

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 94000074

Date Listed: 3/11/94

Hi Wo Company Grocery
Property Name

Cochise
County

ID
State

Historic Architectural Properties in Benson, Arizona, MPS
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Paul R. Ferguson
Signature of the Keeper

3/11/94
Date of Action

=====
Amended Items in Nomination:

Function:
Commerce is added as the main category for Historic Function. [This reflects a minor technical correction to reflect consistency with NR Bulletin 16A requirements that call for both main categories and subcategories for each selection.]

Materials:
Add Other: Metal to note the second floor exterior sheathing.

Significance:
The box for Criterion C needs to be checked at the top of the page.

This information was confirmed with Reba Grandrud of the AZ SHPO.

DISTRIBUTION:
National Register property file
Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park Service

RECEIVED

JAN 27 1994

National Register of Historic Places Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Hi Wo Company Grocery

other names/site number _____

2. Location

street & number 398 East 4th Street

NA not for publication

city, town Benson

NA vicinity

state Arizona

code AZ

county Cochise

code 003

zip code 85602

3. Classification

Ownership of Property

- private
- public-local
- public-State
- public-Federal

Category of Property

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing
<u>1</u>	_____ buildings
_____	_____ sites
_____	_____ structures
_____	_____ objects
<u>1</u>	_____ Total

Name of related multiple property listing:

Historic Architectural Properties in the Benson, Arizona Survey Area

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

James Cannon A. ESTRO
Signature of certifying official

1/6/94
Date

ARIZONA STATE PARKS
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register. See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Carl R. Jucy
Signature of the Keeper

3/11/94
Date of Action

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Department Store

Current Functions (enter categories from instructions)

Vacant

7. Description

Architectural Classification

(enter categories from instructions)

No style

Commercial

Materials (enter categories from instructions)

foundation adobe

walls adobe, wood

roof metal

other

Describe present and historic physical appearance.

Summary: The Hi Wo Company Grocery, which opened in 1896, was one of Benson's first commercial buildings. Its exact construction date is unknown. It has been an integral part of the town's 4th Street commercial strip since the railroad era (1880-1910). Currently owned by the descendants of Hi Wo, an immigrant from China, the store was in operation until 1989, but the building is now vacant.

Location and Site: Located at 398 East 4th Street on the southwest corner of Gila and East 4th Streets, the Hi Wo Company Grocery occupies its original 25 X 150 ft. lot. The building was constructed along the front and side property lines, a typical practice of the era. At present, there is a vacant lot to the west.

Construction: The Hi Wo Company Grocery is a two-story structure with a basement. Massive adobe foundations support the exterior walls and redwood piers support the floors. The first-story walls are of adobe masonry and the lighter, second-story walls are of redwood frame construction sheathed with metal panels. The low pitched, gable roof is sheathed with corrugated metal. A stuccoed frame addition has been built to the south, probably in 1965.

Original Appearance: The rectangular adobe building had a large, high ceiled, interior mercantile space with an addition to the rear which served as living quarters. These quarters eventually burned down. The East 4th Street facade was symmetrical with a centrally placed, one-light wood door which had wood storefront windows on either side and a transom above. The frame second story, which was added during Benson's historic period (before 1942), was sheathed in corrugated metal. The low pitched, front gable had a centrally placed vent door, directly above the entry. The interior mercantile space had wooden floors, plastered walls and corrugated metal ceilings. The staircases to the second story and basement were located at the south end. Built-in shelving, cabinetry and counters lined the east and west walls. The second story had redwood panelling throughout. The basement, which served as a storage area, featured a walk-in, wood-lined compartment for cheese storage.

Current Appearance: Although the condition of the exterior and interior of this building is poor, very few alterations have been made since the historic era. The building is still set up as a store with the original built-in features intact. Some of the original equipment, such as the meat grinder and cash register remain. The frame addition to the south (rear), which is not visible from East 4th Street, is compatible and, according to the niece of Hi Wo's daughter, probably replaces the living quarters which were destroyed by fire.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)
Architecture

Period of Significance
1880-1942

Significant Dates
1896

Cultural Affiliation
NA

Significant Person
NA

Architect/Builder
unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Significance: The Hi Wo Company Store is locally significant under National Register Criterion C for its architectural contribution to Benson, Arizona, having been an integral part of Benson's commercial strip since the railroad era. Serving as a general merchandise store, it was part of this 4th Street spine which served as Benson's "Main Street" and focus of commercial development since the platting of the original townsite. Situated on a corner and adjacent to a vacant lot, this vernacular building has an unusual configuration of a frame attic story over adobe side walls. At this time the building is perceived as a free-standing object, differentiating it from the other commercial buildings along 4th Street, which share common walls.

Chain of Occupancy: The Hi Wo Company Grocery is located on the site of the original Rogers Brothers General Merchandise Store. Prior to its purchase in 1896 by Hi Wo, the building is believed to have housed a lumber store.

Integrity: Very few alterations have been made to the Hi Wo Company Store. The historic integrity of this building is excellent, although its condition has seriously deteriorated over the years and stabilization is necessary.

9. Major Bibliographical References

"Grocery Opened in 1896," Centennial Feature.

"Sites Marked as Historical," San Pedro Valley News, March 14, 1968, p. 3.

Interview with Loretta Cellier, niece of Soledad Wo (owner and daughter of Hi Wo), February 11, 1992.

Hatch, Heather S. The Chinese in the Southwest: A Photographic Record. In The Chinese Experience in Arizona and Northern Mexico, pp.31-48 (reprinted from Journal of Arizona History, Vol. 21). Arizona Historical Society, Tucson.

See continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreage of property .086 acres

UTM References:

A 12 5361850 35136900
 Zone Easting Northing

C

B
 Zone Easting Northing

D

See continuation sheet

Verbal Boundary Description

Boundaries are the same as those of tax parcel number 123-23-157, further described as lot 17, Blk. 19, Benson. See accompanying Historic Resource Map.

See continuation sheet

Boundary Justification

See accompanying Historic Resource map.

See continuation sheet

11. Form Prepared By

name/title Janet S. Gibson (Associate) & Janet H. Strittmatter (Partner)
 organization Johns & Strittmatter Inc. date August 16, 1993
 street & number 2960 N. Swan, #217 telephone (602) 325-2591
 city or town Tucson state Arizona zip code 85712

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Photos Page 1

THE FOLLOWING INFORMATION IS THE SAME FOR ALL PHOTOGRAPHS
ACCOMPANYING THIS NOMINATION:

- 1). Hi Wo Company Grocery
- 2). Benson, Arizona
- 3). Janet Gibson
- 5). Johns & Strittmatter Inc.

INFORMATION FOR INDIVIDUAL PHOTOGRAPHS:

- 4). March 5, 1992
- 6). 3/4 view, facing southeast, of north (main) facade
- 7). #1

- 4). March 5, 1992
- 6). 3/4 view, facing southeast, of west facade
- 7). #2

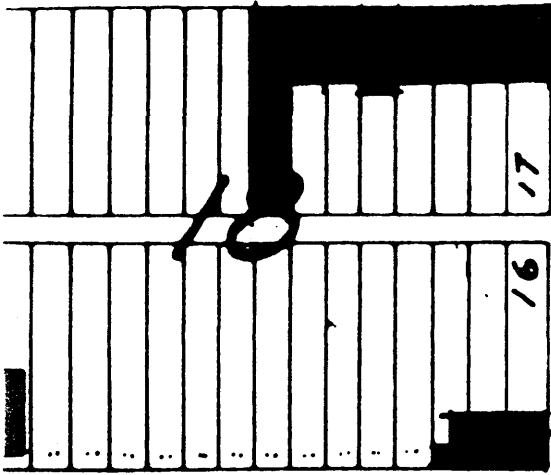
- 4). March 5, 1992
- 6). 3/4 view, facing northwest, of east facade
- 7). #3

- 4). February 11, 1992
- 6). Interior view, facing south, of cellar
- 7). #4

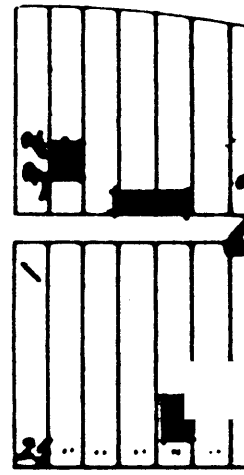
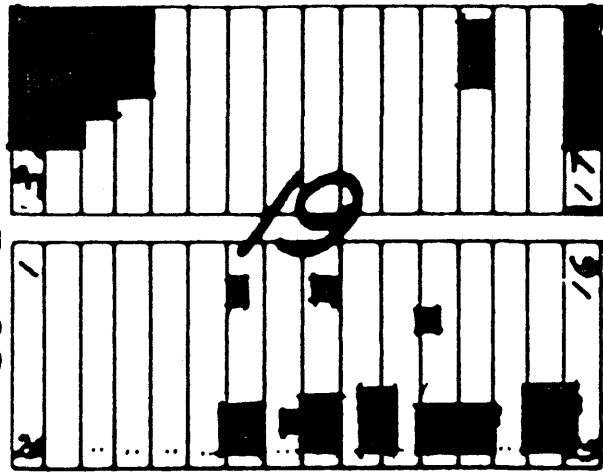
- 4). February 11, 1992
- 6). Interior view, facing north, of mercantile space
- 7). #5

- 4). February 11, 1992
- 6). Interior view, facing south, of mercantile space
- 7). #6

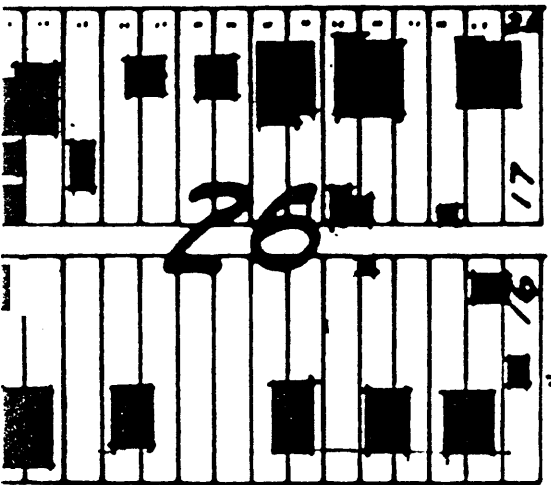
FOURTH ST.



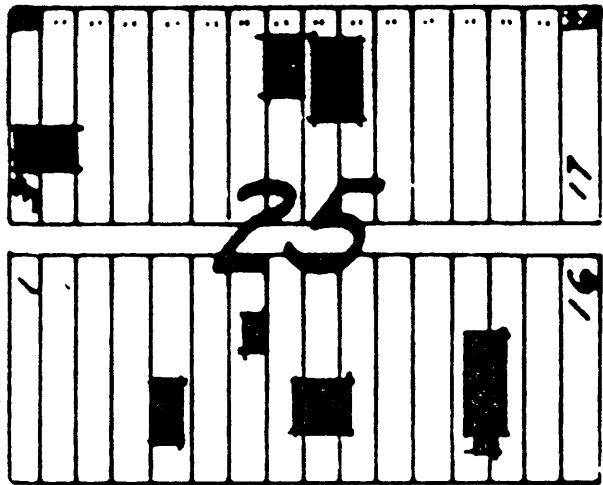
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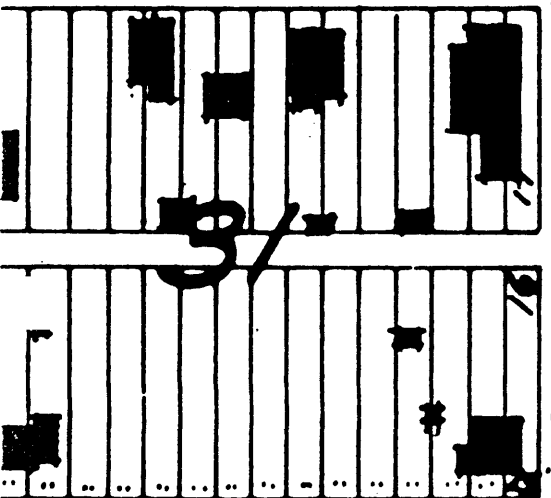
FIFTH ST.



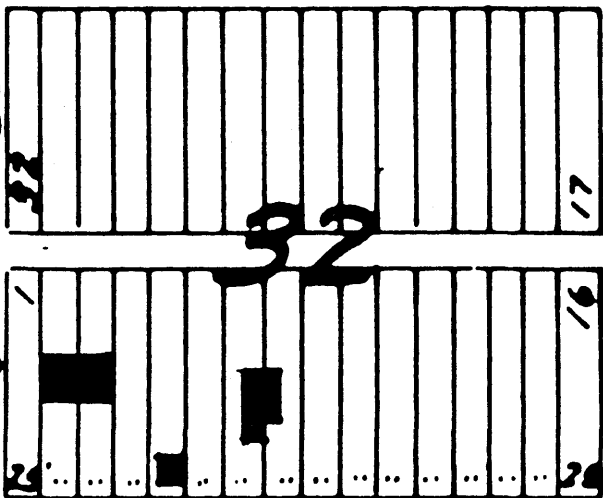
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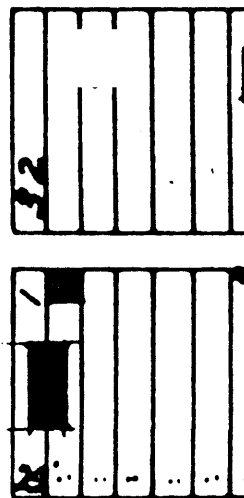
SIXTH ST.



SAN PEDRO ST. 150' 20' 150' 66'

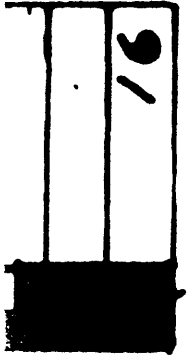


GILA ST. 150' 20' 150' 66'

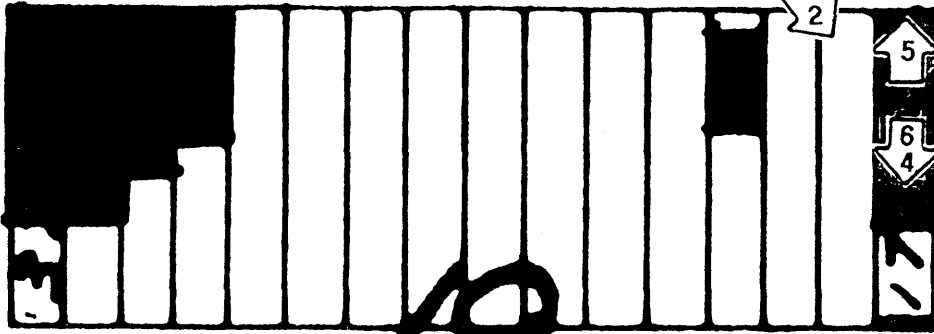


Hi Wo Company Grocery
398 East 4th Street
Benson, Arizona

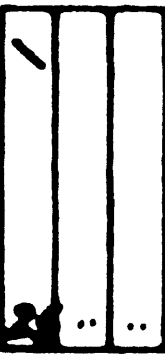
FOURTH ST.



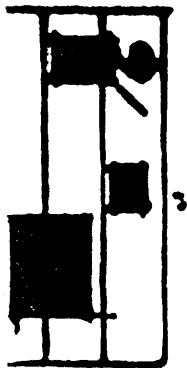
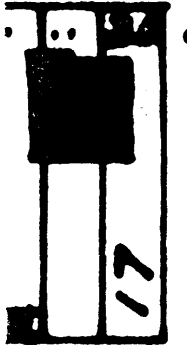
150' 20' 150'



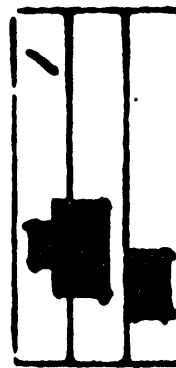
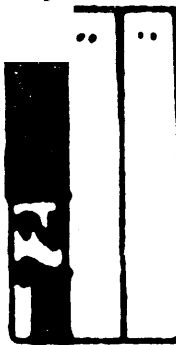
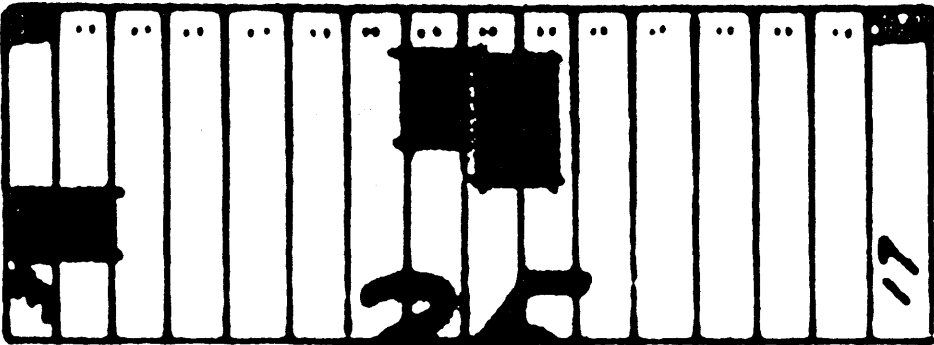
GILA ST.



FIFTH ST.



150' 20' 150'



HI Wo Company Grocery
398 East 4th Street
Benson, Arizona



Photographic Views

