the expanse of grass supported their livestock. Attitudes and practices evolved as they came to understand that the best uses of the shortgrass prairie would include stock raising and the planting of dryland crops.

Between 1868 and 1878, cattle king John W. Iliff established a massive ranching operation in northern Weld County that initially supplied beef to the crews building the Union Pacific Railroad across western Nebraska and southern Wyoming. Iliff came to control extensive rangelands, in large part by having his ranch hands file homestead claims around water sources. These were fenced with barbed wire beginning in the mid-1870s and then integrated into the ranch as Iliff purchased the land from his employees. He imported cattle from southern Colorado, northern New Mexico and western Texas. Fattened on the rich prairie grass, the animals were shipped east to the Chicago slaughterhouses. Iliff's ranch thrived for a decade until his death in 1878.³

During the summer of 1870, the federal government contracted with J. H. Martz to assemble and deploy a survey team to measure and map the township boundaries in northern Weld County. This launched the process that would eventually combine with federal homestead legislation to make the land available for legal settlement. No developed features were found in the future Raymer area by the surveying crew. Martz simply recorded measurements, prepared the map and field notes, and noted the region's varieties of prairie grass. He also described the land as third-rate, by which he meant it would probably be good for little other than grazing. Throughout the 1870s, the area remained largely undeveloped and of little utility to the many pioneers who sought richer farmlands closer to water and developing towns.⁴

In the fall of 1880, another survey team led by F. L. Biddlecom returned to the area to prepare more detailed measurements and mapping of the individual townships. Included in this survey was the acreage in Section 3 of Township 7 North, Range 58 West that would before long attract attention and develop into the town of Raymer. This time the surveyors came across an unnamed wagon road that extended on a diagonal through the northeast quadrant of the township. Aligned on a northwest-southeast axis, the road passed through the otherwise empty southwest quarter of Section 3 and may have connected the South Platte River road with Cheyenne.⁵

² Alvin T. Steinel, *History of Agriculture in Colorado, 1858-1926*, pp. 245-254.

³ Alvin T. Steinel, *History of Agriculture in Colorado, 1858-1926*, p. 135 & 255-256; *A History of the Pawnee National Grassland*, Published by the Pawnee National Grassland, Arapaho and Roosevelt National Forest, No Date.

⁴ Survey Plat and Field Notes, Townships 6-8 North and Ranges 57-64 West, Surveyor General's Office, Denver, Colorado Territory, 15 August to 10 September 1870.

⁵ Survey Plat, Township 7 North, Range 58 West, Surveyor General's Office, Denver, Colorado, September to December 1880.

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As the years passed and many areas of Colorado experienced substantial growth and development, the land in the northeast quarter of Section 3 continued to sit vacant, a characteristic that would soon come to an end. During the 1880s, the rate of settlement on Colorado's eastern plains increased. This was largely due to promotion by railroads, combined with the early work of agricultural scientists at the State Experiment Station in Cheyenne Wells. Investigations into dryland farming stressed the difficulties encountered in the semi-arid environment but encouraged settlers to stake their future on a region that was previously viewed as good for nothing but cattle grazing. What many of the pioneers experienced after a few years of planting crops and then watching them wilt without water under the searing sun was that farming proved exceedingly challenging. A good number either left the region defeated, shifted to stock raising, or went into other lines of work.⁶

One prominent factor that initiated change in northeastern Colorado was the development by the Chicago Burlington & Quincy Railroad (CB&Q) of an east-west line from Holdrege, Nebraska (southwest of Kearney) to Cheyenne, Wyoming. With a route stretching across northeastern Colorado, the railroad's managers planned to compete with the parallel Union Pacific line to the north for passenger and freight traffic. In June 1887, the CB&Q (operating as the Colorado & Wyoming) began laying track at the Colorado-Nebraska state line northeast of Holyoke and by September it had reached Sterling. From there, the line continued west across the prairie, passing the present-day location of New Raymer. The route then curved to the northwest to cross the Colorado-Wyoming state line, completing its 144-mile trek across northeastern Colorado. It then turned to the west and entered Cheyenne by the end of the year.⁷

Although the CB&Q failed to draw substantial business from the Union Pacific, a number of freight and passenger trains traveled the route on a daily basis. With the railroad under construction, hundreds of homestead claims were filed and parcels of land purchased, and it was estimated that during the mid-1880s the population of northeastern Weld County grew by approximately 5,000 residents. While most settled in the countryside, others staked their claims in the small agricultural market towns that arose on the plains, many of them alongside the newly laid tracks of the CB&Q. As described by Colorado historian LeRoy Hafen in his 1948 work *Colorado and its People*, "The influx of homesteaders created a need for trade centers, as the new settlers were anxious for community life. Town site companies responded, platting towns at suitable intervals along the railroad lines. Water tank stations grew into villages; hopeful towns sprang from the prairie."⁸

The Rise and Fall of Raymer (1888-1908): The northeast quarter of Section 3 in Township 7 North, Range 58 West, was first owned by a young woman by the name of Emma Courtright. Born in Iowa around 1868, Emogene "Emma" Jane Courtright had moved west to

⁶ Steinel, *History of Agriculture in Colorado, 1858-1926*, p. 255; LeRoy R. Hafen, *Colorado and its People, Volume I*, 1948, pp. 433-434; Steven F. Mehls, *The New Empire of the Rockies: A History of Northeast Colorado*, p. 72-73.

⁷ Robert Ormes, *Tracking Ghost Railroads in Colorado*, 1975, pp. 9 & 15; Tivis E. Wilkins, *Colorado Railroads: Chronological Development*, 1974, pp. 58 & 70; Franklin M. Jones, *History of New Raymer, Colorado*, 1943, p. 4; Carol Rein Shwayder, *Weld County – Old and New, Volume I: Chronology of Weld County, Colorado, 1836-1983*, p. A71 & A74; Shwayder, *Weld County – Old and New, Volume XIII: Gazeteer [sic] of Railroads*, p. 32.

⁸ Steinel, *History of Agriculture in Colorado, 1858-1926*, p. 254; LeRoy R. Hafen, *Colorado and its People, Volume I*, 1948, p. 434.

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Logan County by the late 1880s and was employed there as a dressmaker. Despite her youthful age and line of work, she actively acquired several parcels of land in northeastern Weld County between 1888 and 1891. Her brother Elroy was also in the area, working as an agent for the Crete Nurseries of Crete, Nebraska and promoting the sale of town properties and homesteads.⁹ Rather than file a homestead claim with the General Land Office, in February 1888 Emma purchased the 157.67 acres that made up the entire northeast quarter of Section 3 for a fee of \$187.09.¹⁰

The land was situated along the newly-built CB&Q railroad, at a point on the map where it planned to build a depot and encourage the development of a new town. In March 1888, the railroad assigned workers to dig a well that would supply water for its engines. Reaching a depth of 65' by mid-month, the men had still not struck water although they were pulling up ancient animal bones, samples of petrified wood, and an abundance of mica. Over the following decades, the lack of a reliable public water source proved to be a persistent problem for the town. Despite this seemingly temporary obstacle, several business owners expressed interest in establishing themselves in the new town and during the summer of 1888 a number of commercial buildings emerged.¹¹

On 6 October 1888, Emma Courtright made a sizable profit when she sold the property for \$1,000 to the Lincoln Land Company. Founded in 1880 and based in Lincoln, Nebraska, the firm was a subsidiary of the CB&Q. As it had already done across Nebraska over the previous years, the railroad sought to locate stations and towns at ten-mile intervals along its route through northeastern Colorado. The railroad's managers knew that this distance was within one day of travel for area farmers to reach the nearest depot and market town.¹² The mission of the Lincoln Land Company was to establish towns, have them platted, and arrange for the installation of necessities such as streets and water wells. The company then promoted settlement and the sale of lots, ensuring that the population along the route would increase and provide business to the railroad.¹³

During the late 1880s and early 1890s, the Lincoln Land Company was busy establishing a series of towns, whistlestops and sidings along the rail route. From the Nebraska state line to the Wyoming state line these included Amherst, Holyoke, Paoli, Haxtun, Dailey, Fleming, Galien,

⁹ Elroy Courtright may have been selling trees to homesteaders so they could claim an additional 160-acres from the General Land Office under the Timber Culture Act. He may also have been associated with the Lincoln Land Company, which was beautifying barren townsites with greenery to make them attractive to potential buyers. This likely placed him in the position of knowing where new towns would be established. Because of his work, it is possible that Elroy pointed Emma to the future Raymer townsite and assisted her with acquisition of the land.

¹⁰ Jones, *History of New Raymer, Colorado*, p. 6; US Federal Census Records, Emma J. Courtright, 1870 (Oxford Mills, IA) and 1900 (Elk River, Routt County, CO); Land Patent Issued to Emma J. Courtright, NE¼ of Township 7 North, Range 58 West, General Land Office, 6 June 1889 (Note: Emma purchased the property in February 1888 and sold it later that year, prior to receiving the patent).

¹¹ Bud Wells, *Homesteading the Dryland: A History of Northeast Weld County, Colorado*, pp. 292-293.

¹² Present-day maps of northeastern Colorado still show the regular spacing of towns at ten mile intervals along the rail route that resulted from the CB&Q's development through the area in 1887.

¹³ Jim McKee, "The Lincoln Land Co. Developed Much of Nebraska and Created Many of its Towns," *Journal Star*, 23 December 2012; Warranty Deed, NE¼ of Sec. 3, T7N-R58W, Emma J. Courtright to the Lincoln Land Company, 6 October 1888; Kenneth Jessen, *Ghost Towns, Eastern Colorado*, 2009, p. 216.

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Logan, Willard, Stoneham, Raymer, Buckingham, Keota, Sligo, Grover and Hereford. Many were named by the company to honor its executives and managers. While a few of these locales thrived and grew into towns, others never took hold or simply died off over the following years due to a combination of environmental and market factors that made their chance of survival tenuous from the beginning.¹⁴

With the Lincoln Land Company as its new owner, the acreage in the northeast quarter of Section 3 was platted with a townsite named for George Andrew Raymer (1857-1907), assistant chief engineer of the CB&Q railroad. The firm surveyed and laid out a small area of blocks centered on Shirley Avenue, one block east of present-day Centre Avenue. Shirley Avenue was named for Samuel J. Shirley, local real estate agent, insurance agent and editor of the *Raymer Herald*. He used his newspaper to promote Raymer as an ideal opportunity for farmers in the heart of northeastern Colorado's "rain belt." Despite efforts to attract large numbers of settlers, the Town of Raymer experienced a limited boom as properties were sold and a bank, post office and newspaper emerged in 1888 and 1889. Other pioneer enterprises established during the late 1880s included a livery stable, grocery store, hardware store and saloon.¹⁵

The winter of 1886-1887 brought bitter temperatures that killed thousands of cattle in northeastern Colorado. Despite this loss, beef prices dropped in the Chicago market. In 1889-1890, drought settled upon the region. The Panic of 1893 caused further damage when it thrust the nation into an economic depression and damaged commodity prices. Conditions proved so difficult that many of the pioneers who sought to establish themselves along the CB&Q route gave up and moved away. The same proved true for those who settled in and around Raymer. Businesses closed, the *Raymer Herald* folded, and by 1894 the town had died off. Every one of the settlers moved on in search of greener pastures. Rather than standing as a ghost town, the buildings were either moved or dismantled by area ranchers the following year and the townsite was almost completely emptied. Despite the belief that "rain would follow the plow" and success was bound to come to those who worked hard and persevered, the hopeful pioneer town of Raymer had lasted a mere six years and simply disappeared.¹⁶

In the early fall of 1902, the *Greeley Tribune* sent a reporter into the countryside to inspect the region's school districts. The resulting article described the abandoned townsite in the following terms: "Raymer is another monument to rain-belt disappointments. Once eighty children of school age dwelt in the district. Stone houses and stores, prosperous livery stables and hotels and all the improvements of a prairie village, including a fine two story school house were there,

¹⁴ Jessen, *Ghost Towns, Eastern Colorado*, numerous pages; William Bright, *Colorado Place Names*, numerous pages; LeRoy R. Hafen, *Colorado and its People, Volume I*, 1948, pp. 434-437.

¹⁵ Jones, *History of New Raymer, Colorado*, pp. 6-7; Shwayder, *Weld County – Old and New, Volume I: Chronology of Weld County, Colorado, 1836-1983*, p. A75 & A78; Wells, *Homesteading the Dryland: A History of Northeast Weld County, Colorado*, pp. 292-294; Steffen, Vangraefschepe & Wells, *A History of New Raymer, Colorado on its Centennial, 1888-1988*, p. 8.

¹⁶ *A History of the Pawnee National Grassland*, Brochure Published by the Pawnee National Grassland, Arapaho and Roosevelt National Forest, Greeley, Colorado, c1986; Jones, *History of New Raymer, Colorado*, pp. 6-7; Jessen, *Ghost Towns, Eastern Colorado*, 2009, pp. 216-217; Shwayder, *Weld County – Old and New, Volume I: Chronology of Weld County, Colorado, 1836-1983*, p. A80; Wells, *Homesteading the Dryland: A History of Northeast Weld County, Colorado*, pp. 294; Mehls, *The New Empire of the Rockies: A History of Northeast Colorado*, p. 74.

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and every quarter section was taken up. Only the school house and barren siding on a one horse-railroad remain. The nearest post office is thirty miles away." Raymer had entered the new century almost completely vacant, awaiting its next phase of development.¹⁷

New Raymer Emerges (1909-1929): The Lincoln Land Company held onto the vacant townsite into the early twentieth century. In July 1909, the firm sold the property along with several adjacent parcels to W. W. Baldwin and W. E. Whittier for \$3,375. This transfer marked the beginning of Raymer's revitalization, primarily by a second wave of pioneers from Nebraska who had learned how to farm and ranch on the semi-arid plains. Above-average rainfall and rising grain prices combined with the 1909 passage of the Enlarged Homestead Act, which allowed for 320-acre claims, to encourage renewed settlement of the area. Around 1900, William Baldwin was a Logan County sheep rancher and his junior partner, William Whittier, was living on his family's farm in Smith County, Kansas. The real estate firm of Baldwin & Whittier was established in 1907 in Sterling and the partners maintained a branch office in New Raymer from 1909 to 1912.¹⁸

In the *Raymer Enterprise*, Baldwin & Whittier advertised its sale of irrigated and "upland" (non-irrigated) farms, along with ranches and town properties. Lands available in the countryside included both deeded acreage and homestead relinquishments. The firm also promoted the New Raymer townsite and in December 1910 offered any doctor or the owners of any butcher shop, drug store or bank willing to erect a two-story brick or cement-block building a free lot to build upon. By the end of 1912, Baldwin and Whittier parted ways to operate separate Sterling-based real estate companies. Much of their early success was tied to the rebirth of New Raymer as an active market town for the reemerging farming and ranching district.¹⁹

On 23 July 1910, the plat of the Baldwin & Whittier Addition to the town of Raymer was filed with the Weld County clerk and recorder. However, the site had been surveyed a year earlier when the men acquired the land. Situated north of the CB&Q line, the expanded townsite was laid out to encompass and enlarge the earlier town of Raymer. In its entirety, the new townsite measured just three blocks in any direction and much of that was formed by the Baldwin & Whittier Addition. The main commercial thoroughfare, designated Centre Avenue, was aligned to run on a north-south axis through the middle of the town. East and west of the planned commercial street were numerous residential properties that faced onto Shirley Avenue and Bronson Avenue.²⁰

Development began in 1909, months before the plat was filed. The town received a post office that year, and to distinguish the new community from the old (and reportedly to distinguish it from the town of Ramah in El Paso County, which apparently had a similar pronunciation) the US Postal Service insisted that it be known as New Raymer. This moniker led to confusion about the town's true name that persists through the present day. The following year saw the founding of

¹⁷ "Visiting Some Schools," *Greeley Tribune*, 16 October 1902, p. 5.

¹⁸ Hafen, *Colorado and its People, Volume I*, 1948, pp. 434-437; Warranty Deed, Lincoln Land Company to W. W. Baldwin and W. E. Whittier, 12 July 1909; US Federal Census Records for William W. Baldwin, 1900 (Leroy, Logan County, CO) and 1910-1920 (Sterling, CO); US Federal Census Records for William E. Whittier, 1900 (Smith County, KS) and 1910-1940 (Sterling, CO); Jones, *History of New Raymer, Colorado*, p. 40.

¹⁹ "Baldwin & Whittier," *Raymer Enterprise*, 1 September 1910, p. 4; "Baldwin & Whittier," *Raymer Enterprise*, 22 December 1910, p. 10; State Business Directory, New Raymer Listings, 1911.

²⁰ Plat of Baldwin & Whittier Addition to the Town of Raymer, Recorded 23 July 1910.

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the *Raymer Enterprise* newspaper. By the time the plat for the Baldwin & Whittier Addition was filed in mid-1910, Centre Avenue was already occupied by several commercial buildings. Among the early businesses established there were a blacksmith shop, restaurant, grocery, hotel, livery stable, general store, lumberyard, and hardware store.²¹

In July 1912, all of the unsold lots in the townsite were acquired from Baldwin & Whittier by C. F. Peckham of Gothenburg, Nebraska, in a trade that involved a threshing machine and \$8,100 in cash. Eager to sell properties, Peckham advertised that "This town is in the heart of a fast developing farming country, showing splendid crops. Land is cheap and settlers are coming. It is absolutely the best undeveloped field that we know of and offers a splendid opening for a Bank, Doctor, Drug Store, and other enterprises." Claiming that profits could be made simply by hiring out the work of farming, Peckham neglected to mention the area's semi-arid climate and lack of irrigation that in reality made agriculture a difficult and risky business.²²

During the 1910s, Center Avenue filled with commercial enterprises and additional houses were constructed on the nearby residential lots. Two small banks were established, the Raymer State Bank (1915) and Farmers & Merchants State Bank (1918). In 1921, they merged as the Raymer State Bank and survived for another five years before its doors were closed and assets liquidated. World War I increased demand for farm products, including meat and dryland crops such as wheat and corn. The 1916 Stock Raising Homestead Act allowed for claims of up to 640 acres in arid locales, making ranching more viable. These developments spurred renewed settlement on the plains of northeastern Colorado, boosting economic development and the population of the region's small towns.²³

New Raymer was incorporated in 1919 and the following year the federal census recorded 267 persons living there with another 574 in the surrounding countryside. These numbers remained steady through the 1920s. A small number of businesses and homes installed individual electric lighting systems in 1916 and in 1921 the town purchased a generator that powered several street lights. Around 1930, full-time electric service was secured for the community. It would be many years before a municipal water system was installed. Despite its small size and the lack of some modern conveniences, New Raymer appeared to have a bright future.²⁴

Early History of the Property (1909-1923): One month after Baldwin and Whittier acquired the townsite, they sold the first commercial property to William M. Truxaw on 28 August 1909. This consisted of Lots 1 & 2 in Block 11, located on the southwest corner of Centre Avenue and Brock Street. Two months later, on November 1, Truxaw sold half of his interest in the property to Theodore L. Kruger. William Truxaw was born in Nebraska in 1885 and by 1900 was residing

²¹ Jones, *History of New Raymer, Colorado*, pp. 6-7; State Business Directories, New Raymer Listings, 1911; Shwayder, *Weld County – Old and New, Volume I: Chronology of Weld County, Colorado, 1836-1983*, p. A101-103.

²² Jones, *History of New Raymer, Colorado*, p. 40; "Business Opportunities in Raymer..." *Raymer Enterprise*, 22 January 1914, p. 4.

²³ Jones, *History of New Raymer, Colorado*, pp. 6-7; State Business Directories, New Raymer Listings, 1911-1920; Mehls, *The New Empire of the Rockies: A History of Northeast Colorado*, p. 144.

²⁴ *Fourteenth Census of the United States Taken in the Year 1920, Volume I: Population, 1921*; Shwayder, *Weld County – Old and New, Volume I: Chronology of Weld County, Colorado, 1836-1983*, p. A115 & A137; Steffen, Vangraefschep & Wells, *A History of New Raymer, Colorado on its Centennial, 1888-1988*, p. 17 & 23.

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in the town of Odell Village, where his father was a hardware merchant. Born in 1887 in Minnesota, by 1900 Theodore Kruger was living in Red Wing and working with his father, a harness maker. What connected the two men to one another was that in 1906, William's sister Emma married Theodore.²⁵

The brothers-in-law became partners in the New Raymer property and arranged for the construction of a two-story, wood frame, false-front building on the site. Completed before the end of 1909, it housed their new mercantile enterprise known as the Truxaw & Kruger Grocery. Despite the fact that Truxaw and Kruger had invested in the town of New Raymer, their store lasted just one year before they sold it and moved away. This launched the property into a full decade of short-term owners and occupants.²⁶

In October 1910, Truxaw and Kruger transferred the building and its furnishings, along with another store on the adjacent Lot 3 to the south, for \$1,400. The new owners were brothers-in-law Edward McEvoy and John C. Dugan from Papillion, Nebraska (today a suburb of Omaha). McEvoy was born in Nebraska in 1868 and by 1900 was residing in Papillion, where he was employed for a number of years as the Sarpy County sheriff. He remained a resident of that town through the time he and Dugan acquired the store in New Raymer. John Dugan was born in New York in 1865 and by 1900 had settled in Papillion, where he was employed as a nurseryman. By 1910, he moved west to Denver with his wife and children, and took a job as a traveling salesman.²⁷

According to magazine articles written in the early 1960s by Harry Dugan, a son of John Dugan, and published in *True West* and *Frontier Times*, John wanted to get his boys out of Denver to spend time living in the countryside. To accomplish this, he partnered with McEvoy to acquire the store in New Raymer. John also opened another store with a different partner in nearby Stoneham. He purchased a 320-acre farm in the vicinity of New Raymer where the family could live. The men operated the general store under the name McEvoy & Dugan from the fall of 1910 through the spring of 1911. Among the products they sold were groceries, general merchandise, dishes, hardware, farm implements, men's clothing and shoes, fencing and baling wire, furniture, and feed and grain.²⁸

²⁵ Warranty Deed, W. W. Baldwin and W. E. Whittier to W. M. Truxaw, 28 August 1909; Warranty Deed, One-Half of Lots 1 & 2, W. M. Truxaw to Theodore L. Kruger, 1 November 1909; United States Federal Census Records for William M. Truxaw, 1900 (Odell Village, NE), 1910 (Raymer, CO); United States Federal Census Records for Theodore L. Kruger, 1900 (Red Wing, MN), 1910 (Raymer, CO); Certificate of Marriage, Theodore L. Kruger and Emma A. Truxaw, Gage County, NE, 16 August 1906.

²⁶ Jones, *History of New Raymer, Colorado*, p. 7; Truxaw married a woman from Texas in 1911, moved to that state, and became the owner of a lumberyard in the town of Beeville. Kruger moved to Green Bay, Wisconsin and then southern California, where he worked in real estate.

²⁷ Warranty Deed, W. M. Truxaw and Theodore L. Kruger to Edward McEvoy and John C. Dugan, 8 October 1910; United States Federal Census Records for Edward C. McEvoy, 1900 & 1910 (Papillion, NE), 1920 (Forest City, NE); US Federal Census Records for John C. Dugan, 1900 (Papillion, NE), 1910 (Denver, CO), 1920 (Stoneham, CO).

²⁸ H. E. Dugan, "Three Years' Gamble," *True West*, February 1962, p. 11; Harry B. Dugan, "The Dry Land Towns of Colorado," *Frontier Times*, November 1963, p. 34; "Do not forget that we are selling wire..." *Raymer Enterprise*, 1 September 1910, p. 4; "McEvoy & Dugan," *Raymer Enterprise*, 1 September 1910, p. 4; "McEvoy-Dugan," *Raymer Enterprise*, 8 September 1910, p. 4; "McEvoy-Dugan," *Raymer Enterprise*, 15 September 1910, p. 4; "McEvoy &

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In May 1911, McEvoy and Dugan transferred the property to brothers Clarence W. Hurtgen and Joseph B. Hurtgen. The \$2,100 sales price included the two store buildings on lots 1 to 3, along with a list of customers to whom credit had been extended. The Hurtgens were from Pierce County, Wisconsin, and prior to their arrival in New Raymer had worked as farmers. Operating as Hurtgen & Hurtgen, the partners inventoried their stock and as an inducement to customers advertised prices below those charged by the previous owners. In early July 1912, just one year after they purchased the business and property, Joseph sold his interest to Clarence and returned to Wisconsin. Clarence remained at the store, where he sold general merchandise, hardware, seeds, farm implements and machinery. He also went into the real estate business.²⁹

Clarence Hurtgen continued to operate the store through the end of 1912. Between January 1913 and the middle of 1915, advertisements disappeared from the *Raymer Enterprise* and the building's use during this period remains unknown. Clarence sold the property in June 1915 and moved on to live in Missouri and then Oregon. The person who acquired the property at that time was Dewitt Clinton Cutler. A native of Illinois, Dewitt had arrived in New Raymer by 1910, where he engaged in farming. Exactly six months after purchasing the store, which he never operated, Dewitt sold the property in early December 1915 and returned to his regular line of work.³⁰

The person who purchased the property from Dewitt was Fred L. Knapp. Born in Omaha, Nebraska in 1887, around 1910 Fred was employed as a railroad stenographer. He moved to New Raymer by early 1915, where he farmed, served as justice of the peace, and worked as the CB&Q railroad express agent. He also served as the local agent for the Boulder Creamery Company. Fred opened a grocery and general merchandise store in the building at Centre and Brock by July 1915, moving his family into the second floor rooms above the business. Advertisements in the *Raymer Enterprise* over the following years showed the wide range of products sold there, including toys, groceries, hardware, dry goods, notions and clothing. Widowed in early 1917, Fred raised his two young children on his own. He borrowed funds from lenders in 1918 and 1920, securing the loans with the commercial property as collateral.³¹

Dugan are selling groceries...," *Raymer Enterprise*, 10 November 1910, p. 4; "McEvoy & Dugan," *Raymer Enterprise*, 15 December 1910, p. 4; "McEvoy & Dugan," *Raymer Enterprise*, 20 April 1911, p. 4.

²⁹ Warranty Deed, Edward McEvoy and John C. Dugan to Clarence W. Hurtgen and Joseph B. Hurtgen, 6 May 1911; "The Enterprise errored last week..." *Raymer Enterprise*, 18 May 1911, p. 4; "Hurtgen & Hurtgen," *Raymer Enterprise*, 18 May 1911, p. 4; "Notice to All Persons Indebted to the Firm of McEvoy & Dugan," *Raymer Enterprise*, 8 June 1911, p. 4; "Hurtgen & Hurtgen," *Raymer Enterprise*, 15 June 1911, p. 4; "C. W. Hurtgen," *Raymer Enterprise*, 11 July 1912, p. 4; United States Federal Census Records for Clarence W. Hurtgen, 1900 (Gilman, WI), 1910 (Owatonna, SD); United States Federal Census Records for Joseph B. Hurtgen, 1900-1920 (Gilman, WI).

³⁰ "C. W. Hurtgen," *Raymer Enterprise*, 5 December 1912, p. 4; United States Federal Census Records for Clarence W. Hurtgen, 1920 (Joplin, MO); State Business Directories, New Raymer Listings, 1912-1914; Warranty Deed, C. W. Hurtgen to D. C. Cutler, 1 June 1915; United States Federal Census Records for Dewitt Clinton Cutler, 1910 (Raymer, CO) and 1920 (Weld County, CO).

³¹ Warranty Deed, D. C. Cutler to F. L. Knapp, 2 December 1915; United States Federal Census Records for Fred L. Knapp, 1910 (Omaha, NE) and 1920 (New Raymer, CO); State Business Directories, New Raymer Listings, 1915; "The F. L. Knapp family moved..." *Raymer Enterprise*, 8 July 1915, p. 5; "Fred L. Knapp," *Raymer Enterprise*, 2 December 1915, p. 5; "Fred L. Knapp," *Raymer Enterprise*, 18 May 1916, p. 5; Deed of Trust, Fred L. Knapp to the J. S. Brown Mercantile Company, 23 December 1918; Deed of Trust, Fred L. Knapp to the Greeley Loan Company, 8 January 1920.

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By 1920, Fred was still selling general merchandise along with tractors, cream separators, and oils and greases, operating what was in large part a farm supply store. During the early 1920s, he also served as New Raymer's town clerk, managed the local telephone exchange for Mountain States Telephone & Telegraph, and managed the Raymer Electric Company's small light plant. By 1922, the town's population had grown to 267 and the small downtown district was thriving. For reasons that are unclear, Fred Knapp defaulted on the \$1,500 loan he had taken out in 1920 and in March 1923 Weld County put the property up for sale. It was purchased by Chicago physician Archibald J. Alcorn, whose connection to New Raymer is unknown. Alcorn did not live in the town nor did he operate the store, which he owned for just one year.³²

Seldin's Cash Grocery (1920-1939): On 21 October 1920, the *Raymer Enterprise* printed a front-page article announcing the planned opening of another grocery store in town. Owner E. D. Seldin was described as a man with considerable experience in the grocery business who had proved up on his nearby homestead and was looking for a business opportunity in New Raymer. He had arranged to rent the building recently occupied by the Raymer Hardware Company. Following a busy week stocking the store, Seldin's Cash Grocery opened for business on the twenty-third. The first few advertisements placed in the *Raymer Enterprise* informed the public that the business would operate on a cash only basis, with no credit extended. Seldin assured the community that he would buy his stock of groceries and clothing at low prices that would be passed on to his customers. Refunds would be offered freely on any purchases that proved unsatisfactory to the buyer.³³

Elias David Seldin was a Jewish immigrant to the United States. Originally known as Elia, he was born in 1891 in the small town of Mozyr in present-day Belarus. Similar to thousands of Jews of the period, in late 1911 Elias left his family and home country to escape the brutal violence of frequent pogroms and the certainty of being conscripted into the Czar's army. For young Jewish men of the period, Russian army service was unduly harsh and in some cases a certain death sentence. Required to serve for up to twenty-five years, they suffered abuse by officers and fellow conscripts, were severely punished for minor infractions, and their patriotism was questioned by far-right ideologues. Ninety percent of Jewish conscripts were placed in combat units, with no regard for their survival. Elias crossed northern Europe to Bremen, Germany, where he purchased a steerage ticket to America on the *S.S. Hannover*.³⁴

After arriving at the port of Galveston on 9 January 1912, Elias traveled to Omaha (where he knew someone from the old country) and secured a job as an apprentice in the Union Pacific Railroad shops. With his earnings, he sent for his brothers Benjamin and Morris, along with their sister Bessie, to join him in the United States. In 1915, Elias married Sophia Dvosin, a Jewish

³² State Business Directories, New Raymer Listings, 1920-1922; Public Trustees Deed, Weld County to A. J. Alcorn, 24 March 1923.

³³ "Another Grocery for Raymer," *Raymer Enterprise*, 21 October 1920, p. 1; "Announcement – Seldin's Cash Grocery," *Raymer Enterprise*, 21 October 1920, p. 8; "Now Open for Business – Seldin's Cash Grocery," *Raymer Enterprise*, 28 October 1920, p. 8; "We Carry the Most Complete Stock of Groceries," *Raymer Enterprise*, 3 November 1921, p. 8.

³⁴ Yohanan Petrovsky-Shtern, "Military Service in Russia," *The YIVO Encyclopedia of Jews in Eastern Europe*; Interview with Sonia Margolin ImMasche, Granddaughter of Elias and Sophia Seldin, Conducted by Ron Sladek on 3 February 2018; Listings for Elias Seldin and Sophia Dvosin, Omaha City Directories, 1911-1920.

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immigrant from the city of Gomel, also in today's Belarus about one hundred miles from Mozyr. She had arrived in the United States in 1911 and went to Omaha to be with an aunt. Known to her family by her original name of Sonia, she initially worked as a machinery operator, but by 1914 had shifted to employment as a seamstress. The Seldins' first daughter, Bernice, was born in Cheyenne, Wyoming in 1916 when Elias was sent to work there. By 1917, he had completed his apprenticeship and become a machinist with the railroad. Later that year their daughter Alice was born in Omaha. The following year, Elias and Sophia became naturalized American citizens.³⁵

Forbidden by law to own land in the Russian Empire, Jews could not be farmers or stock raisers but became involved in cattle and grain dealing as middlemen. After arriving in the United States in the late 1800s and early 1900s, where they found no restrictions upon land ownership, some decided to forego city life to pursue farming and ranching as a way of establishing themselves in their new homeland. While a small number joined short-lived Colorado agricultural colonies in places such as Cotopaxi (in Fremont County) and Atwood (in Logan County south of Sterling), most struck out on their own across the state. Others launched mercantile stores in many of the small towns scattered across Colorado's eastern plains, where they saw opportunity, often found commercial success, and became members of their adopted communities.³⁶

Although records show that the Seldins maintained a home in Omaha and Elias was still employed there as a railroad machinist, other documents indicate they were transitioning to a new life in northeastern Colorado. When Elias registered for the draft in 1917, he listed his place of residence as New Raymer, and his occupation as a self-employed farmer. In December 1919, he received patents from the General Land Office for five contiguous parcels of land about five miles northeast of New Raymer. His brother Morris claimed four additional parcels in one of the same sections. Elias and Sophia left Omaha for the countryside of northeast Colorado, where they began a new phase of their lives.³⁷

After living on the acreage and struggling with dryland farming from 1917 to 1920, Elias opened his grocery store in New Raymer. The following year, in November 1921, he made a deal with Fred Knapp to purchase all of the merchandise in his farm supply store. Through this arrangement, the Seldins combined the two stores and came to occupy the building on the southwest corner of Centre and Brock. For the time being, Knapp retained ownership of the property. According to the *Raymer Enterprise*, "this will give Mr. Seldin a very desirable location also more room as he expands in his efforts to supply his customers with all of their real needs."³⁸ In an advertisement announcing the acquisition and move, Elias wrote "Realizing that our welfare

³⁵ Elia Seldin, Ship's Manifest for the S.S. *Hannover*, Arrival in Galveston, Texas, 9 January 1912; Marriage License Application, Elia Seldin and Sophia Dvosin, *Omaha Daily Bee*, 19 September 1915; United States Federal Census Records for Elias and Sophia Seldin, 1920 (Omaha, NE); Interview with Sonia Margolin ImMasche, Conducted by Ron Sladek on 3 February 2018.

³⁶ Kenneth Libo and Irving Howe, *We Lived There Too*, pp. 282-295; Allen D. Breck, *The Jews of Colorado, 1859-1959*, pp. 229-230 & 155-160.

³⁷ Draft Registration Record for Elia Seldin, New Raymer, Colorado, 5 June 1917; Federal Land Patents Awarded to Elias D. Seldin and Morris P. Seldin in Township 8 North, Range 58 West, Weld County, Colorado, 4 December 1919; United States Federal Census Records for Elias and Sophia Seldin, 1920 (Omaha, NE).

³⁸ "E. D. Seldin Buys Knapp Store Stock," *Raymer Enterprise*, 10 November 1921, p. 1.

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depends on the confidence and good will of the people, we will spare no effort in making the store as attractive as possible. We will continue to do business on the motto: "Quick Sales on a Smaller Margin of Profit." Another motto he used in advertisements was the simpler "Growing with Raymer."³⁹

In March 1923, Fred Knapp lost the property to Archibald Alcorn of Chicago. That same month, Elias used his weekly advertisement in the *Raymer Enterprise* to express his idea of community and his store's place in the fabric of New Raymer. The advertisement offered the following thoughts, which continue to resonate today:

WHAT IS A COMMUNITY?

Community is a word with a big meaning.

It means a sharing or participation in mutual interests.

It means we are all at heart interested in the same thing – the welfare of our group.

It means that anything which hurts any one in the community reflects on all, and anything which helps any one benefits all.

A community is composed of people with homes, schools, churches, organizations and places of business, all working in their individual way, but with a common aim.

Whether these people be farmers, laborers, professional men, housewives, business men or students makes little difference – they are all necessary to the community so long as they serve or are preparing to serve.

That is the way we feel about our store. We figure it has made a place for itself here, which means something to the community. We are here to serve and our success is evidence that our service is not in vain.

SELDIN'S CASH GROCERY OF RAYMER⁴⁰

On 29 February 1924, Elias purchased the commercial building in which his store was located from Archibald Alcorn. Sophia was pregnant at the time with their youngest daughter Bonnie, who was born the following month. In addition to carrying a full line of groceries and farm supplies, Seldin's Cash Grocery sold clothing. An advertisement of October 1924 offered "a complete man's outfit for \$12.68" that included a union suit, hose, garters, overalls, jacket, shirt, cap, shoes, sweater, gloves and a handkerchief. To sweeten the deal, these items came with a free pipe and can of tobacco. By late 1925, Elias was referring to the store as "E. D. Seldin, General Merchandise." This name change reflected the fact that the enterprise had moved beyond being a grocery store. Elias had also opened a second store in nearby Stoneham. The New Raymer store was thriving, the evidence of which is found in Elias' surviving bookkeeping ledger from the 1920s. In 1922, the Seldin Cash Grocery generated \$27,436 in sales, ending the year with a small profit of \$449. Sales increased year by year, and by 1929 the store had \$99,186 in sales with a profit of \$5,442 (this is the equivalent of \$78,882 in 2018 dollars).⁴¹

³⁹ "Moved – Seldin's Cash Grocery," *Raymer Enterprise*, 10 November 1921, p. 8.

⁴⁰ "A System of Farming," *Raymer Enterprise*, 15 February 1923, p. 8; "What is a Community?" *Raymer Enterprise*, 22 March 1923, p. 8.

⁴¹ Warranty Deed, A. J. Alcorn to Elias D. Seldin, 29 February 1924; "A Complete Man's Outfit for \$12.68 – Seldin's Cash Grocery of Raymer," (advertisement) 9 October 1924, p. 8; "What's Yours—Madam?" *Raymer Enterprise*, 19 November 1925, p. 8; "Fall Footwear," *Raymer Enterprise*, 2 September 1926, p. 8; "For the 11th Hour Shoppers,"

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Throughout the 1920s and into the 1930s, New Raymer's population hovered around the mid-two hundreds and the numerous businesses that lined Centre Avenue served both town residents and those who lived on area farms and ranches. In its description of the town, the *WPA Guide to 1930s Colorado* stated that "typical of frontier days are the wooden false-front buildings." Interior photographs from around 1924-1930 show that the Seldins operated a tidy and well-stocked store filled with a variety of items that any rural resident might need or desire. Around 1930, Elias began advertising the sale of agricultural implements in addition to groceries and general merchandise. By the middle of the decade, agricultural implements appear to have become his mainstay.⁴²

When the 1930 federal census was taken, Elias informed the enumerator that he was employed as both a merchant and farmer, and Sophia was recorded as a saleslady in their general store. The Seldin family was listed as residing on Centre Avenue and they clearly occupied the living quarters in the rear and second floor of the building. Alice and Bernice were close in age and temperament, and probably roomed together. All three of the daughters attended school in New Raymer and helped their parents at the store. While they lived primarily at the store, the family also spent time on their farm, where Elias continued to raise dryland crops and feed hogs.⁴³

Although many Jews in the countryside and small towns of eastern Colorado adjusted to rural life's pleasures and difficulties, they also found themselves isolated from Jewish communal experience. Some gave up after a few years and moved away. Others were absorbed into the surrounding community, primarily through intermarriage. Those who remained but desired contact with others of the same religious and cultural background traveled to Denver several times each year for holidays and special occasions, forging ties with the large Jewish community that congregated there. This was of particular concern for parents who wanted their children to remain connected to being Jewish.⁴⁴

Over time, many of the rural Jewish families moved away, with Denver being the primary magnet for those on the eastern plains. Even after they left, some retained their rural connections and continued to engage in farming and ranching. Among them were families with the last names of Auerbach, Averch, Dinner, Lederman, Litvak, Miller, Milstein, Pepper, Pluss, Robinson, Sigman, Stillman, Strear, Weisbart and Winograd. All of these became successful owners of northeastern Colorado ranches, feedlots, meat packing plants, dairies and poultry farms.⁴⁵

Raymer Enterprise, 20 December 1928, p. 8; "Wishing You a Happy and Prosperous 1929," *Raymer Enterprise*, 27 December 1928, p. 8; Bookkeeping Ledger, Seldin's Cash Grocery, 1922-1930.

⁴² State Business Directories, New Raymer Listings, 1921-1937; *The WPA Guide to 1930s Colorado*, p. 212; Pauline Steffen, Doris Vangraefschepe and Bud Wells, *A History of New Raymer, Colorado on its Centennial, 1888-1988*, p. 32; Photographs of the Seldin Cash Grocery, New Raymer, Colorado, circa 1924-1930.

⁴³ United States Federal Census Records for Elias and Sophia Seldin, 1930 (New Raymer, CO); Interview with Sonia Margolin ImMasche, Conducted by Ron Sladek on 3 February 2018.

⁴⁴ Breck, *The Jews of Colorado, 1859-1959*, pp. 229-230 & 155-160.

⁴⁵ Dr. Jeanne Abrams, Writer and Director, *At Home on the Range: Colorado Jewish Cowboys, Cattlemen and Poultry Growers*, Colorado Jewish Historical Society and Center for Judaic Studies, University of Denver, 2015.

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Sophia Seldin grew tired of the cultural isolation and difficulty of living in New Raymer, particularly during the Depression and Dust Bowl of the 1930s, when the town and surrounding agricultural district were again in decline. She wanted to live in a larger city and in 1937 the Seldins moved to Denver, where they purchased a home in the Hale neighborhood at 1345 Glencoe Street. Living nearby was Elias' brother Morris, who worked in real estate and resided eight blocks to the west at 1472 Clermont Street. In 1938, the Denver city directory listed Elias as a farmer, indicating that he had not yet severed his ties to rural life. It appears that he may have leased the store in New Raymer during the late 1930s to the Hunter family, who are discussed below. Sophia died in Sterling on 8 November 1939 due to complications related to surgery and was buried in Denver's Emanuel Cemetery, the Jewish section of Fairmount Cemetery.⁴⁶

Around 1939, Elias purchased the 16,500-acre Klug Ranch nine miles south of Kersey in southern Weld County not far from Denver. He had long desired to be a stockman rather than a farmer or merchant, and with this acquisition his dream finally came to fruition. According to the 1940 census recorded in April, Elias remained in the Denver house for the time being. Still living with him were his three daughters, by then in their teens and early twenties. Elias soon remarried and with his daughters on their own, he and his second wife Virginia moved to the ranch by the end of 1940 and remained there for the next twenty years.⁴⁷

Through the 1940s and 1950s, Elias developed his breeding operation and feedlot, taking great pride in the fact that he became known for the production of high quality Angus cattle that repeatedly set weight and sales records in the Denver market and at the National Western Stock Show. He constructed one of the state's first automated feed lots on the property. In 1956, the *Record Stockman* named Elias Seldin the Livestock Man of the Year. In addition to operating his ranch, Elias served as a member of the General Rose Memorial Hospital board of directors and he was active in the Colorado Cattlemen's Association. Elias sold his ranch in Kersey in 1960 and retired in Denver. He died at Rose Hospital in 1967 and was buried in Emanuel Cemetery next to Sophia.⁴⁸

Mid-Century Developments in New Raymer (1930s-1960s): During the 1930s, New Raymer saw its population decrease by 33 percent due to a combination of factors. These included the economic downturn of the Great Depression, a nationwide decline in grain prices, and Dust Bowl conditions brought about by extended drought and damaging plowing practices. All of these heavily impacted northeastern Colorado. Tax sales and bankruptcies became commonplace, and many of the area's farmers and town residents moved to the cities in search of work. The *Raymer Enterprise* folded in 1939, reflecting the depopulation of the town and surrounding agricultural district. This trend continued into the post-World War II era and by 1950

⁴⁶ Interview with Sonia Margolin ImMasche, Conducted by Ron Sladek on 3 February 2018; Listing for Elias and Sophia Seldin, Denver City Directory, 1938; Burial Record for Sophia Seldin, Fairmount Cemetery, Denver, CO, Date of Death: 8 November 1939; "Obituaries – Seldin," *Intermountain Jewish News*, 10 November 1939, p. 2.

⁴⁷ United States Federal Census Records for Elias Seldin, 1940 (Denver, CO); Draft Registration Record for Elias Seldin, Kersey, Colorado, 27 April 1942; "Colorado Breeder Tops Chicago Market," *Steamboat Pilot*, 11 January 1951, p. 6; Interview with Sonia Margolin ImMasche, Conducted by Ron Sladek on 3 February 2018.

⁴⁸ Interview with Sonia Margolin ImMasche, Conducted by Ron Sladek on 3 February 2018; Burial Record for Elias D. Seldin, Fairmount Cemetery, Denver, CO, Date of Death: 24 May 1967; "Noted Rancher, Cattleman, E. D. Seldin, Dies at 75," *Intermountain Jewish News*, 2 June 1967, p. 5.

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only 130 residents remained in New Raymer. Ten years later that number had dropped to just 91 as the town continued to experience its second major decline in less than seventy years. However, rather than disappear completely as it had done in the 1890s, this time the town barely hung on.⁴⁹

In 1937, during the depths of the Depression and Dust Bowl, the US Department of Agriculture determined that the expanse of prairie that made up much of northern Weld County was in dire need of attention. The Farm Securities Administration began purchasing land with the goal of removing all of the farms that were too small to effectively implement crop rotation practices and many of the farmers moved away. Those who remained received government assistance with the consolidation of parcels into larger cattle ranches that could be more effectively managed given the region's environmental conditions. The USDA's Soil Conservation Service started to administer the area in 1938 and by the early 1940s almost 200,000 acres had been placed under federal ownership and management. Soil rehabilitation projects took place between the late 1930s and mid-1950s, with the goal of returning the land to natural prairie grass. Administration was placed with the US Forest Service in 1954 and the Pawnee National Grassland was established in 1960. New Raymer is on the southern edge of this federally-designated area, which has attracted birdwatchers and outdoor recreation enthusiasts.⁵⁰

As the population of New Raymer continued to decline during the post-WWII years, the downtown district along Centre Avenue quieted and was eventually emptied of its previously thriving businesses. In 1960, all of the homes received telephone service for the first time. Three years later, the main east-west road that ran through the south end of town was improved and designated Colorado Highway 14, connecting Sterling to Fort Collins. This made travel to the region's larger towns for shopping and entertainment more efficient and attractive. New Raymer's water supply had always been a problem, and in 1969 a deep well was drilled in the town park that finally supplied running water to all of the homes. Despite these improvements, people continued to move away for military service, higher education, marriage, and in search of job opportunities. One by one the local businesses on Centre Avenue closed, the commercial buildings were abandoned and boarded up, and by 1970 the population reached a nadir of just 68 people.⁵¹

The Hunters, Hansons and Thompsons (1940-1982): On 19 December 1940, Elias Seldin sold the New Raymer store for \$1,459 to John R. Hunter and Lida F. Hunter, along with their son, Claude R. Hunter. The Hunters also signed a deed of trust with Elias that same day

⁴⁹ Map of New Raymer, Colorado State Highway Department, Planning and Research Division, 1950; State Business Directories, New Raymer Listings, 1950; Census of Population, 1960-2010, US Census Bureau (www.census.gov), Retrieved 22 February 2018; Shwayder, *Weld County – Old and New, Volume V: People & Places*, p. 309.

⁵⁰ "Pawnee National Grassland: Inventory and Results of Evaluation," Administering the National Forests of Colorado, An Assessment of the Architectural and Cultural Significance of Historical Administrative Properties (www.nps.gov), Retrieved 26 January 2018; *A History of the Pawnee National Grassland*, Brochure Published by the Pawnee National Grassland, Arapaho and Roosevelt National Forest, Greeley, Colorado, c1986.

⁵¹ Census of Population, 1960-2010, US Census Bureau (www.census.gov), Retrieved 22 February 2018; Nancy Lynch, *Weld County Towns: The First 150 Years*, San Antonio, TX: Historical Publishing Network, 2011, p. 54; "New Life for New Raymer: Whistle Stop Town Seeks to Revive Business District," CBS Denver, 14 April 2017; Shwayder, *Weld County – Old and New, Volume I: Chronology of Weld County, Colorado, 1836-1983*, p. A205.

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and for the same amount, indicating that he carried the loan on the property. John and Lida had arrived in New Raymer in 1916, where they homesteaded about three miles northeast of town. With them was one-year-old Claude, who was born in Kansas. John was severely injured in 1921 when he was thrown off a horse and the homestead had to be sold to cover his medical bills. The family moved into New Raymer and after recuperating John worked as a clerk in the Seldin store and for a local service station. Lida was employed in a cream station. By 1930, John was operating his own Shell Oil gasoline station and store in New Raymer, and the following year he was appointed deputy field assessor for Weld County. In 1934, John became the town's postmaster, a position he held for the next twenty-three years.⁵²

Records from the early 1940s show that the Hunters used the building they had recently purchased from Elias Seldin to house the Hunter Mercantile Company, known to locals as Hunter's Store. As the town's postmaster, John located the post office in the building. This occupied about one-quarter of the store room and was located in its southeast corner. The school bus stopped there daily so the children living on area farms and ranches could pick up the mail and buy candy on their way home. John and Lida moved into the second floor residential rooms and had their kitchen in the rear of the main floor. They continued to operate the store and post office until his death in 1957 (both are buried in Riverside Cemetery in Fort Morgan).⁵³

Lida acquired Claude's share of the property in February 1959 and became its sole owner. That October she transferred the property to her daughter Beth and son-in-law Victor. Beth was born in Sterling in 1926 and graduated from college in Greeley with a degree in music education. She married Victor Hanson in 1951 and taught school in New Raymer, Briggsdale, Brighton and Fort Morgan through her retirement in 1988. Victor was born in 1924 and grew up on his family's farm southeast of New Raymer. He continued to farm in the area through the late 1980s, although they moved to Fort Morgan in 1961. Beth and Victor held onto the commercial building on Centre Avenue for many years and used it to store grain. According to their daughter, Vickie Green, around the mid-1960s the barn that once stood behind the store was relocated to their farm southeast of New Raymer, where it remains standing today.⁵⁴

⁵² Warranty Deed, Elias D. Seldin to John R. Hunter, Lida F. Hunter and Claude R. Hunter, 19 December 1940; Deed of Trust, John R. Hunter, Lida F. Hunter and Claude R. Hunter to Elias D. Seldin, 19 December 1940; Steffen, Vangraefschepe & Wells, *A History of New Raymer, Colorado on its Centennial, 1888-1988*, pp. 91-92; Jones, *History of New Raymer, Colorado*, p. 54; United States Federal Census Records for John, Lida and Claude Hunter, 1930 (New Raymer, CO); Appointments of John R. Hunter as New Raymer Postmaster, 1934-1957, Record of Appointments of Postmasters, National Archives and Records Administration; Shwayder, *Weld County – Old and New, Volume V: People & Places*, p. 309; Historical Information Prepared by Vickie L. Green, Daughter of Victor and Beth Hanson, 13 February 2018.

⁵³ State Business Directories, New Raymer Listings, 1941-1943; Steffen, Vangraefschepe & Wells, *A History of New Raymer, Colorado on its Centennial, 1888-1988*, pp. 87-88 & 91-92; United States Federal Census Records for John, Lida and Claude Hunter, 1940 (New Raymer, CO); Shwayder, *Weld County – Old and New, Volume V: People & Places*, p. 309; Burial Records for John and Lida Hunter, Riverside Cemetery, Fort Morgan, CO; Historical Information Prepared by Vickie L. Green, Daughter of Victor and Beth Hanson, 13 February 2018.

⁵⁴ Warranty Deed, Lida F. Hunter and Claude R. Hunter to Lida F. Hunter, 16 February 1959; Warranty Deed, Lida F. Hunter to Victor and Beth Hanson, 1 October 1959; Steffen, Vangraefschepe & Wells, *A History of New Raymer, Colorado on its Centennial, 1888-1988*, pp. 87-88 & 91-92; Historical Information Prepared by Vickie L. Green, Daughter of Victor and Beth Hanson, 13 February 2018.

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In 1982, the Hansons sold the property to Kenneth D. Thompson and Betty A. Thompson, who had moved to New Raymer in 1948. Ken had been appointed the new postmaster at New Raymer following the death of John Hunter and moved the post office out of the store building and into the Thompson Lunch Counter building at 219 Centre Avenue. The Thompsons stored antiques and salvaged building materials in the former store. They also mothballed the building to protect it from deterioration by covering the windows and façade with temporary materials. The Thompson family continues to own the building today and is closely involved in the community effort to have it rehabilitated.⁵⁵

New Raymer Over the Past Fifty Years (1970s-2010s): Since the 1970s, the population of New Raymer has slowly rebounded and today numbers about 110 residents. Freight trains operated by the CB&Q passed through with decreasing frequency in the post-WWII era and in 1980 the tracks through New Raymer were removed. The only non-residential building to appear on Centre Avenue was the post office completed in 1974 and the last grocery store in town closed around 1980. By the late 1980s and early 1990s, New Raymer held a modest number of houses on scattered lots, along with a handful of businesses that were limited to a gas station, well contractor, beauty shop, liquor store, elevator and feed store, and a restaurant. Most of these were situated along Highway 14 to attract passing traffic. As the historic commercial district along Centre Avenue was abandoned many of the buildings were removed, leaving a small number of vacant and deteriorating buildings standing through the present time.⁵⁶

⁵⁵ Warranty Deed, Victor E. Hanson and Beth A. Hanson to Kenneth D. Thompson and Betty A. Thompson, 27 October 1982; Preliminary Property Evaluation Form, Truxaw & Kruger Grocery / Seldin's Grocery, 319 Centre Avenue, New Raymer, Colorado, Prepared by Trina Kauk, 23 October 2017; Steffen, Vangraefschepe & Wells, *A History of New Raymer, Colorado on its Centennial, 1888-1988*, p. 160-161; "New Life for New Raymer: Whistle Stop Town Seeks to Revive Business District," CBS Denver, 14 April 2017.

⁵⁶ Census of Population, 1960-2010, US Census Bureau (www.census.gov), Retrieved 22 February 2018; Ray Shaffer, *A Guide to Places on the Colorado Prairie, 1540-1975*, Boulder, CO: Pruett Publishing Company, 1978, p. 345; "More than Just Mail," *Greeley Tribune*, 18 June 2011; "The Story of New Raymer," *The Fence Post*, 23 August 1993, p. 28; Shwayder, *Weld County – Old and New, Volume V: People & Places*, p. 364; Wells, *Homesteading the Dryland: A History of Northeast Weld County, Colorado*, p. 294; Steffen, Vangraefschepe & Wells, *A History of New Raymer, Colorado on its Centennial, 1888-1988*, p. 17.

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United States Federal Census Records for Fred L. Knapp, 1910 (Omaha, NE), 1920 (New Raymer, CO).

United States Federal Census Records for Elias and Sophia Seldin, 1920 (Omaha, NE), 1930 (New Raymer, CO), 1940 (Denver, CO).

United States Federal Census Records for John and Lida Hunter, and their Children Claude and Beth, 1930-1940 (New Raymer, CO).

Wells, Bud, editor. *Homesteading the Dryland: A History of Northeast Weld County, Colorado*. Dallas, TX: Curtis Media Corporation, 1986.

Wilkins, Tivis E. *Colorado Railroads: Chronological Development*. Boulder, CO: Pruett Publishing, 1974.

The WPA Guide to 1930s Colorado. Lawrence, KS: University Press of Kansas, 1987.

GEOGRAPHICAL DATA

VERBAL BOUNDARY DESCRIPTION

This property is defined by a lot and block description that clearly defines its boundary.

Property Name **Truxaw & Kruger Grocery / Seldin's Cash Grocery**

PHOTOGRAPH LOG (B&W PHOTOS)

The following information pertains to the black and white photographs numbered 1-8:

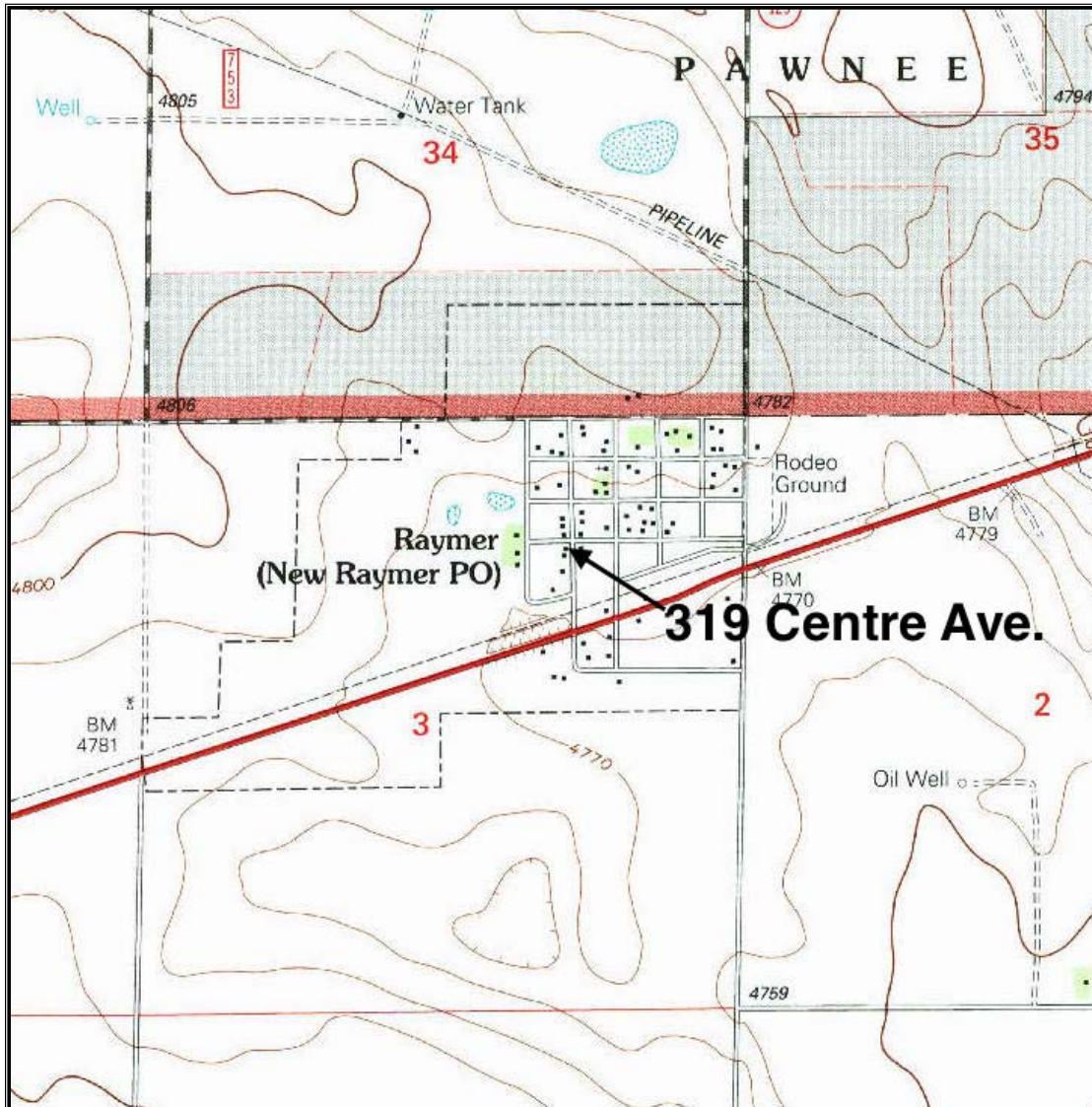
Name of Property: **Truxaw & Kruger Grocery / Seldin's Cash Grocery**
Location: **319 Centre Ave., New Raymer, Colorado**
Photographer: **Ron Sladek and Talia Siens**
Date of Photographs: **23 October 2017 and 25 January 2018**
Negatives: **Digital Files Located in the Office of Tatanka Historical Associates, Fort Collins, Colorado**

<u>Photo No.</u>	<u>Photographic Information</u>
1	East and South Walls of the Store from Centre Avenue. View to the Northwest.
2	West and South Walls of the Store. View to the Northeast.
3	North and West Walls of the Store from Brock Street. View to the Southeast.
4	East and North Walls of the Store, Including the Main Entrance, from Centre Avenue. View to the Southwest.
5	Store Interior, Main Floor. View to the West.
6	Store Interior, Main Floor. View to the East.
7	Concrete Pad at the Rear of the Lot. View to the East.
8	Water Well Behind the Building. View to the East.

Property Name Truxaw & Kruger Grocery / Seldin's Cash Grocery

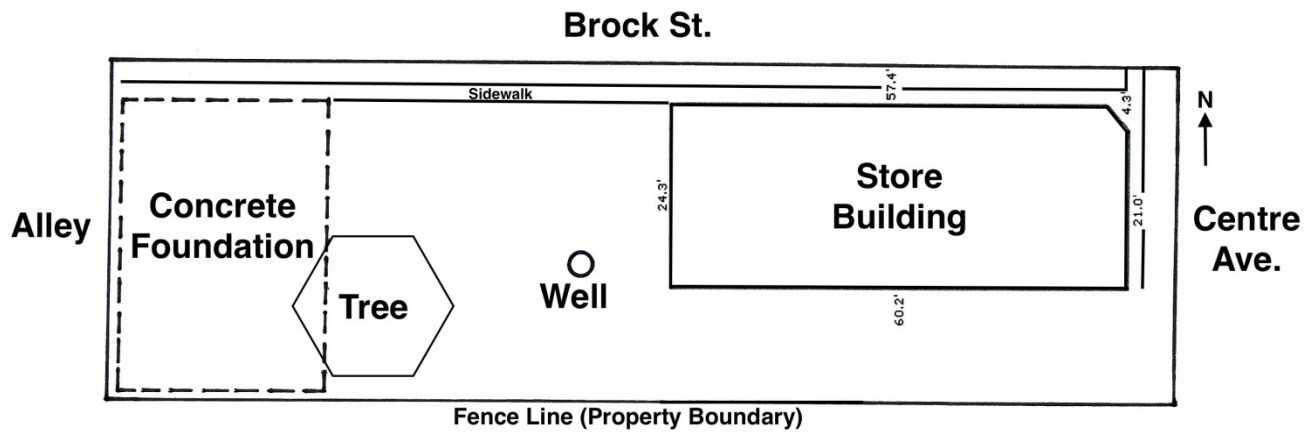
USGS TOPOGRAPHIC MAP

Raymer Quadrangle, Colorado
7.5 Minute Series, 1997



Property Name Truxaw & Kruger Grocery / Seldin's Cash Grocery

SITE SKETCH



Property Name Truxaw & Kruger Grocery / Seldin's Cash Grocery

HISTORIC PHOTOGRAPHS



**Photo 1: Centre Avenue, 1917
Store on the Right with Flagpole**



**Elias Seldin in Front of the Store, circa 1924
(Photo Courtesy of Sonia ImMasche)**

Property Name Truxaw & Kruger Grocery / Seldin's Cash Grocery

HISTORIC PHOTOGRAPHS



Elias Seldin in the Store, circa 1924
(Photo Courtesy of Sonia ImMasche)



Elias Seldin and Daughter Alice in the Store, circa 1934
(Photo Courtesy of Sonia ImMasche)

Property Name Truxaw & Kruger Grocery / Seldin's Cash Grocery

HISTORIC ADVERTISEMENTS

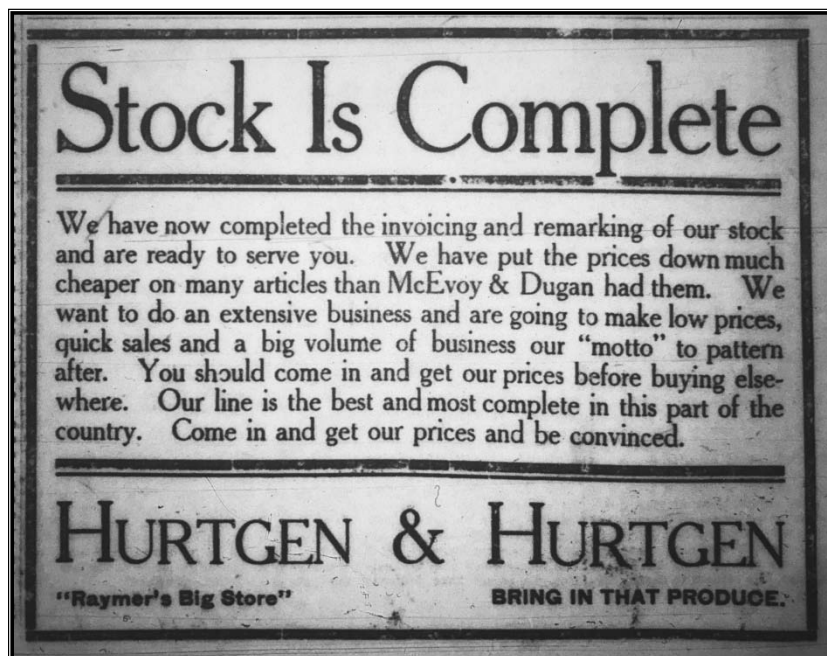


Implements
Hardware, Groceries, Feed, Shoes,
Dry Goods and Gents' Furnishings

Come to the big store and do your trading. We can save you money on the above mentioned goods. We buy in large quantities and are offering you the benefit of our cash discount. Come in and get our prices and be convinced.

McEvoy & Dugan
"Raymer's Big Store" BRING IN THAT PRODUCE.

Raymer Enterprise, 20 April 1911, p. 4



Stock Is Complete

We have now completed the invoicing and remarking of our stock and are ready to serve you. We have put the prices down much cheaper on many articles than McEvoy & Dugan had them. We want to do an extensive business and are going to make low prices, quick sales and a big volume of business our "motto" to pattern after. You should come in and get our prices before buying elsewhere. Our line is the best and most complete in this part of the country. Come in and get our prices and be convinced.

HURTGEN & HURTGEN
"Raymer's Big Store" BRING IN THAT PRODUCE.

Raymer Enterprise, 15 June 1911, p. 4

Property Name Truxaw & Kruger Grocery / Seldin's Cash Grocery

HISTORIC ADVERTISEMENTS

X-MAS GOODS

Do your X-mas shopping early.
Buy your X-mas Candy now.
We have bought a large quantity
of Christmas candy and same will
be on sale commencing

SATURDAY
15, 17½ and 20 Cents
The Pound

Our Toys are going fast and
we suggest that you buy yours
while there is a good assortment
left to choose from.

LEST YE FORGET

We carry a nice line of staple and
fancy Groceries, Hardware, Dry
Goods, Notions, Underwear, Caps,
Gloves and Mittens.

We also carry **Four brands**
FLOUR at ROCK BOT-
TOM PRICES.

FRED L. KNAPP
GENERAL MERCHANDISE

Raymer Enterprise
2 December 1915, p. 5

Weekly Bargains
At Knapp's

4 packages Macaroni	-	25c
4 " Corn Flakes		25c
Wheat Food (same as Cream of Wheat)		15c
Breakfast Call Coffee, 3lbs for		95c
Red Wolf Coffee, 3lbs for		95c
Morning Glory Coffee, 3lbs for		85c
Wash Waists	-	50c
Middies (guaranteed)		50 and 95c
Linene and Khaki Skirts		\$1.50
Babies Silk Embroidery Bonnets		35 and 50c
Sun Bonnets	-	25c
Night Gowns	-	50 and 95c
Corsets	-	75 and \$1.00

☞ The above offers are for Cash only
and are good for week ending **May**
25th.

☞ STRICTLY fresh Weiners, Bologna, Pork, Sausage
and Steak **Every Thursday.**
☞ FRESH Beef and Pork **Every Friday.**
☞ FRESH Fruits and Vegetables **Tuesdays and Fridays.**

Eggs	17c	Butter	25c
Cream	-	-	23c

FRED L. KNAPP

Raymer Enterprise
18 May 1916, p. 5

Property Name Truxaw & Kruger Grocery / Seldin's Cash Grocery

HISTORIC ADVERTISEMENTS

ANNOUNCEMENT

THE undersigned has leased the store formerly occupied by the "Raymer Hardware Co.," and on the coming Saturday, Oct. 23d, will be open for business with a complete stock of **Groceries of Standard quality**. It will be known as
"SELDIN'S CASH GROCERY."

IN order to operate successfully and for the benefit of the community, we will have to buy and sell for **cash only**. Being previously engaged in business of the same nature, we know how to take advantage of market conditions, thus saving considerable to the consuming public.

WE guarantee satisfaction on all goods sold and will cheerfully refund money if not satisfied. Stop in and let us get acquainted.

SELDIN'S CASH GROCERY
by E. D. Seldin of Raymer

Raymer Enterprise
21 October 1920, p. 8

MOVED

WE HAVE MOVED OUR STOCK TO THE CORNER BUILDING FORMERLY OCCUPIED BY F. L. KNAPP.

BY ADDING THE KNAPP STOCK TO OUR OWN ASSORTED LINE, WE WILL BE ABLE TO TAKE CARE OF THE MOST OF THE REQUIREMENTS OF THE COMMUNITY IN "FANCY AND STAPLE GROCERIES," "FOOT WEAR" FOR EVERY MEMBER OF THE FAMILY, UNDERWEAR, OVERALLS AND SHIRTS, IN SOME DRY GOODS AND NOTIONS.

WE WILL ADD FROM TIME TO TIME NEW GOODS IN THE DRY GOODS LINE.

IF GIVEN THE SAME SUPPORT OF THE COMMUNITY IN THE FUTURE, AS WE ENJOYED IN THE PAST THIRTEEN MONTHS OF OUR "BUSINESS LIFE," WE SHALL HAVE IN TIME A STORE THAT WILL BE A CREDIT, AS WELL AS A CONVENIENCE TO THE ENTIRE COMMUNITY.

REALIZING THAT OUR WELFARE DEPENDS ON THE CONFIDENCE AND GOOD WILL OF THE PEOPLE, WE WILL SPARE NO EFFORT IN MAKING THE STORE AS ATTRACTIVE AS POSSIBLE.

WE WILL CONTINUE TO DO BUSINESS ON THE MOTTO:
"QUICK SALES ON A SMALLER MARGIN OF PROFIT."

Seldin's Cash Grocery
of Raymer

Raymer Enterprise
10 November 1921, p. 8


Property Name Truxaw & Kruger Grocery / Seldin's Cash Grocery

HISTORIC ADVERTISEMENTS

BIG ADVANTAGES OF THE DE LAVAL CREAM SEPARATOR

Nine Reasons why you should have a De Laval

1. Made by the world's largest, oldest and most responsible separator concern.
2. The De Laval is the most dependable skimmer. It gets all the cream.
3. The De Laval is the easiest to operate.
4. The De Laval is the most sanitary and the easiest and simplest separator to keep clean.
5. The De Laval outlasts all other separators.
6. The De Laval cream makes the best butter—first prize winners at every convention of the National Buttermakers Association have been De Laval users.
7. Highest honors at the world's expositions throughout the past forty years have been awarded to the De Laval.
8. More De Lavals in use than all other separators combined.
9. The De Laval is sold by over 50,000 local agents, who are always ready to supply the owners with De Laval oil, repair parts, and expert service.



Seldin's Cash Grocery
of Raymer
LOCAL AGENT FOR DE LAVAL CREAM SEPARATOR
Groceries Shoes Dry Goods

Raymer Enterprise, 30 March 1922, p. 8

**A System of Farming
That Brings Health and Prosperity**

Every farm, regardless of the method of farming practiced or the crops raised, should have at least a few good milch cows to provide

- (1) Enough milk, cream and butter for home use;
- (2) Enough skim-milk to raise some calves, pigs and chickens;
- (3) Enough cream or butter to sell to pay, in part or entirely, current living expenses.

This plan has been a "life-saver" for thousands of farmers, especially during the hard times of the past two years. It insures a living, at least, and often other income besides.

Such a plan pays best with a De Laval Cream Separator. It soon pays for itself—and skims cleaner, lasts longer and is easier to operate and clean than any other.

SELDIN'S CASH GROCERY OF RAYMER
GROCERIES, SHOES, DRY GOODS
AGENTS FOR THE DE LAVAL CREAM SEPARATOR.

Raymer Enterprise, 15 February 1923, p. 8

Property Name Truxaw & Kruger Grocery / Seldin's Cash Grocery

HISTORIC ADVERTISEMENTS

WHAT IS A COMMUNITY?

Community is a word with a big meaning.
It means a sharing or participation in mutual interests.
It means we are all at heart interested in the same thing—the welfare of our group.

It means that anything which hurts any one in the community reflects on all, and anything which helps any one benefits all.

A community is composed of people with homes, schools, churches, organizations and places of business, all working in their individual way, but with a common aim.

- Whether these people be farmers, laborers, professional men, housewives, business men or students makes little difference—they are all necessary to the community so long as they serve or are preparing to serve.

That is the way we feel about our store. We figure it has made a place for itself here, which means something to the community. We are here to serve and our success is evidence that our service is not in vain.

SELDIN'S CASH GROCERY OF RAYMER
GROCERIES, DRY GOODS, NOTIONS and FOOT WEAR
Local Agency De Laval Cream Separator

Raymer Enterprise, 22 March 1923, p. 8

Property Name Truxaw & Kruger Grocery / Seldin's Cash Grocery

HISTORIC ADVERTISEMENTS

COMPETITION

There's a common expression: "Competition is the life of trade" and no greater truth was ever spoken. But do you realize how much competition really means to each one one of us and to our community?

If there were no other stores for miles around and no mail order houses, this would not have to be a very good store, we wouldn't have to do our best to give good service and please our customers. People would trade with us anyway. There wouldn't be much incentive for us to keep improving and naturally progress would be slow.

But that is far from the case. We do have competition and it makes us work to get our share of the trade and we force our competitors to work for their share. Consequently this town has good stores, as good as any in the country. People get the service they have a right to expect and they may buy quality goods at fair prices. This builds up a community.

We don't want to get rid of competition—we like it—it makes us grow—it keeps us progressive. Plenty of friendly honest competition is an excellent thing, an essential to business growth. That is just the way we feel about ours and we're meeting it on that basis.

SELDIN'S CASH GROCERY OF RAYMER

GROCERIES, DRY GOODS, NOTIONS and FOOT WEAR
Local Agency De Laval Cream Separator
Patronize our Store even if our prices are a little lower

Raymer Enterprise, 10 May 1923, p. 8

Property Name Truxaw & Kruger Grocery / Seldin's Cash Grocery

HISTORIC ADVERTISEMENTS



What's Yours--Madam?

WE'RE READY FOR YOUR THANKSGIVING ORDER. Lots of Grocery Items to think of—we know—so shop here in person if you can. For, our tempting display includes many suggestions you might otherwise overlook.

Choicest fresh Vegetables—snow-white, juicy Celery, luscious Cranberries, etc. And a very complete line of the finest Canned, Bottled and Package Goods. Retailing at most reasonable prices.



E. D. SELDIN, GENERAL MERCHANDISE

De Laval Cream Separators
NEW RAYMER and STONEHAM

Raymer Enterprise
19 November 1925, p. 8

Wishing You a Happy
And Prosperous 1929

A Letz Grinder will help your prosperity.



Grinds
Anything
Grindable

LETZ

America's Leading Feed Mill

Come in today and let us show you how this wonderful mill works.

The Letz provides the cheapest, quickest, easiest way of grinding your own feed—enables you to realize to the maximum on the advantages of feeding ground feed as compared to whole grain.

Produces better cattle—cuts your feed costs—saves the 20% waste that goes through animals undigested when whole grain is fed.

Letz patented Self-Sharpening steel grinding plates are big features. Thousands of scissor-like edges cut, grind, pulverize—all in one operation.

Come In and Let Us Show You

E. D. SELDIN, GENERAL MERCHANDISE

NEW RAYMER AND STONEHAM
JOHN DEERE FARM IMPLEMENTS AND TRACTORS
BUILD UP YOUR COMMUNITY, TRADE AT HOME

Raymer Enterprise
27 December 1928, p. 8