

# **HISTORIC STUDY OF THE SOCIETY BUILDINGS IN CHINATOWN**

Report of the Chinese Canadian Historical Society  
Contractor to the City of Vancouver

July 2005



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# INTRODUCTION

Vancouver Chinatown is unique. It is important to the City of Vancouver which would like to see it vigorously maintained and revitalized.

Vancouver Chinatown is unique in that its history of close to 120 years has witnessed the growth of the originally ghettoized Chinese community and its gradual integration into mainstream Canadian society.

The early Chinese community felt more “at home” within the confines of Chinatown. In it, the Chinese community organized itself into the following entities for mutual help, co-operation and general welfare purposes:

- a) The family/clan societies (zongqinhui, tongsuo or gongsuo) with membership open to persons of the same clan --- that is of the same surname-lineage;
- b) The county (xian) associations/societies (a county being similar to its opposite in the UK): membership open to persons originating from the same county such as Zhongshan, Panyu, Kaiping;
- c) Association embracing the entire community --- the Chinese Benevolent Association; and
- d) Other societies --- political, cultural, athletic, hobbies.

The family/clan societies and the county societies generally fulfill the more important roles in the social life of Chinatown. Many of these societies eventually acquired their own buildings to carry on with their activities. And, over the years, as Canadian society evolved, the activities of these societies have also changed. Nevertheless, these societies have resiliently survived and are still contributing to the social life of the community. In the meantime, their buildings have aged and most of them are around 100 years old. Yet these buildings still collectively add up to a significant part of Chinatown.

The City of Vancouver would like to see these buildings better maintained and/or upgraded to support the City’s Chinatown Revitalization Program. To this end, the City needs to better understand Chinatown and the Chinese Canadians, and has commissioned the Chinese Canadian Historical Society (CCHS) to conduct a short term research project on the social and architectural history of several society buildings in Chinatown. A research team was assembled to conduct the study.

From the beginning the assembled team felt a sense of respect for the historical value about this study. We hoped that the historically significant buildings in Vancouver’s Chinatown would yield

information that would lead to the restoration of the architecture in Chinatown. Many of the buildings that were built during the early 1900’s have become dilapidated, shabby, a shadow of their former glory. Little has been done to repair the effects of aging, or until recently, to revitalize the community as a whole. This study is a step towards showing that the larger society recognizes Chinatown as an area that is a valuable and integral part of the city and its history.

These buildings exemplify the endurance that the Chinese have shown in their adopted home. They symbolize the character and the tenacity with which the Chinese community has faced hardship over many years. We can now all recognize the contributions made and the significance that the Chinese Canadian community has had to Vancouver and by extension, the cultural fabric of Canada. It is time to recognise that preserving our past is a valuable instrument in thanking and paying our respects to those who sacrificed so that others may benefit. The Chinese community still actively uses these buildings to this day. But the architecture of Chinatown is also a monument to the past. If we show acceptance and respect towards this, we indicate that we are all part of a single society and in a way, part of an extended family.

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## Purpose

The purpose of this study is to provide historical, sociological and architectural data for five historically significant buildings in Vancouver Chinatown. It is hoped that the project will allow historically significant buildings in Chinatown to be, in the near future, restored or architecturally upgraded from their current condition. The process of this research is also to be an outreach to the clan associations and benevolent societies in Chinatown for further discussions of visions for the aging buildings in Chinatown. Lastly, the report is for members of the societies to tell their own stories of their buildings.

## Method

The City of Vancouver created a Steering Committee to determine policy for this project. Included on that committee are two members of the Chinese Canadian Historical Society, the body that has been awarded the contract for this research. The two CCHS members, Henry Yu and Edgar Wickberg, were joined on the Committee by architectural historian Dr. Sherry McKay and architect Steve Brouwers, the latter representing – along with Fred Mah – the Chinatown Revitalization Committee, and two representatives of the Vancouver City Planning Department, George Hui, and the Chair

of the Steering Committee, Jessica Chen-Adams. A team of five researchers and two project leaders was assembled by the Chinese Canadian Historical Society. The team consisted of architects and social historical researchers with appropriate language and research skills. All are either of Chinese or Chinese Canadian background. The team was led by a retired architect and active member in the Chinese community, Colin Sihoe, and assisted by a retired Head of the UBC Asian Library, Linda Joe. The researchers were Amy Sit, a practicing architect, Cindy Lee, a graduate student in architecture, and historical researchers Joanne Mei-chu Poon, Wilfred Wing Foo Lim and Phoebe Sung Lok Chow. Edgar Wickberg and Jennifer Lau provided backup research support.

The buildings chosen by the Steering Committee were (1) The Mah Society of Canada at 137 East Pender St., (2) The Lim Sai Hor Kow Mock Benevolent Association at 525 Carrall St., and (3) The Chinese Benevolent Association at 104 East Pender St. Subsequently, two other buildings were added: the Yue Shan Society at 33-47 East Pender St. and the May Wah Hotel, at 258 East Pender St. so that the finished project includes five buildings, all of them of heritage value.

The research was to be accomplished by library and archival research, architectural observation

and analysis, and by interviews of association members. This report will present research results in three general categories: historical context and value of the buildings; the social history of the buildings' principal and current owners and users; and the buildings' important architectural features. In this Introduction we will begin with an historical overview of the Chinese in Vancouver. That will be followed by a brief history of Vancouver Chinatown's architecture and an overview of the nature and the activities of the kinds of Chinatown associations we discuss in this report.

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## Historical Overview: The Chinese in Vancouver, Canada

The flow of Chinese migrations to Canada has been periodized by Wing Chung Ng<sup>1</sup> as going through five stages: (1) preliminary period of 1858-84; (2) the time of restricted entry from 1885-1923; (3) the exclusion era of 1923-47; (4) renewed but limited immigration from 1947-67; (5) the sustained and sizeable immigration since 1967. Early Chinese immigration to Canada came from the province of Guangdong in south China, especially from the “Say Yup,” or “four counties”.<sup>2</sup> A poor economy, the “Opium Wars” and local political violence were some of the contributing factors<sup>3</sup> that caused the Chinese to leave their homes in hopes of finding “Gum San” or their “Gold Mountain” during the B.C. gold rush.<sup>4</sup> Most did not find a “Gum San.” Instead other occupations that attracted migrant labour from China included lumber camp work, coal mining, fishery employment, and such businesses as laundry and domestic service, and of course, the building of the Canadian Pacific Railway.<sup>5</sup> The building of the CPR in 1880-84 alone brought in 17,000 Chinese.<sup>6</sup> “By the early 1920’s, there were some 40,000 ethnic Chinese residing in Canada, the majority of them in British Columbia.”<sup>7</sup>

The Chinese performed jobs that were hard and dangerous. They had to contend with racist reactions to their presence, in the form of head taxes, disenfranchisement, an exclusion law and daily instances of discrimination and harassment. In 1885, a head tax of \$50 was levied on Chinese seeking to enter Canada. No other immigrant group was required to pay such a tax. This was raised in 1900 to \$100 and then raised once again to \$500 per head in 1903.<sup>8</sup> Between 1886 and 1923 the Chinese paid \$23 million into federal coffers.<sup>9</sup> This was followed in 1923 by the infamous Chinese Exclusion Law, which almost completely terminated Chinese immigration to Canada. When it was proclaimed on Dominion Day of that year, the Chinese in Canada declared that day their “Humiliation Day”. For the next 25 years very few Chinese were able to enter Canada. Chinese families found it very difficult to be reunited. Again, this was a policy only applied to the Chinese. The effects of this and other legislation were felt most in British Columbia, where half or more of the Chinese population of Canada was located. Besides these instances of discrimination and limitation by government legislation, there were organized efforts to expel the Chinese, notably by the Knights of Labour movement of 1885 and Vancouver’s Asiatic Exclusion League. It was the Exclusion League on Sept 7<sup>th</sup> 1907 that was

responsible for the Chinatown riots that literally tore through Chinatown, leaving a wake of fear and destruction. The intervention of the police and firemen helped calm down the situation after a period of two days.

Through all the adversity, the Chinese were able to adapt. Some of the first Chinese professionals were Anna Lam, the first Chinese nurse to graduate from BC in 1930<sup>10</sup>; Harry Lee, the first Chinese Canadian architect, registered in June 1951; Harvey K. Lowe, first Chinese Canadian radio announcer for CJOR radio in 1951; Lim D. Lee, the first Chinese Canadian pharmacist to own his own drug store, also in 1951;<sup>11</sup> and in 1957, Douglas Jung, a lawyer and Canadian Forces war veteran, who became the first Chinese Canadian elected to Parliament.<sup>12</sup>

Chinese Canadian war veterans’ contributions helped greatly in gaining rights for all Chinese Canadians through their participation in World War II. And, as a whole, Chinese Canadians in British Columbia supported both Canada’s part in World War II and the defense of Canada’s ally, China. Despite all the disadvantages and limitations of opportunities they had faced in Canada, Chinese Canadians volunteered for military service, often in dangerous assignments. The war efforts of the Chinese Canadians were able to swing popular

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opinion in favour of the Chinese. The work done by the Chinese Veterans Organization in Vancouver is best known for their campaign efforts for full citizenship on behalf of ethnic Chinese.<sup>13</sup> In May of 1947, the Exclusion Act of 1923 was repealed and in the spring of 1947, the BC Legislature amended the elections act and gave the vote to the Chinese.<sup>14</sup> The Chinese were beginning to be accepted into the Canadian fabric.

Through such a history, the Chinese were able to labour, endure and adapt. The Chinese helped build the railway that united Canada. They fought honourably for Canada in World War II and contributed honourably in other ways. Given new opportunities, their descendants moved into professions where they could contribute more to the Canada of the future. Now, the Chinese Canadian people can fully contribute to Canadian life as a whole.

## Vancouver Chinatown's Early Architecture

Vancouver's Chinatown sprang up from the shores of False Creek by the 1890's. 'Bachelor societies' of men without their families lived in long narrow wooden tenement buildings or small cabins.<sup>15</sup>

Between 1900 and 1910 a building boom gripped Chinatown as Chinese merchants bought land and

erected their own buildings. The buildings were made of brick, usually three storeys high and often with a 'cheater floor' between the main and second floor.<sup>16</sup> Tax assessments were based on the height of the building; hence, the cheater floor created an untaxed intermediate storey.<sup>17</sup> Ground floors were usually rented to businesses and upper floors were reserved for institutional or residential use.<sup>18</sup> Other architectural motifs included those that were influenced by the Southern Chinese architecture. These included the deeply recessed balconies, wrought iron railings, narrow doorways and steep staircases leading upwards.<sup>19</sup> By the end of the 1800's Chinatown covered about four city blocks. It was bounded by Canton alley to the west, Hastings Street on the north, Keefer Street on the south and Westminster Avenue (named Main Street after 1910) on the east. Dupont Street, the centre strip of Chinatown, was dominated by three-storey buildings and was known as Pender Street after the first decade of the twentieth century.<sup>20</sup> Tenement buildings, grocery stores, tailor shops, and restaurants, among other things, could be found on streets such as Market, Canton, and Shanghai alleys.<sup>21</sup>

## Chinatown Organizations

Chinese organizations were formed by the Chinese community for many kinds of services the community needed. Chinese associations can be categorized by Willmott's<sup>22</sup> five general types found in Vancouver's Chinatown: *clan associations, locality associations, fraternal associations, community associations, and other associations that can include political and business organizations.* Some examples of associations in Vancouver's Chinatown are the larger, more influential clan associations, such as the Wongs, Chans, Mahs and Lims. Community-wide associations such as the Chinese Benevolent Association are considered "umbrella" organizations, in which several organizations are represented. Political associations included the Kuomintang, (or Nationalist party, affiliated with the party of the same name in Taiwan) the Chi Kung Tong, or Chinese Freemasons, and the Empire Reform Association (Bao Huang Hui). By 1923, Vancouver had 26 clan associations and 12 old-country home district organizations.<sup>23</sup> By 1937, it had increased to 46 clan associations and 17 locality associations.<sup>24</sup> These associations provided aid and social services, helped resolve the community's internal disputes, and attempted to defend against discrimination and segregation.<sup>25</sup> Social services that the clan associations offered included providing housing to those in times of

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need. Associations could perhaps offer some form of social or business contact in order to find work in Vancouver. Clan gatherings, ancestor veneration ceremonies or some other type of emotional or material support were available as well.<sup>26</sup> The clan association was a kind of extended family that one could depend on. Those who could help, those who had gone through or seen the types of hardships found in Canada then, could often help a member to more easily adjust to a new life in a new country. One did not have to feel alone or become isolated. There was some type of kinship, clan or locality association that he could depend on. There was the support provided by what was almost an extended family in its own right.

## Endnotes:

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- <sup>3</sup> Mitchell, Katharyne, "Global Diasporas and Traditional Towns: Chinese Traditional Migration and the Redevelopment of Vancouver's Chinatown" in *Traditional and Settlement Review: Journal of the International Association for the Study of Traditional Environments*, Spring, vol. 11, n.2, 2000, p. 9.
- <sup>4</sup> Wickberg, Edgar, ed. *From China to Canada: A history of the Chinese Communities in Canada*, p. 7.
- <sup>5</sup> Wickberg, Edgar, ed. *From China to Canada: A history of the Chinese Communities in Canada*, p. 21.
- <sup>6</sup> Ng, Wing Chung, "Canada", *The Encyclopedia of the Chinese Overseas*, 1998, p. 234.
- <sup>7</sup> *ibid.*, p. 234.
- <sup>8</sup> Wickberg, Edgar, ed. *From China to Canada: A history of the Chinese Communities in Canada*, p. 82.
- <sup>9</sup> Ng, Wing Chung, "Canada", *The Encyclopedia of the Chinese Overseas*, 1998, p. 234.
- <sup>10</sup> Yee. Paul. *Saltwater City: An Illustrated History of the Chinese in Vancouver*, 1988, p. 67.
- <sup>11</sup> *ibid.*, p. 114-115.
- <sup>12</sup> Ng, Wing Chung, "Canada", *The Encyclopedia of the Chinese Overseas*, 1998, p. 240.
- <sup>13</sup> *ibid.*, p. 240.
- <sup>14</sup> Yee. Paul. *Saltwater City: An Illustrated History of the Chinese in Vancouver*, 1988, p. 105.
- <sup>15</sup> Lai, David Chuenyan, *Chinatowns: Towns Within Cities in Canada*, 1988, p. 81.
- <sup>16</sup> Yee. Paul. *Saltwater City: An Illustrated History of the Chinese in Vancouver*, 1988, p. 35
- <sup>17</sup> Lai, David Chuenyan, *Chinatowns: Towns within cities in Canada*, 1988, p. 69.
- <sup>18</sup> *ibid.*, p. 70.
- <sup>19</sup> *ibid.*, p. 69.
- <sup>20</sup> *ibid.*, p. 83.
- <sup>21</sup> *ibid.*, p. 83.
- <sup>22</sup> Willmott, W.E. "Chinese Clan Associations in Vancouver." *Man*. No. 49, March- April. p. 34.
- <sup>23</sup> Yee. Paul. *Saltwater City: An Illustrated History of the Chinese in Vancouver*, 1988, p. 54.
- <sup>24</sup> Li, Peter S. *The Chinese in Canada*, Second Edition, 1998, p. 82.
- <sup>25</sup> *ibid.*, p. 77.
- <sup>26</sup> *ibid.*, p. 78.



**THE MAH SOCIETY OF CANADA**  
137-139 East Pender Street, Vancouver, British Columbia

加拿大馬氏宗親總會



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# THE MAH SOCIETY OF CANADA

## Historical Value • Social History

The Mah Society building is of historical value because of the Society's practice of renting rooms to non-members of the Society, which was probably unique among Vancouver's Chinatown clan associations. It is also notable for its erection of a floor at the top of the existing building, apparently done by a Chinese contractor.

The building was constructed in 1913. The application to the City for water service indicates that William Dick was the owner and that the new building was used for stores and rooms for rent.<sup>1</sup> The building was four storeys high plus a basement. The main façade of the Mah Society building on Pender Street presents a commanding position along the streetscape on a rising slope of Pender Street where it is the tallest building on the block. The ground floor was tenanted by Kwong Yee Lung Company, a grocer, and the upper floors were made up of the Ming Lee Rooms. There were, altogether, thirty nine rooms on the Second, Third and Fourth floors. The tenants shared bathrooms and kitchens.<sup>2</sup>

The Mah Society purchased the building by selling bonds to its members. The sale of bonds was projected to raise \$30,000, and members agreed that if there was any surplus money after purchase and costs, it would be sent to China. Ma Shu Jin and Ma Shao Juan became delegates who



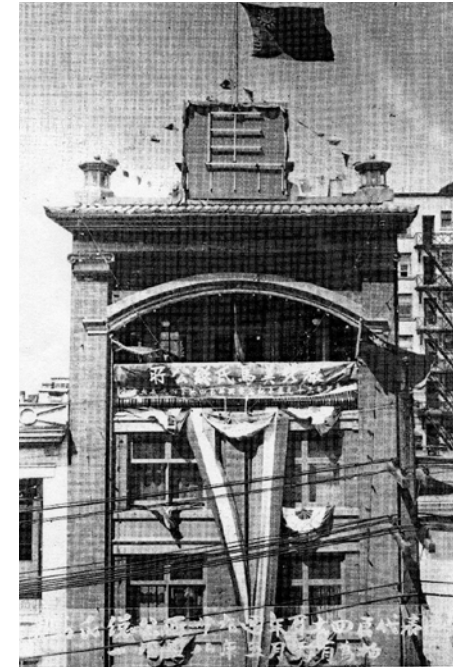
*Column capital, arch Details*



*Cornice with dentil Details*



*Balustrade Details*



觀壯我巍業樓置自所公總氏馬美北旅  
*The Mah Society Building, 1948: Chinese pentagon lanterns, glaze tiled roof with flying eaves, and horizontal cornice with dentils.*





# THE MAH SOCIETY OF CANADA

## Historical Value • Social History



*Signage at street level*



*Signage on Fourth Floor Entrance*



*Balcony on Fifth Floor*

traveled across Canada selling bonds. Another six members sold bonds in Vancouver and New Westminster.<sup>3</sup> In less than one month, more than \$26,000 had been raised. The Society then purchased 137-139 East Pender Street for \$45,000 in 1921.<sup>4</sup>

After purchasing the building, the Mah Society continued to run the rooming house through a second landlord.<sup>5</sup> The rental generated \$425 per month for the Society.<sup>6</sup> But it needed more space for its own operations, so the Society took two rooms on the fourth floor for its own office use and meeting space.<sup>7</sup> The Society, however, was still short of space. Therefore, it was decided to

add a fifth floor, on which construction began in 1921 at a cost of \$5,650. The tender was won by Chen Yi, perhaps the operator of a construction company. The construction was completed and the expanded building opened in May of 1922.<sup>8</sup> The new floor contained a balcony and a spacious meeting hall (some 81 feet in length) as well as four rooms for office use and a kitchen at the back.<sup>9</sup>

A photograph taken from 1948 shows some of the architectural elements: the roof parapet topped with two Chinese pentagon lanterns, glaze tiled roof with flying eaves, and a horizontal cornice with dentils.

These elements have now disappeared and have been replaced with a painted fascia band. The Chinese and English signs of the Association are characters or letters pin-mounted on the building face<sup>10</sup>. The Fifth Floor balcony used to be an open balcony overlooking Pender Street, but is now enclosed with aluminum sliding windows although the original decorative iron balustrade remains intact. Other original elements that still remain are the Corinthian capitals on the top of the building, the arch over the Fifth Floor balcony, and the cornice with dentils over the Ground Floor storefront.

Although the Association's sign is placed on the top of the building face, it is not visible or noticeable on the street level as it is too high and blocked by the projected awning of the Ground Floor restaurant. Further, the Association's street level signage is overshadowed by the commercial signage of the rooming hotel on the lower floors which takes on a more strategic corner.



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The Meeting Hall interior is designed as a formal space, with semi-recessed columns with capitals on both long side walls, and has simple yet heavy moulding for the ceiling, doors, windows and baseboard. It is also furnished with gifts from other associations including formal Chinese chairs and side tables, Chinese paintings and calligraphy, photographs of early founding members, exchanged gifts with other associations, etc. The Chairperson's Seat is on a carpeted raised platform, with a table decorated with columns, mouldings and gold lamps at both ends. A painting of General Mah, a well-known ancestor of the Mah clan and the founder and ancestor of the Mah Family, is hung on the wall behind the Chairperson's Seat.

The rear portion of the building is a double loaded corridor with rooms on both sides. These rooms include offices, store rooms, a small kitchen and washroom. The interior doors are usually half-glazed and have an opening window above for ventilation. The corridor also leads to a flat roof area, exterior fire escape staircase, and a service ladder that leads to the upper roof and the flag-pole facing Pender Street.



*Painting of General Mah behind the*



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The Mah Society was formally incorporated and registered by the British Columbia government in 1951 although it had existed for many years before that. In 1906, it was loosely formed and known as Le Qun Fang to the public and as Gim Gee Tong Bai Zi Hui to its members. The name Gim Gee refers to the area in China from which the Mah clan in Canada originated.<sup>11</sup> Bai Zi Hui refers to the practice of having a group of people contribute money to acquire a building for a society.<sup>12</sup> The Le Qun Fang was dissolved shortly thereafter because of lack of organization.

In 1918, the Mah Society was established in Cumberland. That society then wrote to the Mahs in various parts of Canada, encouraging them to form their own societies. It also began forming a headquarters in Vancouver for all the Canadian Mah societies. By 1919, the headquarters, under the name of Gim Gee Dong Hong, was being formed, first in what had been the office of the Le Qun Fang, but very soon in new quarters at 540 Cambie Street, which must have been at the far western end of Chinatown at that time. The Society as a whole was then called Mah Gim Dong Hong. Since the 75<sup>th</sup> anniversary volume published by the Society came out in 1994, it appears that these activities are now taken as the informal founding date of the Society as it now exists. Finally, in 1921, the Gim Gee Dong Hong

was formally established with a set of bylaws and regulations.

Informal membership dues apparently preceded any formal regulations on that subject. Official records of the Society show that most of the 212 members paid membership fees of \$2 per person in 1919, but that some paid \$3. A total of \$415 was collected from this source. In 1920, the fee was raised to \$5 per person. Some 1,527 members paid these dues, some of these – presumably leaders – paid \$7 rather than \$5. The total came to \$7,846.<sup>13</sup> These figures suggest a rapidly growing organization both in numbers and in the ability of its leaders to collect fees from members.

At the First National Convention in 1939, it was established that each member had to pay \$5 to the headquarters in order to form a kind of endowment for the Society. This was called *jibenjin*<sup>14</sup>, or “foundation money”. In addition, members were required to pay regular annual membership fees, or *tangdei* (“organization support”) to the branches and 50 cents to the headquarters in Vancouver as *jingfei* (“operating expenses”). Therefore, members living in Vancouver would pay \$1 per person and members in other areas would pay 50 cents to the

headquarters in Vancouver.<sup>15</sup> It was the responsibility of the branch offices to collect the fees from members and send the total to headquarters in Vancouver.<sup>16</sup> The only exception was that members under 18 years old or over 70 years old might be exempt from paying the “operating expenses” levy.<sup>17</sup> At present, the headquarters collects \$1 from each individual member as an annual membership fee. As before, the branches collect the money and send it to the headquarters. This policy, however, has gradually become only a token support of the organization, since the headquarters can generate sufficient operating income merely from renting out its properties.<sup>18</sup> In this way, the Mahs are like other successful clan associations: success comes to those organizations with adequate income properties. Membership income becomes of less importance.





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## Historical Value • Social History

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### Change of names

The name of the Mah Society of Canada has been changed three times at National Conventions. These changes reflect the development of the Society in different stages of its existence.

The Society was first named Mah Gim Don Hong in 1919. It was changed to Mah Society of North America at the Second National Convention of the Society in 1946, when twenty-one delegates from all branches met in Vancouver. As the title indicates, it was intended that this Society would include the Mahs in the United States as well as Canada.<sup>19</sup> The branches under this system were to be called Mah Society. The plaque with the name Mah Gim Gee Doo Hung was to be placed in the meeting hall of the headquarters in order to commemorate the founding of the organization.<sup>20</sup>

The name of the Society was further changed to “Mah Society of North America based at Vancouver” at the Third National Convention in 1953. Delegates agreed to hold conventions once every five years. But, in reality, it took 16 years to get from the Third convention to the Fifth convention.

The decisions at the Fifth National Convention in 1969 reflect another important stage in the Society’s history. Twenty delegates attended the meeting held in Vancouver. They agreed to set up a method to manage the properties and savings of the Headquarters and to hold national conventions once every three years. They also agreed that the terms in office for the directors should be three years. Finally, they indicated their intention to publish a history of the Mah clan in both Chinese and English.<sup>21</sup> These decisions seem to reflect the growing prosperity, efficiency, and outward-looking character of the Society.

But the issue of the US-Canada linkages of the branches came again to the fore. At the Eighth National Convention, held at Calgary in 1979, the delegate from San Francisco decided to give up his voting rights, but to continue to sit in the meeting and to propose the formation of a separate headquarters for the Mahs in the United States. Therefore, the name of the Society was changed to Mah Society of Canada. The Chinese name, *zhangqinhui* (clan association) indicated that the Society now welcomed the families of their members to also become the Society’s members.<sup>22</sup> That, in turn, probably reflected the much larger number of families in Chinese societies in Canada since 1947. The split between the

Mah societies in Canada and the United States was tabled to be discussed further at the Ninth National Convention. There it was agreed that the two headquarters should operate separately.<sup>23</sup>

As of 2004, the Mah Society of Canada has branches in Vancouver, Edmonton, Calgary, Ontario, Regina and Manitoba. In 1993 there were 924 members across the country.

### The Vancouver Branch

The Vancouver branch of the Mah Society was formally established in 1950 and registered with the Government of British Columbia in 1950 under the name Mah Benevolent Society. However, it had existed prior to 1950. Jimmy Mah has pointed out that the Vancouver branch had sent nine representatives to attend the First National Convention in 1939 and that six people in 1946 had attended the Second National Convention.<sup>24</sup> The name *gongsuo* (“society”) was



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discussed at the Eighth National Convention in 1979 and it was agreed to change the name from *gongsuo* to *zongqinbui* – thus emphasizing the familial, or clan association aspect of the organization. In terms of its English name, however, the Vancouver branch became known as the Mah Society of Vancouver. Note that Mah Benevolent Society is still the official name.

The Vancouver branch was originally housed in the headquarters building. It then rented an office at 152 East Pender Street. In 1960, members agreed to raise funds to purchase a permanent location. When the Vancouver branch registered with the Province of BC, it purchased a three-storey building at 41 East Hastings Street for \$103,000. Again, the Society chose to raise funds by selling bonds to members and within a month \$109,280 was raised.<sup>25</sup> Repaying the members proved to be somewhat difficult and the whole matter was not settled until 1985.

### The Sports Club

The Sports Club was formed at the initiative of a representative from the Edmonton branch at the Seventh National Convention in 1976. The goal was to create links between the older and younger generations in the organization and to nurture and train future leaders for the Society.

At the meeting, the members agreed to have the headquarters form the Club. Therefore, in 1978, the Organizing Committee of the Sports Club of the Mah Society was formed. In 1982, the Sports Club was moved to the Vancouver branch and has since become one of its divisions.<sup>26</sup>





# LIM SAI HOR (KOW MOCK) BENEVOLENT ASSOCIATION

525-531 Carrall Street, Vancouver, British Columbia

## 林西河總堂九牧公所

July 2005





# LIM SAI HOR (KOW MOCK) BENEVOLENT ASSOCIATION

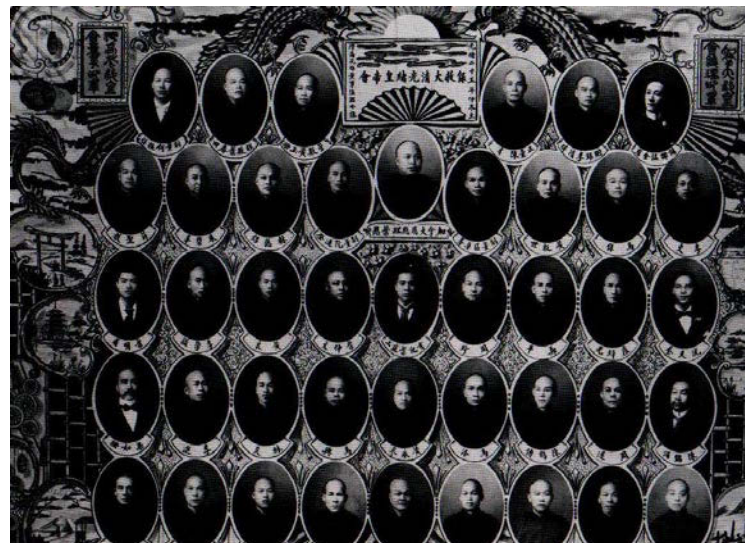
## Historical Value • Social History

The building now owned by the Lim Sai Hor Kow Mock Benevolent Association is of historical value because of the importance of its two major owning organizations and some of its architectural features. It was erected in 1903 in the double frontage lot, 525-532 Carrall Street at a cost of over \$30,000 to house the headquarters of the Chinese Empire Reform Association, which had been founded shortly before this in Victoria by the famous scholar and statesman in China, Kang Youwei. The beginning of construction of this building coincided with the visit to Vancouver of Kang's equally famous associate, Liang Qichao. It was Liang who laid the cornerstone of the building.

The Empire Reform Association was international, with branches in several places outside China. Its members were usually the most prosperous and influential merchants in their Overseas Chinese communities and that was the case in Vancouver. Yip Sang, Chang Toy of the Sam Kee Company, and Lum Duck Shew were members, and the secretary was Won Alexander Cumyow, the first Chinese born in Canada. The building location was significant: fronting on Carrall Street, at that time the most important business street in Chinatown and,

with the 530 Shanghai Alley building it acquired, backing onto the Shanghai Alley complex with its dense population of tenements, stores and a theatre. It was at the very heart of early 20<sup>th</sup>

said to have been acquired by the Association as the printing office for its newspaper, 1908-1912. Chinese school classes probably also took place in this part of the building.



*Empire Reform Association Board of Members, 1900 (VPL 26691)*  
century Chinatown.

The Association sponsored a Chinese newspaper, the Yat Sun Bo, or "Chinese Reform Gazette", established in 1903 and it also ran a Chinese school, the Oikwok Hoktong, or Patriotic School, beginning in 1908. It appears that what is now the rear of the building, at 530 Shanghai Alley, may have been a separate building originally. It is

Due to political changes in China the Empire Reform Association began to lose support in Vancouver and elsewhere. The reformers in China who hoped to modernize the country within the Imperial framework lost out to the revolutionaries, led by Dr Sun Yat-sen, who overthrew the Imperial Qing dynasty in 1911-12, replacing it with a modernizing government in republican form. The Reformers' school could not be maintained, though it was revived within the Chinese Benevolent Association building as the Chinese Public School (Huaqiao Xuexiao) which, in turn, eventually moved elsewhere and continues to exist. The Reform Association itself managed to hold onto the building until

selling it to the Lim Sai Ho Kow Mock Benevolent Association in 1945.





# LIM SAI HOR (KOW MOCK) BENEVOLENT ASSOCIATION

## Historical Value • Social History

The City Directories reflect the histories of business and other organizations that were tenants of the Empire Reform Association. These included the Quan Yee Gee Company, a restaurant and tailor shop; Wing Lee, a merchant firm; the Yen Hong Low Restaurant; and the Lein Nam Club. This last, which occupied the 525 Carrall portion in 1916, was also the registered occupant of the back unit, 530-1/2 Shanghai Alley in this year and in 1917. This half-numbered unit was a mezzanine floor and first appeared in the Business Directory of 1916. It is possible that this cheater floor was added in that year and hence the street number. The possibility of two original buildings that were later fused is raised by the existence of a thick masonry wall inside the existing building, which could once have been two exterior walls. A blocked window opening facing Shanghai Alley was also found on the mezzanine floor of the north retail unit (525 Carrall Street). The 530 Shanghai Alley address, listed under “Chinese Reform Gazette” in the city directories of 1908-1912, was occupied from 1914 to 1917 by Hing Ching Tai, apparently a business. After 1923, this unit was simply listed as “Chinese” or “Orientals.”

Architecturally, the Empire Reform Association may have tried to establish an impression of itself as a progressive institution through its delicate façade design. An archive photo of Carrall Street



*Carrall Street streetscape, 1906 (VPL 5240)*

in the 1940s shows this building façade built up to a climax and establishing its importance along this streetscape by breaking the strong and monotonous horizontal emphasis of street buildings and by adding western ornate elements in its details. The Ground Floor provided a double-storey retail space with full height glazing from the street (this allows a loft or mezzanine space and brighter interior space). Recessed balconies on the Second and Third Floor were decorated with metal balustrades, circular columns with capitals and half-round arches, and complimented with an ornate cornice and dentils at its floor and roof lines. The party walls, though constructed with brick, were clad with granite stone on the Carrall Street façade. The building was crowned with a semi-circle pediment inscribed with the year of completion.



*Carrall Street facade*

*Shanghai Alley facade*

These fine original architectural elements of the building, now lost, could have been removed when Lim Sai Hor Kow Mock Benevolent Association purchased and renovated the building in 1944-45<sup>1</sup>. Since the Chinese surname “Lim” or “Lam” means “forest”, color “green” is used as an accent color for in both exterior and interior of the building,



# LIM SAI HOR (KOW MOCK) BENEVOLENT ASSOCIATION

## Historical Value • Social History

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such as window mouldings, window frames, horizontal cornice and lines, interior mouldings, archways, grilles, etc..

The building demonstrates every possible means of obtaining natural daylight and ventilation in an infill lot: maximum width of windows to ceiling height on Carrall Street; projected bay windows on Shanghai Alley; recessed V-shaped bay windows on the south (which at one time overlooked into an internal light well of adjacent lower buildings); and tall windows for the Third Floor space on the north. Skylights are also provided on the Third Floor and at the top of stair.



*Inverted V-shaped windows*



*Bay windows*



*Skylight and high window (interior)*





# LIM SAI HOR (KOW MOCK) BENEVOLENT ASSOCIATION

## Historical Value • Social History

The history of the Lim Sai Hor Kow Mock Benevolent Association (*Linxihe zongtang Jiumu gongsuo*) in Canada began in 1908 when the Lim Sai Hor society was founded in Victoria, BC.<sup>2</sup> Its goal was to unite and liaise between the Lim clansmen in Canada. The first president was Lin Fa.

Upon the completion of the CPR, Vancouver began to take the place of Victoria to become the major business centre in British Columbia. Chinese people including many of the Lim clansmen began to move to Vancouver for jobs and other opportunities. The Lims then saw a need to form another Lim Sai Hor society in Vancouver.<sup>3</sup>

It was not until 1923 that the executive of the Lim Sai Hor society was officially formed. In 1923, Dr. Lin Baoheng from China became the Chinese Consul-General in Vancouver. At the welcoming dinner for Dr. Lin, he became the Honorary President of the Society, Rev. Lin Zuoran the President, Lin Hanyuan the Secretary, Lin Lihuang the Consultant, Lin Juzhen the Treasurer and Lin Xibo the Steward.<sup>4</sup>

Before the society moved to the present location,



Dr. Lin Baoheng



Rev. Lin Zuoran



Lin Juzhen

531 Carrall Street in 1946, Lim Sai Hor society held several offices on Canton Alley and Carrall Street. During its conceptual years, the Lim Sai Hor society in Vancouver held a small office above a poultry shop Ruishen Hao on Canton Alley. At the welcoming dinner for Dr. Lin, members agreed to move out from the office on Canton Alley. That was because it was seen as shameful for the Lim clan to be neighbours of a poultry shop comparing to other societies that held better situated and decorated offices at that time. In 1924, the Society moved to 539 Carrall Street, the top floor of the Yu Chang Long Building.

Two years later, in 1926, the Lim Sai Hor Society in Vancouver became the headquarters (*Linxihe*

*zongtang*) of all the Lim societies in Canada. In the same year, Kow Mock Association (*Jiumu gongsuo*) was formed. It was a subsidiary to Lim Sai Hor society and its goal was to assist the headquarters. Those members who belonged to the headquarters were members of the Kow Mock Association as well.<sup>5</sup> The Kow Mock Association held a separate office on E. Pender Street because there was not enough space in the headquarters' office<sup>6</sup> Its



# LIM SAI HOR (KOW MOCK) BENEVOLENT ASSOCIATION

## Historical Value • Social History

president was Lin Yingjie and the secretary was Lin Yinglo. According to Lin Hanyuan, the Kow Mock Association served as a center for social activities. Members went there to read books and newspapers, to play games and also to sing together.<sup>7</sup>

The Lim Sai Hor Society and Kow Mock Association held separate offices until 1933. At that time, due to the worldwide economic recession, it became financially difficult for the society to keep two locations. Therefore, the two amalgamated and became Lim Sai Hor Kow Mock Benevolent Association (*Linxihe zongtang Jiumu gongsuo*). At the annual general meeting in November 1944, a consensus was reached to acquire the 3-story brick building on 531 Carrall Street as the association's permanent premises.



### The Building

At the members' Annual General Meeting in 1942, members of the Lim Sai Hor Kow Mock Benevolent Association agreed to acquire the building for its association's permanent premises. The price was \$10,250. The Lim Association raised \$26,000 by issuing shares to members. In which \$14,450 came from members in Vancouver, \$3,680 from the Lim Association itself and \$7,870 from members in other places. This sum of money was to pay for the building and the renovations.<sup>8</sup>

It took almost a year to renovate the building before the Lim Association moved in. Renovations of the first floor began in January 1945 and in the following September renovations of the second and third floors took place.<sup>9</sup> The first floor was for retail storefront. It was rented to Lin Liju for his company Ruiyingchang. Except for the space reserved for the use of the Association, the rest of the space on the second and third floors was like a dormitory. Rooms were partitioned and rented out to members. On the second floor, there were 18 rooms, double and single occupancies, with a small shared living room. The third floor housed the meeting hall, an office, a storage and cloak room, and a reading room for the Association. There were another 8 rooms at the rear of the floor. On both of the second and third floors, there were

kitchens, toilets, bathrooms, hot water tanks and washing basins.<sup>10</sup>



530 Shanghai Alley - Ground and Mezzanine Floor





# LIM SAI HOR (KOW MOCK) BENEVOLENT ASSOCIATION

## Historical Value • Social History

### Living in the Building

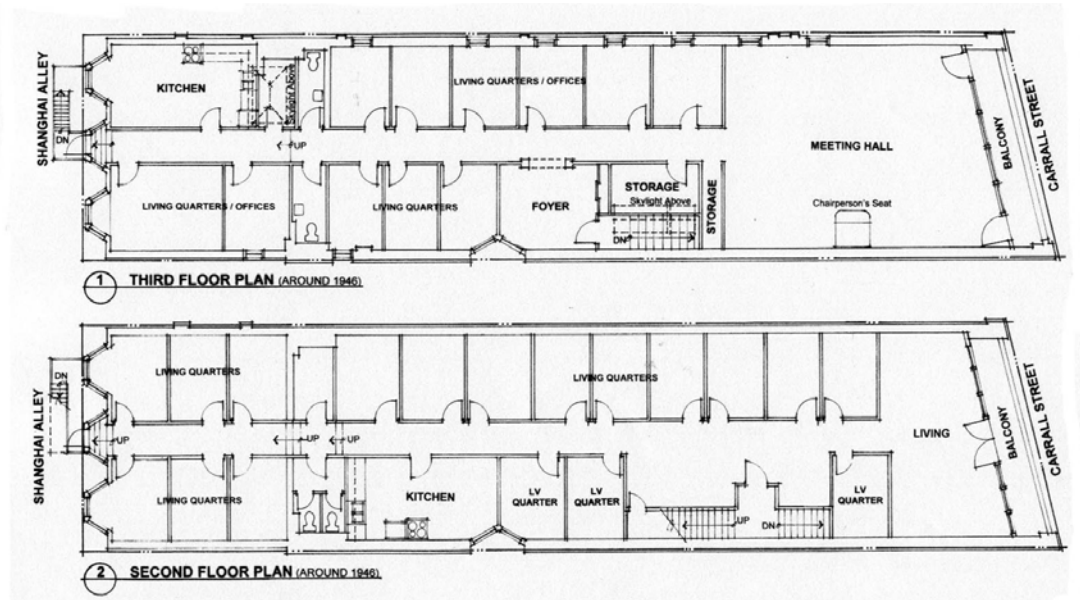
In the 1950s and 60s, the dormitories operated by the benevolent associations were much in demand in Chinatown because of the growing number of Chinese people coming to Canada. Rooms were scarce, especially because they were rented out only to people of the same clan. Due to the growing number of Chinese people coming to Canada after WWII, it was not easy to find a room available. Both Ken Lim and Sang Lim lived in the building in the early 1950s. Their experience gives us a glimpse of living patterns in the building.

Ken Lim came to Canada in 1952. He was here to join his father and he moved into the building immediately upon his arrival. His father occupied a room on the second floor. Ken Lim then also took a room on the same floor for himself. His room was near the balcony in the front, and it was about 50 to 60 square feet in size. He paid \$7 or \$8 a month including utilities. At that time, he made about \$150 a month. Chinese worked mostly in restaurants, laundries and salmon canneries. Ken's father worked for Gim Li Yuen and made \$70 monthly.

Sang Lim also came to Canada in 1952. He lived in the building until 1960. Sang Lim rented a room near the washroom on the third floor. His

younger brother, Quin Lim, later joined him and moved in another room on the same floor. He paid \$12 a month for his room. The rent on the third floor was higher because the rooms there get more natural day light. Each room had a sizeable window. The rent took up 1/5 of his monthly salary, as he made only \$60 a month from his work in a printing shop in Chinatown. Sang Lim worked for long hours, started work at 8 AM and finished around 6 or 7PM. He therefore did not have time to buy groceries and cook meals; he always ate supper at the printing office. His only weekday entertainment was listening to and

singing Chinese opera with other roomers in the building. Watching movies on weekends was a great enjoyment. His brother always played ping-pong in his spare time.<sup>11</sup>



# LIM SAI HOR (KOW MOCK) BENEVOLENT ASSOCIATION

## Historical Value • Social History

### The Altar

The altar was set up in 1993 at the member's request. It cost \$23,000 to set up. Unlike altars in temples, the one in Lim Sai Hor Kow Mock Association has no religious reference. Members can perform whatever commemorative ceremony they wish. There are tablets representing the individual ancestors. Those who have no religion usually bring flowers to their ancestors. The Buddhists or Taoists will burn incenses. In general, on the first and fifteenth of each month (lunar calendar) and on special festival days, like the Spring and Autumn Festivals and Chinese New Year, and on the Association's anniversary celebration, the Association will prepare fruits and burn incense for the ancestors. Usually, there would be over one hundred members participated in celebrations. But members are also welcome to come and pay their respect to their ancestors individually. The altar is cared for by an employee of the Association.

There are three levels of seats for ancestral tablets in the altar. The centre seats are the most expensive: \$800 each. The seats immediate next to the centre are the second class. The cost is \$600 each. Those on the far sides are the lowest class, at \$500 per seat. At present, there are over 180 Lim ancestors placed in the altar. They are there permanently.



Altar



Classroom

The Association will consider expanding the altar if the member's requests continue to grow.<sup>12</sup>

### The Chinese Classes

On Saturdays, Chinese classes are held in the building. The majority of the students are Lim children; only a couple are from other surnames. Lim Association members pay \$5 and non-members \$20. The fee is called *tangfei* – or “School fee) [I take *tang* here to refer to the original school name Oikwok Tong] and covers the entire school year's supply of books, pens and writing pads. There are two classrooms, one at the back and one in the hall. Each class has about 30 students. Teachers are hired from outside the Association membership. Text books are provided by the governments of China and Taiwan. Thus, the students can learn to read both traditional and simplified Chinese characters. Nowadays, the class is only about one hour in length.<sup>13</sup>





# THE CHINESE BENEVOLENT ASSOCIATION

104-108 East Pender Street, Vancouver, British Columbia

溫哥華中華會館



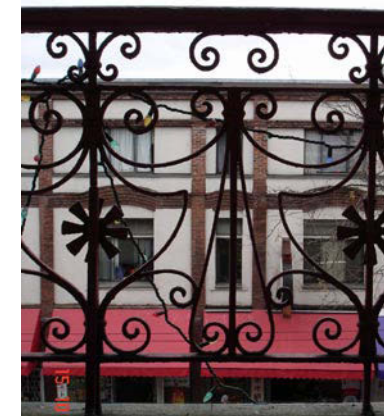
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# THE CHINESE BENEVOLENT ASSOCIATION

## Historical Value • Social History

The historical value of this building lies not only in its fine architectural details on the Pender Street façade, but it also marks the collaborative effort and contribution of early Chinese merchants to their community.

This property is a unique example of Chinatown association building in the early 1900s, as the land was purchased and the building was designed, built and maintained by the original owner, the Chinese Benevolent Association. That demonstrates the financial power and collective effort of the local Chinese at the time. How the land was assembled makes for more than one story. It is widely believed that Huang Yushan purchased the land from Jonathan Miller for \$3,500 and then transferred it to the CBA without cost in 1907. An article in the Chinese Times, however, provides other information. It suggests that Huang and other merchants looking for a permanent home for the CBA purchased this land in Huang's name. Huang and 25 other merchants issued 30 shares, thereby raising \$1,500. They then borrowed another \$2,000 from a bank.<sup>1</sup> Whatever the case, the construction began in 1908 under the supervision of Yip Sang and the building was completed in 1909. The Association then moved in with Huang Yushan as president, Yip Sang as vice-president, and Ma Xingnan as secretary.<sup>2</sup>





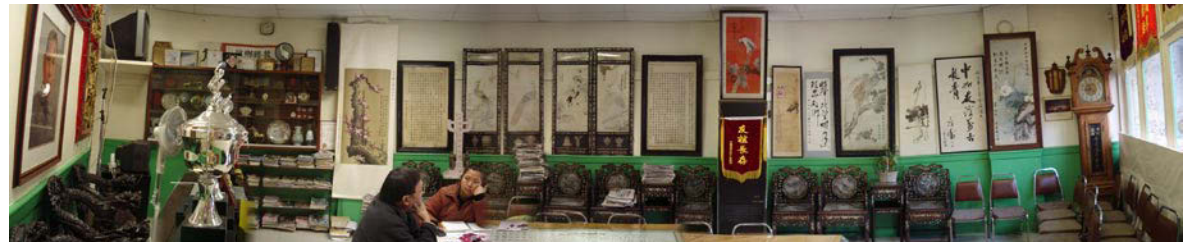
# THE CHINESE BENEVOLENT ASSOCIATION

## Historical Value • Social History

The Vancouver City Heritage's Statement of Significance notes that this building is "the first identified example of a mature "Chinatown style". Other buildings at that time were mainly two-storey wood buildings with a frontier style false front. However, the Chinese Benevolent Association building facade on Pender Street is clad with granite stonework for a stately and permanent image, accented by a projected horizontal cornice and dentils on every floor. The recessed balconies, which resembled town buildings of south China, are further decorated with fine decorative metal balustrades. The building is crowned with a painted shed, a flag pole, and an inscription of its completion date: "1909". The high ceilings and full width windows maximise natural lighting and ventilation within the interior space.



*Meeting Hall: East Elevation*



*Meeting Hall: West Elevation*

At present, the building consists of a four-storey brick building in the front half of the property with both the basement and ground floor extended to its back lane. However, the Fire Insurance Plans of the 1940s indicate that there was also a two- or three-storey building separated from the front building by a courtyard or light well. This information is changed in the Fire Insurance Plan of 1954-66, which does not indicate the existence of a courtyard or a light well, but instead a one-storey building adjoining the front building. The existence of a very small courtyard and a second



*Meeting Hall: South Elevation*



*Meeting Hall: North Elevation*

# THE CHINESE BENEVOLENT ASSOCIATION

## Historical Value • Social History

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building are evidenced in the basement where a wood lap-siding building with window is found. The courtyard was covered when the Ground Floor space was extended to the lane. There are also piece-meal wood posts and beams that were added in the basement. This alteration work could have been carried out during the renovation after the 1951 fire at the building, but no document or drawings survive to substantiate this possibility.

The Chinese Benevolent Association currently occupies the Third and Fourth Floors for association purposes. The Third Floor is primarily used as a Meeting Hall with an office and washroom facing the back lane. The Fourth floor was originally decorated and used as a Conference Room, but it is now mainly used as storage for the many gifts the association has received. The Meeting Hall is furnished with a Chairperson's Seat on the south side with a long conference table in front. The Chairperson's Seat is on a raised platform with a photograph of Dr. Sun Yat-sen, wood screens and a plaque painted in gold with red borders with carving and calligraphy. The Chairperson's Table is elaborately crafted and inlaid with shell, with designs such as dragons, flowers, vases, inscriptions, and other patterns. There are other chairs and side table sets in the Meeting Hall which compliment this design. The Meeting Hall fully utilizes its interior to display gifts the Association

has received and important historical documents, such as photographs of its founding members, a certificate of operation granted by the Chinese government in 1912, and calligraphy as a written record of the establishment of the Association, etc.

### Space Utilization

Since the building was erected in 1909 the CBA has kept the Third floor for its use as office and meeting space. Starting from 1920 the organization began to rent out its office space to other organizations. Some examples are: the Chinese Board of Trade (1920) the Chinese Chamber of Commerce, and the Chinese Public School (1922). The Public School, closed in 1922, continued to be listed in the City Directories until 1929.<sup>3</sup>

The Fourth floor, entered from the Third floor, was listed briefly in the City Directory under the street number 108 ½. In 1923 this half-unit was listed under Sun Wo Fung and Toy Sar Bow, and then in 1934 and 1935 it was under Orientals.<sup>4</sup>

The Hoysun Ningyang Benevolent Association (a locality association referring to Toisan county in China) began to use the Second floor. The Association moved out of the building during the

split in the CBA between KMT supporters and non-KMT people in the 1970s. Several reasons are possible. The Hoysun strongly supported the KMT. Also, because it was a non-profit organization and had a close relationship with the KMT, the rent charged the Hoysun Association was rather low. In fact, during the 1950s, the Association only paid \$300 for an entire year as rent.<sup>5</sup> After the Hoysun Ningyang Benevolent Association moved out from the Second floor, a Chinese opera troupe rented the space for some time. Currently the unit is rented to an artist.

In 1924, the first floor was rented to the Eng Chow Oriental Goods Company and it continued to rent the unit after the fire in 1951, and the company operated the business there until the 1970s. Between 1956-58, Eng Chow Oriental Goods Company paid \$410 bi-monthly as rent to the CBA. In May 1959, the rent was raised to \$470 bi-monthly.<sup>6</sup> In 1975, Cathay Importers rented the first floor and used the basement for storage.



# THE CHINESE BENEVOLENT ASSOCIATION

## Historical Value • Social History

In 1889, several leading Chinese merchants in Vancouver, including Chen Daozhi (Chan Doe Gee/Chang Toy), Yip Sang, Huang Yushan, Lin Deshao (Lum Duck Shew), Liang Quirui and Li Shifan (Lee Sai Fan), proposed that there be formed a Chinese Benevolent Association to be the highest organization and leader of the Chinese community.<sup>7</sup> Its general goal was to provide protection and assistance to the Chinese population. By about 1895 the association, called Chinese Benevolent Association of Vancouver, was loosely formed. Although it was not the first organization to provide support to the Chinese population, the prestige of its founders and early leaders readily elevated it to the desired status of leading organization and spokesman for the Chinese as a whole. Besides the founders mentioned above, Lum Duck Shew, Li Yau Tsing, and Yip Ting Sang were among early leaders. All of these men were active members

of the Empire Reform Association, at that time the most prestigious organization in Chinatown. They were noted for their wealth, their political leadership, and their cosmopolitan outlook. They also had begun to provide some social services for the population, and the Chinese Benevolent Association quickly began to move in that direction as an organization. Indeed, it was registered by the government of British Columbia in 1906 as a charitable organization. Thus, the CBA became an “umbrella organization”, federating the many associations in Chinatown under its leadership and speaking for the community as a whole, while broadening its social service functions.

Available primary materials on the CBA’s history are scarce. Most was destroyed in the CBA fire of 1951.<sup>8</sup> This report, therefore, is largely based on the existing literature available and interviews with

John Wong, the present Secretary of the CBA. Among the available literature, Lee Doe Chuen’s *Inside the Chinese Benevolent Association* is, so far, the only official publication by the CBA available.<sup>9</sup> Since it was published in 1969, it records only the CBA’s history up to that point

By 1910, the CBA had moved into its new building at what is now 108 East Pender Street. The organization then set up a Chinese Hospital (Zhonghua Yiyuan) which occupied the first and second floors of the building.<sup>10</sup> It is believed that this hospital was more like a clinic, offering free medical services and some beds for the old and sick, rather than a fully equipped medical institution.<sup>11</sup> In 1919, due to an epidemic then raging in Vancouver, the government ordered the closure of the hospital, arguing its deficiencies “due to its long establishment,” such as “bad



Chen Daozhi (Chang Toy)



Yip Sang



Huang Yushan



Li Shifan (Lee Sai Fan)



# THE CHINESE BENEVOLENT ASSOCIATION

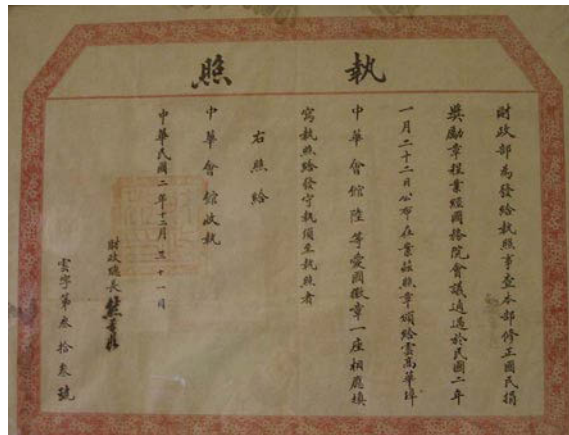
## Historical Value • Social History

ventilation and lighting. Also, it was too damp and dirty for the patients.” The hospital then moved its equipment, together with seven patients, to 1625 Albert Avenue.<sup>12</sup> It was later incorporated into the Mount St. Joseph Hospital in East Vancouver, with a primary responsibility for Chinese. In fact, the CBA and the Chinese community continued to support the hospital after the move. And in 1943 the CBA raised more than \$30,000 from the Chinese community for the expansion of the hospital. Since then, the community has raised funds for the hospital each year.

Besides free medical services, the CBA also took care of the burial of deceased Chinese. According to Lee Doe Chuen, the CBA has operated a public cemetery space since 1894. According to John Wong, “The cemetery is in the cemetery of Fraser Street and 33<sup>rd</sup> Avenue [Mountain View]. There is a section exclusively for Chinese people, and in the early days Chinese who passed away would be buried there. If there is a need to send back the ashes to China for a formal burial, we would check the records from this cemetery.”<sup>13</sup> Usually, every seven years remains of Chinese from the public cemetery would be exhumed and sent back to China for burial there. The shipment was arranged by the Toisan Association in Victoria.<sup>14</sup>

In 1917 the CBA began to operate the Patriotic School, or Oikwok Hoktong, formerly established by the Empire Reform Association [see the Lam Sai Hor Report], offering classes on the second floor of the CBA building. The school was later renamed “Overseas Chinese School, or Huaqiao Xuexiao”. A theatrical group helped raise funds for its opening. The school had more than 200 students and was managed by the leading KMT figures, Chen Shuren and Tsang Chek-chun (Zeng Shiquan) until 1922. Chen Yuzong and Yip Qiuyin then succeeded as the principals. The school faced economic difficulties during the worldwide economic depression, and could not afford to

renovate the old classrooms. This forced the school to close down in 1932. In August the same year, some KMT leaders, including Quan Sung Wing (Guan Chongying), Bick Lee and Kepment Lee, supported the reopening of the school at the KMT headquarters building at Pender and Gore. Chinese classes took place there on the third and fourth floors of the building. The school was renamed Huaqiao Gongli Xuexiao, or Overseas Chinese Public School. In 1953, the school was again relocated, this time to 499 East Pender Street. Over \$70,000 was raised in the community to purchase the property and renovate the church for the school.<sup>15</sup>



*An award issued by KMT in 1912 to the CBA for their patriotic support. It is also a certificate of authorization for the CBA's operation in Vancouver.*



*A document signed by General Cai Ting Kai and other Chinese generals in 1932, thanking the CBA for supporting their resistance against the Japanese.*

# THE CHINESE BENEVOLENT ASSOCIATION

## Historical Value • Social History

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During the Sino-Japanese War (1937-45), the CBA was one of the leading organizations raising funds to support China against Japan. In 1937, the CBA established an office (Quanjia Huaqiao Chouxiang Ju) to raise funds for China's military expenses. Then, in 1944, the "Donate to Save the Nation" campaign was formed to co-ordinate the various fund drives. Money collected was sent to China to purchase ambulances and aircraft, to aid troops and for refugee relief. It has been estimated that the Chinese in Vancouver alone contributed about Can\$1 million to China between 1937 and 1945 – much of it organized under the CBA.<sup>16</sup>

Two of the most important events in the CBA's history were the repeal of the 1923 Chinese exclusion law and the enfranchisement of the Chinese population. The CBA, particularly one of its leaders, Foon Sien, played a major role in these events. It worked with groups in Toronto, repeatedly writing letters to the Federal government, urging a change in the unfavourable immigration policy under which the Chinese lived. Finally, in May 1947, the Chinese Immigration Act of 1923 was repealed and Chinese who were citizens were now to be able to bring certain members of their families to Canada.

The end of the 1923 act also marked the beginning of the drive for enfranchisement and the further opening up of immigration policy for the Chinese. The CBA took the lead in this, lobbying at the federal and provincial levels. It was at this time that the organization, in order to strengthen its claims to represent all Chinese in Canada, changed its name, in 1949, to Chinese Benevolent Association National Headquarters.<sup>17</sup> By 1947, the vote had been achieved. Immigration liberalization was an issue particularly pushed by Foon Sien, representing the CBA, through speeches and annual trips to Ottawa. By the early 1950s, more liberal terms for family reunions were in place. But the CBA continued its fund-raising in support of this and related causes throughout the 1950s.

By the 1960s and 1970s, both changes in local Chinese society and in international politics relating to China greatly affected Vancouver's Chinese population. The CBA became a venue where political and generational politics were played out. Younger leaders were dissatisfied with the KMT's dominance of the CBA leadership and its affiliation with Taiwan. The result was that the younger group took over the leadership, while the pro-Taiwan group moved to an office on Main Street, changing their name to "All Canada Chinese Benevolent Association", reflecting their attempt to maintain links to other CBAs across the country.

Since the change of the immigration policy in the late 1960s and increasingly thereafter, young professional Chinese people have been permitted to come to Canada. Many of these new immigrants were bi-lingual and held professional credentials. They also chose to live outside Vancouver's Chinatown. Thus, the role of the CBA as a leader providing social assistance and protection has been greatly reduced.



*Photo of Foon Sien with Vancouver Mayor  
Thomas Alsbury, 1959*



# THE CHINESE BENEVOLENT ASSOCIATION

## Historical Value • Social History

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### Current Activities

But the CBA remains a leading traditional Chinese organization in Chinatown. It has undertaken to incorporate some new immigrants and reached out to other ethnic groups and to Vancouver society as a whole. Facing the growth of immigrants from Mainland China and seeing the need to include some of these new immigrants into the Chinese community, the CBA has started to recruit new professional societies into its membership. Some examples are the Jiangsu and Zhejiang Association, the Beijing Friendship Association of Canada, and the Chinese Universities Alumni Association of Vancouver.<sup>18</sup>

The CBA has also worked with other ethnic groups' organizations. For example, it recently co-hosted a fund-raising dinner with First Nations and other groups.<sup>19</sup> Finally, one of the major events the CBA organizes every year is the Chinese New Year Parade, which it has done since the 1960s. The parade has become a tradition and a great celebration for both Chinese and the Vancouver population as a whole.<sup>20</sup> Currently, the organization is exploring the possibility of turning the building into a public museum to educate the general public about the history of Chinese immigration.



**THE YUE SHAN SOCIETY**  
33-47 East Pender Street, Vancouver, British Columbia

禺山總公所

July 2005



# THE YUE SHAN SOCIETY

## Historical Value • Social History

The property on 33-47 East Pender Street, currently owned by the Yue Shan Society, includes a complex of three buildings. The historical significance of this property lies in its central courtyard which was a common urban form in early 20<sup>th</sup> century Chinatown. But today this is probably the only remaining one for residential use. Some courtyard examples are in Canton Alley, when surrounded by Marshall-Wells Warehouse and apartment blocks, and the interior courtyard between Shanghai Alley and Carrall Street. These courtyards offered a more intimate, semi-private space, a sense of security, neighbourhood and community which were developed during these early years of Chinese immigration and settlement in the area. Sing Lim described the Canton Alley where he spent his childhood years: "It (Canton Alley) had only one entrance with an iron gate that could be closed in an emergency, like a prison or a fort."<sup>1</sup> The courtyard between Shanghai Alley and Carrall Street was developed as an enclosed back alley of the three-storey buildings fronting the main streets. The courtyard allowed more exposure to natural daylight and ventilation in the buildings. In the case of the Yue Shan building, the interior courtyard is surrounded by three buildings:

- 1) a two-storey building on the east of a narrow alley: 41-47 East Pender Street;
- 2) a three-storey building on the west of a narrow alley: 33-39 East Pender Street;

and

- 3) a three-storey building on the north abutting the lane: formerly called 30-50 Market Alley.

### 41-47 East Pender Street



The SOS of this two-storey, five-bay building noted that it was built in 1898, and cited it as one of relatively few surviving 19<sup>th</sup> century buildings in Chinatown. A 1906 archival photo shows that a building of the same style and height, but with three bays, existed adjacent to this building. This three-bay building was later demolished and replaced by 33-39 East Pender Street.

This building includes a 42 foot wide two-storey portion, and a single storey portion to its east. The Ground Floor of the two-storey portion had

been used as a grocery store, a drugstore, and a dry goods and tailor shop. According to SOS findings, the Second Floor was originally occupied as residences for Chinese, presumably single working men. Subsequently, the Second Floor was used by different societies. Currently, the retail shops include an oriental art supplies and oriental goods store, while the Second Floor is occupied by the Shiran Society, and the Chinese Fishermen's Society. The single storey portion of the building



*The signage of the Shiran Society on Pender*

was damaged by fire in 1998. The debris was cleared, and façade repaired and painted. But this portion has not been leased out since then. However, it is interesting to note that this portion of the building occupied over two properties. The Yue Shan Society did not realize that they owned



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2/3 of this portion of the building, and its rent had always been collected by their neighbour, Wing Sang, until 1983, when a building survey was carried out and property lines verified. Yue Shan had then collected the rent from the occupant until the 1998 fire.<sup>2</sup>

### 33-39 East Pender Street



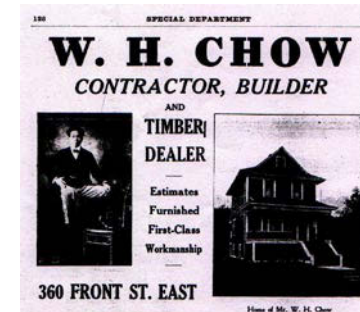
*The present condition of 47 East Pender Street. The wooden staircase in the photo on the right leads to 2/F of the Wing Sang Building, and indicates the 1/3 of this*



This three-storey brick building is of historical value because it was designed in 1920 by W.H. Chow. No adequate historical data are available for the life and career of W.H. Chow, but he advertised himself as “contractor, builder and timber dealer” in the 1908 Henderson Directory. He had designed and carried out numerous renovations and constructions work in the Chinatown area, including repairs to the Chinese Empire Reform Association Building in 1914 (525-531 Carrall Street); alterations to a 6-bedroom premise in 1914 (260 East Pender Street); and alterations to the Shon Yee Benevolent Association in 1946 (254 East Pender Street); etc.. Despite his extensive

design and construction experience, W.H. Chow was not recognized as an architect because in his time, Chinese were not allowed to enter any professional society.

W.H. Chow originally designed this building as



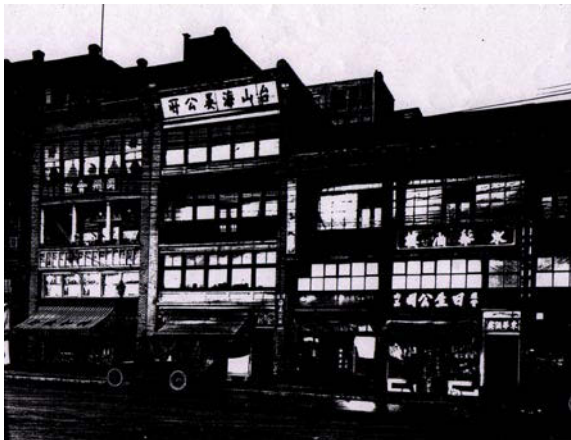
retail space on the Ground Floor with apartments above, although the building plans for upper floors indicated only an open plan with washroom and kitchen sink facilities in the northwest corner. No indication of any dwelling facility was provided. However, the 30-50 Market Alley block had already been in existence, since some door openings were provided at the rear on Second and Third floors. W.H. Chow also attempted to add some elegant architectural features to the building façade: finer details on the cornice with dentils; the brick pilasters capped with capital and a high base; and a lighter wrought iron balcony railing on the Third Floor. A 1928 archive photo indicates the cornice with dentils existed, but there is no record when

# THE YUE SHAN SOCIETY

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alterations to the façade were carried out.

The Ground Floor retail space had previously been leased out to a Chinese medicine store, a grocery store, and a dry goods store. At present, there are a beauty salon, a furniture store, and a coffee shop. The Second Floor had previously been leased out to a Chinese restaurant and the Chinese Workers Protective Association between 1931-43. At present, half of the Second Floor is leased out to The Association of Lau Clansmen of Canada, while the remaining portion of the floor is used by the Yue Shan Society. The Third Floor has been fully occupied by the Yue Shan Society since their move-in in 1943.



33-39 East Pender Street in 1928. Photo indicates the signage of Tung Wah Restaurant over 2/F window.

### 30-50 Market Alley

No date or historical record of this three-storey brick building can be located. It could have been built originally as a rooming house for the Chinese with entrances from Market Alley. Market Alley used to be a little commercial district with shops, laundries, restaurants, etc. on the Ground Floor. Today, these entrances are locked and abandoned. In 1975, a major renovation was carried out, including the interior alteration and fire safety upgrade to this Market Alley block, interior alteration to the Third Floor of 33-39 East Pender Street, and foundation work to 45 East Pender Street. This work cost about \$200,000, with \$110,000 collected from members through *baizhibui*, \$35,000 subsidized by a government grant, and the remainder of the fund paid by the Association.<sup>3</sup> Today, the Ground Floor of the Market Alley block is used for storage, and the upper two floors contain fourteen living quarters. The living quarters include four bachelor units, two one-bedroom, seven two-bedroom, and one three-bedroom units. The access to the dwelling units is either through the Yue Shan Society on the Third Floor, or through the narrow alley entrance off Pender Street. The mailboxes to these units are located in the foyer of the Yue Shan Society on the Third Floor.



Mailboxes for 30-50 Market Alley

# THE YUE SHAN SOCIETY

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### A Brief History of The Yue Shan Society (Yushan Zonggongsuo)

"Yueshan" refers to the northern district of the Poon Yue County in Guangdong, China. It is the suburbs of Guangzhou nowadays. The Chinese from Poon Yue County formed the Chong Hoo Tong (prosperity for the descendants) in San Francisco in 1858, which was one of the first locality associations formed overseas. Its goal was to "ship back bones of deceased members [to China] and to collect letters from home towns for members living overseas".<sup>4</sup> Following the influx of Chinese into Victoria, B.C. in the 1870s, a Victoria branch was founded around 1885-1886.<sup>5</sup> They adopted the regulations set by the Chong Hoo Tong in San Francisco. They did not have an official office and members met at various companies owned by Poon Yue merchants like the Tai Soong Company.<sup>6</sup> The Victoria Chong Hoo Tong was a charitable organization. Besides shipping back bones or ashes of deceased members, it also provided free medical services and lent traveling expenses to members.<sup>7</sup>

The Vancouver branch of the Chong Hoo Tong was loosely formed around 1894. Similar to the Victoria branch, it did not have a permanent location and meetings were usually held at the companies owned by Poon-yue businessmen, for example, at

the Sam Kee Company.<sup>8</sup> These companies took turns sending back bones of deceased members.<sup>9</sup> In order to unite the members from the Poon-yue



Chong Hoo Tong in Victoria, 1944

area and to strengthen the organization, a new *Yushan Zongxinju* was formed in 1924. The organizers rented the basement of 111 East Pender Street as their office. The name *Zongxinju*, indicating that the organization acted as a postmaster or a clearance house, was adopted from the usage by Chinese in Southeast Asia. It could also differentiate the society from any other associations.<sup>10</sup>

During the Japanese invasion of China in the 1930s, the *Yushan Zongxinju* in Canada raised funds and sent relief to the people in the Yueshan area. The members started to realize the need to further

unite their members and to purchase a permanent office for the association. A group of members then organized a newsletter *Yusheng yuekan* in 1939 to communicate and liaise among members. The *Zongxinju* moved to 59 East Pender Street and was renamed the Yue Shan Society (*Yushan Zonggongsuo*) in the same year.<sup>11</sup> In January 1943, they registered the association as a charitable organization and formed a *baizibui* to collect money for acquiring the current site at 33-49 East Pender Street.<sup>12</sup> They then raised more money by publishing a commemorative volume on the occasion of the grand opening of the building and used its proceeds to pay back the members who had brought shares from the *baizibui*.<sup>13</sup>



Yushan Zongxinju, 1946

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### The Acquisition and Grand Opening of 37 Pender Street East

According to the Yue Shan Society's 60<sup>th</sup> anniversary commemorative publication, the permanent premises at 33-49 East Pender Street were acquired by the *Yushan Zongxinju* in 1939 after the *baizhibui* was formed. *Zhou Ganfen*, one of the committee members of the *baizhibui*, was an employee of the owner of the property at that time. Knowing that the property was for sale, the *Zongxinju* resolved to purchase the premises at the cost of \$29,000. They then renamed their organization the Yue Shan Society and moved into number 37 on December 26, 1939.<sup>14</sup> Other information appearing in the SOS indicates that the Yue Shan Society moved to the upper floors of number 37 in 1948.<sup>15</sup>

However, another story was found in the *Yusheng yuekan*. Here it is said that the *Yushan Zongxinju* moved to 59 East Pender Street on October 1, 1939. They changed the name to *Yushan Zonggongsuo* by revising the constitution, which was in effect starting from January 1, 1940.<sup>16</sup> The Society's address of 59 East Pender Street could also be found in both the *Yusheng yuekan* (1939 to 1943) and the City Directory (1940-1943).

The properties at 33-49 East Pender Street and 30-

50 Market Alley were owned by two members of Yue Shan Society, *Cao Zhongya* and *Zhou Yusheng*, in the early 1940s. They realized that the buildings were suitable for use as an office and therefore agreed to sell to the Society. The Society then called a members' meeting and formed the *baizhibui* as well as the Property Management Committee in January 1943. They aimed at raising \$30,000 (3,000 shares of \$10 each) across Canada and finally acquired the premises at about that cost.<sup>17</sup> The grand opening of the building was held on December 26, 1943.<sup>18</sup>

As mentioned above, the Society raised money by publishing a commemorative volume for the grand opening (*Yushan Zonggongsuo luocheng jiniance*) in order to pay off the debts to the members of the *baizhibui*. This plan was initiated in 1943 but the volume was published only in 1949. The delay was due to the lack of good quality paper and manpower during wartime. The printing company also could not finish making the mould in time, in addition to the destruction of articles and photos by fire<sup>19</sup>. The commemorative volume was finally published six years after the grand opening. This may be the reason why some thought that the opening of the building was in 1948.

### The Bridge of Poon Yue people in Canada and China

One of the characteristics of locality associations is that they build linkages between the immigrants overseas and their relatives in hometowns in China. This was owing to the fact that most Chinese who came to Canada in the early period were single men who left their families in China. They always grouped together in the stores or companies owned by the natives from the same county. These trading companies in turn used their business networks to create and maintain the contacts.<sup>20</sup> Chong Hoo Tong was no exception. Both Victoria's and Vancouver's Chong Hoo Tong were formed "inside" companies owned by Poon-yue people. At that time, they mainly served to send bones of the deceased back to China<sup>21</sup> and acted like a postmaster to transport mail between two places. It was believed that the networks of these import-export companies, to a great extent, helped to achieve these objectives. For instance, a particular family used Tai Soong for most of their transactions, to receive and send both mail and remittances.<sup>22</sup> The name of *Zongxinju* reveals both such a role and function. Even nowadays, the Society occasionally receives letters from Poon-yue asking for the transfer of mail. Some people in Poon Yue believe that the Society could locate

The properties at 33-49 East Pender Street and 30-



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their relatives or friends living in Vancouver and help to forward letters.<sup>23</sup>

The role as a bridge became more important in the 1930s and 40s. In order to raise funds for the Poon-yue people who suffered from the Japanese invasion, the *Yushan Zongxinju* established a committee called *Yushan zaiqu nanmin jiujiu zhubukan weiyuanhui*. Some Chinese from the same villages of Poon-yue County also established their own committees and used their stores as the contact.<sup>24</sup> The Poon-yue people in Canada donated in total more than \$220,000 (Chinese currency) to China during wartime.<sup>25</sup> *Yusheng yuekan*, the newsletter published by the Yue Shan Society from 1939-1949, played a prominent role by creating a channel for the Chinese in Canada to become informed about what happened in the Poon-yue area.<sup>26</sup>

Though the social environment has undergone great changes in the past few decades, the Yue Shan Society still plays an active role in liaison with the Poon-yue area. In the late 1980s the Society organized a summer camp for the youth in Vancouver to visit Poon-yue.<sup>27</sup> It also made donations to the various modernizing and welfare projects in the home county, such as building hospitals<sup>28</sup>, schools and roads. Currently, it organizes exchange tours every year for members to go to China while the Poon-

yue groups or government officials come and visit Vancouver. It also has submitted articles reporting the activities of Vancouver Poon-yue people to *The Overseas Chinese News of Canton Suburbs*, a newsletter published in Guangzhou.

### Organization, Membership and Activities

The Yue Shan Society is the headquarters of most Poon-yue organizations in the province of British Columbia. Other than the Victoria branch (established in 1962), there are other associations formed by people from the same villages or districts of the Poon-yue area. Though these associations are independently operated, their members are also members of the Yue Shan Society.<sup>29</sup> Currently, the Society has about 5,600-6,000 individual members, mainly from the northern part of Poon-yue. A new member should be referred by two members and will pay a \$5 admission fee. The annual fee is \$2 and membership will automatically cease if anyone fails to pay for three years.<sup>30</sup>

Locality associations, in their early stages, were like a "benevolent hall" (*shantang*)<sup>31</sup> for their members. In the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, services provided by the Chong Hoo Tong and the *Yueshan Zongxinju* were mainly related to the members' daily lives. Other than sending bones of the deceased back to China, they helped the members with

medicine and transportation fees. Every year they organized sacrifices to their ancestors. If there were disputes among members, or between members and other Chinese, the association would help to settle them.<sup>32</sup>

Following the changes in the economic and social environment in the 1940s, especially after World War II, the nature of the services switched to become more "social" and "recreational". In order to provide various kinds of programs for the members, a recreational department was formed in 1940. In the following years, different interest groups were set up, for instance: a Chinese martial arts group, sports group, music group, basketball team, etc. Because today an important proportion of membership are seniors, the Society has organized activities particularly for them, such as Mahjong, Ping-Pong or a Karaoke group.

To attract the local-born young generation is one of the significant issues for the Chinese associations in Vancouver Chinatown. The Yue Shan Society had formed youth groups in the 1940s and 50s but did not gain great success.<sup>33</sup> In 1987, they established a scholarship committee. Since then, they have presented scholarships annually to the children of members who show academic achievement. Currently, the weekly practices of the martial arts group also aim at attracting the young generation

# THE YUE SHAN SOCIETY

## Historical Value • Social History

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to involve themselves in the association.

With its strong base of membership, the Yue Shan Society actively involves itself in community affairs. It has subscribed, in different periods of time, to the St. Joseph Hospital, Children's Hospital, Chinese Public School, and the Chinese Cultural Centre.<sup>34</sup> The Society has a close relationship with the Chinese Benevolent Association<sup>35</sup>, and it always participates in different events or activities of the Chinese community, such as the Chinatown Historic Area Pender Street Improvement Project, New Year Parade and the fundraising campaigns in times of calamities. It plays a significant role and contributes a lot to building today's Chinatown.

To facilitate a better communication, various Poon-yue organizations in North America (now extended to South America) have met once every few years since 1991. The Conventions in 1993 and 2004 were held in Vancouver and were hosted by the Yue Shan Society.<sup>36</sup> In between, delegates of the Poon-yue organizations in different places also attend each other's anniversary celebrations.

### Living in the Apartment

More and more Chinese came to Canada after World War II. It was popular at that time for the clan or locality associations in Chinatown to operate

dormitories for the clansmen or those who were from the same county or village. Since its moving to the current site, the Yue Shan Society has been using the apartment building at Market Alley for that purpose. Young Yip, who came to Canada in 1953 and is a member of Yue Shan Society, lived in the apartment building from 1954 to 1963. His father lived in Nanaimo, but he preferred to settle down in Vancouver because there were more job opportunities. He described the building of that time as only four big rooms with a public living room, kitchen and bathroom. Around 6 to 10 persons from the same village or district lived in one room. There was no divider between beds. The room Young Yip lived in belonged to *Qingjie tang*, which only accommodated people with the surname Yip. Even if one or two of them left for a few months to work outside Vancouver, their beds would not be rented out to other Chinese. Young Yip paid \$5 monthly, including utilities. There was no increase in the rent within the eleven years he lived there. The men living there did not have much to do in their leisure time. Young Yip usually went to the stores downstairs after work and chatted with various people, or listened to the radio program of Cantonese Opera, which was only broadcast for two hours every Sunday.<sup>37</sup>

To meet the fire safety regulations of the Municipal government, the Yue Shan Society renovated the

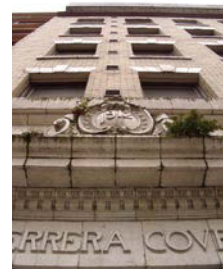
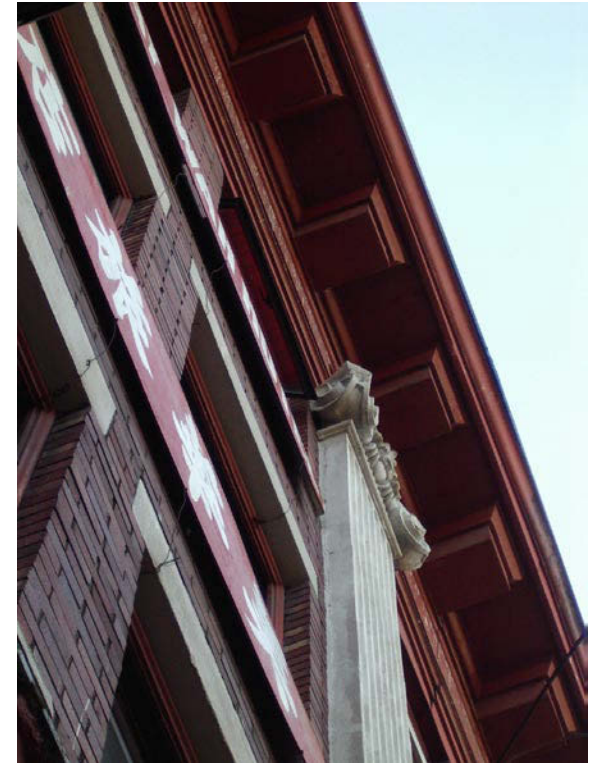
apartment building in 1976<sup>38</sup>. They redesigned it into two levels of fourteen suites, each suite with one or two bedrooms. Though the Society does not advertise or promote these rooms, the rate of renting out is quite high, with only one to two rooms vacant at the moment. Tenants nowadays are not limited to people from Poon-yue, but also include people from other counties. There are old couples, new immigrants, and overseas students. The rent collected is the main source of income for the Society.<sup>39</sup>

# SHON YEE BENEVOLENT ASSOCIATION: MAY WAH HOTEL

258 East Pender Street, Vancouver, British Columbia

## 鐵城崇義總會

July 2005



# SHON YEE BENEVOLENT ASSOCIATION: MAY WAH HOTEL

## Historical Value • Social History

This building, now owned by the Shon Yee Benevolent Association of Canada, is of historical value because it was one of the largest rooming hotels in Chinatown when it was built in 1913. The building was a response to the growing demand for this type of accommodation at a time when the City was also trying to eliminate the sub-quality sanitary and safety conditions some of these facilities produced.

### Change of Occupants

This five-storey brick building was designed by William Frederick Gardiner Architect for Messrs. Barrett and Deane, and occupied three lots (75'x122') in the mid-block of Pender Street between Main and Gore Streets. Its Pender Street façade is decorated with six classical pilasters with a strong horizontal cornice. It was designed with a full basement and retail space on the Ground Floor. The basement was occupied by a printing company, Ho Sun Hing Co., from the early 1920s to late 1940s. Another long term retail tenant is Le-Kiu Poultry Co. Ltd. (originally Le-Kiu Trading Co.), which has been located at 256 East Pender Street since 1947. The four floors of the “rooming house” above street level provide a total of 130 rooms, with one communal kitchen and two communal bathrooms on each floor. Two common lounges are located on the Second Floor.

According to the City Directory, the name of the rooming hotel has been changed six times in the past ninety years:

1914-1946	Loyal Hotel
1947-1949	New Orient Hotel
1950-1955	Le-Kiu Hotel (Mr. Alex Louie, during his January 22, 2005 interview, did not recall Le-Kiu ever managing the hotel)
1956-1968	Garden Hotel
1969-1979	Sydney Hotel
1980-present	May Wah Hotel

Although it is not clear if the name change of the hotel was due to changes in management or in building ownership, it is evident that the Shon Yee Benevolent Association of Canada purchased this building in 1926<sup>1</sup>, but did not move its office to the Ground Floor of 256 East Pender Street until 1947. The Association stayed at this premise until 1977 when the office was moved to 408 Jackson Street.

### Historical Background to Lodging House By-Law and May Wah Hotel

When the City of Vancouver started to grow and expand after its incorporation in 1889, there was an

influx of singles and immigrants with or without families who came to offer their labour in building the city. They worked at building railroads, clearing forests, fish canning, etc., and their wages were low. Their choices of available accommodation were either 1) boarding houses, which provided both meals and lodging; or 2) rooming houses, or lodging houses, which provided lodging only and did not permit cooking. The former could be run by a private family house owner who converted some of his rooms and rented them out to the tenants. The latter could be operated by a hotel operator (such as the Loyal Hotel); or in the Chinatown area, by different societies, or “tongs”, for their own members’ benefit (such as one run by the Lim Sai Hor Association) or for the general public (such as the one run by the Mah Society of Canada).

Most of the Chinatown buildings during this period were developed as commercial spaces involving stores, laundries, barber shops or restaurants at street level, with rooming facilities, or





# SHON YEE BENEVOLENT ASSOCIATION: MAY WAH HOTEL

## Historical Value • Social History

occasionally, the office space for “tongs”, on the upper floors. Rooming or lodging houses were popular for many reasons. They existed at the heart of the local Chinese community which offered a sense of social support and security – a home away from home. Also, they provided their Chinese tenants easy access to all essentials and amenities such as shopping, eating, collecting mail, etc. Further, it was financially affordable for the Chinese labourers who worked long hours with low income. However, the rooms of these facilities were generally under-sized, but over-populated. A typical room size at Loyal Hotel (now May Wah Hotel) is 8’-0” x 9’-0”, which could accommodate two beds for a family of six. It was considered luxurious to have a window in a room, although this window may have overlooked the street, lane or into a deep lightwell. Other rooms may have had no window at all for natural ventilation or sunlight, but these rooms would be cheaper. Mr. Sang Ling recalls paying \$12 a month (in 1952) for his room on the Second Floor of the Lim Sai Hor Association building. The rent on the Third floor was higher because the rooms there received more natural day light<sup>2</sup>. These rooms in the Lim Sai Hor Association building usually had an open wood grille above the partition walls which allowed some ventilation within the floor, but not much privacy. Therefore, in the 1910s, there was a growing concern in the City’s Medical Health Office that

the over-populated space, lack of natural sunlight and poor ventilation of these rooming houses could propagate the transmission of diseases. One lodging house inspector reported:

*“Among the immediate and imminent dangers from a health standpoint with regard to “housing” may be cited:*

1. *Inadequate air space around cabins, apartment houses and lodging houses*
2. *Dark rooms*
3. *Kitchens or light-housekeeping rooms used for sleeping purposes*
4. *No standard of floor area per person*
5. *Insufficient cubic air space per person provided*
6. *Concealed beds*
7. *Unventilated, or improperly ventilated gas fixtures*
8. *The indiscriminate letting of bedrooms by the smaller private houses.”*

Another major problem with these rooming houses was the fire hazard caused by the illegal use of cooking appliances in the sleeping rooms. A series of campaigns of enforcement and amendment of regulations such as the Health By-Law, Lodging House By-Law, etc. began around 1913. A Building Commission was set up in 1911. An extensive comparison study and analysis of Vancouver’s lodging house issue with other countries such as Scotland, Ireland, England,

France, Germany and the USA, as well as other Canadian provinces<sup>4</sup> was carried out by the Medical Health Office. This study included an analysis of their practices with respect to building coverage, density, building mass, definitions of lodging house and its legislation, etc. In Vancouver the Lodging House By-Law No. 341 was first legislated in 1899, and subsequently amended in 1910, 1911, 1923, and approximately every three or four years after. This By-Law established some design criteria for the room size, placement of windows, amount of ventilation, etc. as well as licensing requirements and responsibilities for the lodge-keeper in maintaining clean living conditions. The Lodging House By-Law No. 765 (1910) stated, “(36) No Lodging-house Keeper shall permit the storage of combustible materials in any room of such Lodging-house, nor shall he permit or allow the use of any room for the collection of old rags, old bones, old bottles, or refuse of any kind.”. From 1928, zoning by-laws forbade all “rooming houses”. However, this effort at eliminating the



# SHON YEE BENEVOLENT ASSOCIATION: MAY WAH HOTEL

## Historical Value • Social History

undesirable, unclean living environments of the rooming house proved to be ineffective. In 1938, the License Inspector, Corporation Counsel, Medical Health Officer, Building Inspector and Secretary of Zoning Matters wrote a joint letter to the Building, Civic Planning & Parks Committee stating that “many of such applications for licenses, while they are ostensibly made for lodging houses, are in reality applications for what is known as ‘rooming houses’ – a building where individual rooms, each equipped with a cooking appliance and sink are rented to tenants, and where the sanitary conveniences are in common use by all the occupants of the dwelling.”<sup>5</sup> The danger of this was that many electrical and mechanical works might not be inspected for their actual usage. The letter also acknowledged that the demand for rooming houses was high, and further proposed “to permit the remodelling of suitable dwellings, in the Multiple Dwelling and Commercial Districts, into ‘rooming houses’ provided adequate sanitary conveniences are installed.”

The Loyal Hotel was designed and built during a period when the City was tightening its requirements on rooming house design. By-Laws which governed the design of a rooming house included the Building By-Law and Lodging House By-Law of the time. Some of the design

requirements outlined in Lodging House By-Law No. 870 (1911) included:

1. prescriptive requirements on the size of the lightwell based on the building height, with a horizontal intake or air duct situated at the bottom of the shaft.
2. minimum room size: 9'-0" x 6'-0" x 8'-0" ceiling
3. minimum cubic feet of space: 400 ft<sup>3</sup> per person
4. specific cleaning schedule for the removal of all solid or liquid refuse before 10am; the cleaning of floor, room and landing by 1pm; the cleaning of washroom appliances at all times; and the cleaning of every interior wall and ceiling in the first week of the month of May.

It is particularly difficult to satisfy all the natural daylight, natural ventilation and lightwell design requirements in an infill lot. However, the Loyal Hotel was a little bit more advantageous in the design due to its size (75'x122'). With a U-shape plan on a wider lot, it maximizes its exposure to natural light by incorporating three shafts of lightwells --- two on the sides and one in the middle of the building. Although the lightwells are still narrow in comparison to the By-Law requirements, they allow one window to each room and provide openness and fresh air to all

of them. Each room also provides one bed, one desk, and one chair. Hot water radiant heating and a hand washing basin with hot and cold water are provided. Typical room size is 9'-0" x 12'-4" with 8'-0" ceiling. The security control station is situated on the Second Floor, beside the grand central staircase. Fire escapes are provided at corridor ends, which satisfies the Building By-Law requirement for emergency egress. These fire escapes are occasionally used by the tenants to dry clothes, prepare preserved fish, etc.

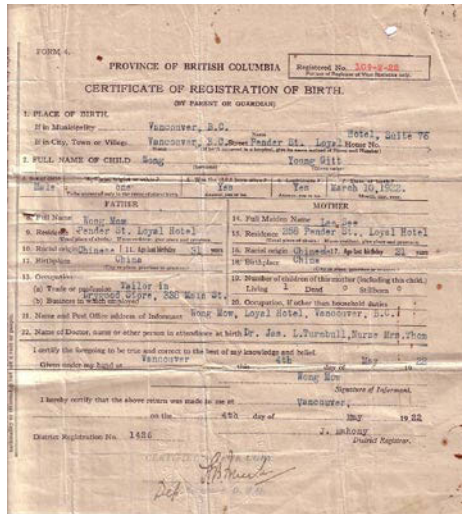


# SHON YEE BENEVOLENT ASSOCIATION: MAY WAH HOTEL

## Historical Value • Social History

### Life at the May Wah Hotel

Larry Wong remembers life at the Loyal Hotel, predecessor to the May Wah Hotel. His family lived there shortly after his mother arrived from China in 1921. Larry's eldest brother, Young Gitt Wong, was born in the Loyal Hotel. Larry's father had a tailor shop in the 300 block of Main



Young Gitt Wong's birth certificate

Street.<sup>6</sup> By the time he was born, his parents, two brothers and sister had moved to 436 Main Street. His father's shop occupied the business front and the living quarters were in the back of the structure. The store had a sink, a toilet, no

hot water, and no bathtub. Larry's father's friend, named Gum Sing, was a retired bachelor labourer who lived at the Loyal Hotel. He was the one who was asked to baby-sit Larry during that time. Larry remembers every Sunday afternoon being walked to the Loyal Hotel with Gum Sing to have a bath.

"I remember the high step of the apron from the sidewalk, the swinging doors and the short stairway to the main floor. From there, we climbed up a stairway that wound around a light well or shaft for two floors, down the hallway to his single room. There was no view other than a blank wall of the next building. His room contained a single bed, a closet, a table and a couple of wooden chairs."<sup>7</sup>

Larry was to then undress to his underwear, while wearing his shirt as a robe (of sorts). He was led down the hallway to a communal bathroom. It was there that his hot bath would be drawn for him. He remembers a white clawed foot tub that was wide and deep. Larry felt like it took hours for the bathtub to fill.

<sup>8</sup>Born in Calgary in 1925, Alex Louie came to Vancouver in 1938.<sup>9</sup> For the next several years, he worked at a variety of jobs. Alex lived at the Loyal Hotel between the years of 1938 and 1942. According to Alex, all the rooms were the same at the Hotel. Rooms were rented by the day or by the month. The second and third floors were

left for those who were monthly billets. MacMillan Bloedel and other lumber mill workers would get a room on the weekends when they were back in town. Everyone shared a communal kitchen, and there was a toilet with two bathrooms per floor of the Hotel. Everyone would meet in the common rooms to be social and Alex remembers there being two tables for Mah Jong enthusiasts. The Hotel was heated in those days by sawdust furnaces that had to be monitored every hour by hired persons. Later, the Hotel moved on to wood and coal furnaces. The Chinese lived exclusively in Chinatown then (because they were not welcomed outside of it) and young men were usually found in the gambling parlours instead of their rooms. Bachelors were bored and had some money to burn, recalls Alex. His close colleagues, John, Philip and Peter, remembered their age-cohorts of those days and said, with smiles, "If you wanted to find someone, you went to the gambling halls first before anywhere else."





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Each bachelor room contained a bed and not much more. Apple crates were used as stools and parts of tables sometimes. Today, the rooms themselves have barely changed at all. There are no electric appliances allowed in the rooms, which meant no ironing as well. The communal kitchen had a coin-operated gas stove for shared use. There was hot water from the sinks, however. Meals were sometimes shared or eaten together as a group among the bachelors of the Hotel. Most men cooked and ate on their own time and schedule. The Hotel was composed of an entirely Chinese clientele. However, four or five rooms were left for streetwalkers needing temporary accommodations. Alex recalls the Caucasian prostitutes knocking on doors along the hallways early in the morning looking for an empty room to practice their trade.

There were only two families at the Hotel during the time Alex was there. They had a special sign or a sticker on the door and people knew not to disturb them. There were two beds in the family rooms: one for the parents and one for the children. The grandmother of Denise Chong (author of *The Concubine's Children*) lived there, says Alex, and Gee Gee Sau's family also lived there for a time. During the early 1940's, the Shon Yee Benevolent Association was not yet established at 260 East Pender Street. The business at that location was called Cheung Hing Lau. Alex remembers that it

was around that time that the Yuen Fat Co., next door to the hotel, went out of business. The Shon Yee Benevolent Association took possession of the building shortly after in 1946. At 258 East Pender was the Loyal Hotel. Alex Louie believes the Le-kiu business at 256 East Pender was not established until 1945. He also remembers a coffee shop in that location before 1943. In 1947, the China Agency brokerage was located there, too. At 254½ Pender (where the Dai Cheong company is currently) was Quon On, a vegetable market, and next door was Siu Lee, a tobacconist at 254 Pender.

The role of the Shon Yee Benevolent Association was multi-faceted. Firstly, the Association's role was to be a protective society and community centre

for the Zhongshan people living in Chinatown. The Association provided protection, a social and familial environment, and Zhongshan member support. Alex says that the protection provided was two-fold. Sometimes, harassment came from outsiders to Chinatown while at other times protection was needed from individuals from other associations. Diplomatic means were employed by associations to settle disputes through "Kangaroo Courts," as Alex called them. Secondly, Shon Yee was a fraternal organization for the bachelors associated with Zhongshan. Most of the young men spoke and read Chinese back then. Some could also read and write English. Some of the old-timers would need help in reading, writing, and translating letters they received. This was usually a free service provided by the young to the old. Thirdly, it was also a charitable organization for the people of Zhongshan. Alex remembered that everybody paid into the charity department back then. The Association also acted as a fundraising body. Dedicated members were those who



*The opening of Shon Yee Benevolent Association at 260 East Pender on May 26, 1946. Note that the hotel at 258 East Pender at the time was called "Hotel New Orient".*





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could support their own families as well as the Association's goals. The Association also helped the "bachelors" save money and send it back to their families in China. The money was always dealt through the banks. For every \$100 HKD that was sent back to China, the Association charged \$1 CAD, recalls Alex. A letter could be sent back home to China with the money, if the "bachelor" worker so wished. Funerary rites for a departed Chinese worker in Canada could be arranged, for a price, on behalf of the relatives of the deceased in Canada and China. On the odd occasion, Alex remembers, collections were made among the Association members for certain people who needed extra help. Arrangements for the remains (bones or ashes) of the departed could also be made through the Association to make sure the body was shipped back to China correctly.<sup>10</sup>

Sid Chow Tan has learned much from his elders. He thinks about his granny quite a bit when he remembers life at the May Wah Hotel. He remembers how "grannies gather to gab, shop for each other and cook specialties to share."<sup>11</sup> Sid lived there for eight years with his grandmother who had lived there herself for twelve. Meals were usually eaten alone in their own rooms while, on more social occasions, they shared finger snacks. Sid recollects the strong sense of community at the Hotel. He feels that it was quite utopian by

nature there. Sid remembers a tenant of the hotel, the oldest one there, who was ninety-eight at the time. He says that her mind was still razor sharp and she was only [at the time] recently bed ridden due to a bad back. She had outlived her husband, brothers, sisters, her only child and her own teeth. This fiercely independent granny lived alone with a small pension, called in Cantonese "yeng lo gim", translated as "gold for the old to live", while almost blind and deaf. She giggled every time she received her Canada Pension: happy to live in Canada, where the government sends her money so that she will not starve to death on her own. For her, the pension exemplified the greatness of Canada.

She fought for every moment of life with humour and hope. The other elderly women helped her by checking in on her hourly, bringing in her meals, and taking out her commode. Once she could walk up and down the stairs to her third floor apartment at the hotel to go shopping in Chinatown and such. On a double hot plate, she would steam and slow cook varieties of mushrooms, chicken, and pork belly in bean curd or shrimp paste sauce; minced pork with Chinese sausage and fresh water chestnuts; and spare ribs in bean sauce. Fresh seasonal vegetables and rice would round out the meal quite satisfyingly. At other times, other elderly women would share each other's culinary masterpieces or signature dishes. Sid reflects that

he always thought the company was much better than the food.



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### Shon Yee Benevolent Association of Canada

The Shon Yee Benevolent Association is a locality association. Its members come from the Zhongshan County in south China. Zhongshan County was previously named Xiangshan. At the time of Dr. Sun Yat-sen's death in 1925, this County, which was his native place, was renamed in his honour, Zhongshan being his alternate personal name. In Vancouver's Shon Yee Benevolent Association, the major surnames are Zheng, Li and Lim. The goal of the association is to provide social services and welfare for members. When the Shon Yee Benevolent Association was formed in 1914, there had already been an organization to represent what was then Xiangshan County. This was the Xiangshan Fushantang, which provided assistance and services to people from that County living in Canada. In 1914, due to disputes among different surname groups in the Fushantang, several members took the initiative to form the Shon Yee Benevolent Association in Vancouver. One year later, the first election of executives took place at 315 East Pender Street. The 66 persons who were present on that day were declared to be charter members of the Shon Yee Benevolent Association.

The name Shon Yee comes from the Shon Yee Shrine in Shek Kei town within Zhongshan

County. The town of Shek Kei was and still is the commercial centre of the County. The shrine was built by the intellectuals and the wealthy families of the County to be a training ground for the younger generations. Its goal was to help young people to be good citizens and to uphold the good reputation and name of the County.

The founding of the Association in Vancouver involved a diplomat from China. Cheung Yee Bak, who had been Consul General of China in Vancouver during the last days of the Imperial Qing dynasty, helped name the new organization. During the Qing period, rebels against the dynasty had been unable to capture the town of Shek Kei, for which the town had come to be called by the dynasty, the "Iron City" or, in Cantonese, "Tit Shing". Cheung Yee Bak added "Tit Shing" to the name of the new Shon Yee Benevolent Association, making its full name, as it still is today, Tit Shing Shon Yee Wui, or, in English, Tit Shing Shon Yee Benevolent Association. The affixing of the name was intended to formalize the connection to the town of Shek Kei and the virtues attributed to it, including the ideals of citizenship. The other ideals of the Association are brotherhood, loyalty, mutual respect among members, and charitable services. At the end of World War I, the Association was briefly inactive due to the economic recession of the time. But by 1919, it had resumed its activities,

and branches were set up in Victoria, in 1921 and Calgary two years later. In the early 1920s<sup>12</sup>, Shon Yee began to invest in properties in Canada, in order to strengthen its finances and be better able to provide member welfare services as needed.

In 1922, a *baizibui* was formed. It issued 1,500 shares, \$50 a share, to members. Through this means, the Association collected \$75,000 to purchase the Sherman Hotel in the 100 block of East Pender Street - the present location of the Bank of Montreal. This property was sold in 1935. The Association paid \$75,000 to acquire the Loyal Hotel Building in the 200 block of East Pender Street in 1926. It was then that the practice was established to collect \$5.00 from each new member for the real estate fund. In 1957, the Association purchased a building at East Hastings and Jackson Streets and named it the Shon Yee Building.<sup>13</sup>



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The Shon Yee Benevolent Association maintained an office in the 300 block of East Pender Street from its inception in 1914-15 to 1946, when it moved to the Loyal Hotel Building at 260 East Pender. In 1977, a further relocation took place, this one to the Shon Yee Building, because it was more profitable to rent out the office space in the Loyal Hotel Building to bring in income for the organization.<sup>14</sup>

A convention was held to bring together the Vancouver headquarters and Victoria and Calgary branches. It was agreed that the Victoria chapter should purchase its own property. A *baizihui* was then formed and it raised \$1,750 from members to purchase the office of the Victoria branch.<sup>15</sup> At the sixth convention in 1952, a decision was made to transfer \$105,000 from the Real Estate Division of the Vancouver Headquarters to the Real Estate Fund of that Headquarters, the Victoria chapter and the Calgary chapter on an equal share basis. That meant that each would receive \$35,000. It was decided that if the money in the Real Estate Fund was not enough to pay for any future property investments, the Association could raise money from members in the three locations through *baizihui* or by mortgage.<sup>16</sup>

### Relations with China

In 1939, the Shon Yee Benevolent Association held a fund-raising campaign for the refugees and soldiers in Zhongshan County. A total of \$2,182 was raised from the Chinese community. A second campaign was held in 1944 in which the Association was able to raise \$6,017.42 to support China in the war against Japan. The money was used for refugees and other relief needs.<sup>17</sup>

### Benefits for members

At its Annual General Meeting in 1953, the Association decided to set up policies to provide assistance to families of deceased members for funeral expenses and medical assistance. The assistance for families of deceased members was applicable to members living in Canada or overseas who had paid the membership dues of one dollar per year. The Association would provide \$300 for the family. This assistance was increased in 1963, ranging from \$100 to \$400, depending on the situation. This amount was further raised to \$500 in 1969. The medical assistance was applicable to members living or studying in Canada. The Association could provide \$50 in medical fees and also collected donations of \$0.50 per person from members. This policy was later cancelled as the Government of British Columbia began to provide medical and welfare assistance to residents.<sup>18</sup>

### Senior Housing Project – 628 East Hastings

The Senior Housing Project was a very unique subsidized housing project.<sup>19</sup> In 1988, a residence was opened for seniors over the age of 55 and disabled persons. The Association had no money to develop anything. But BC Housing at the time was willing to subsidize the construction of a senior housing building, if the Association would provide the property for the development. The government was to take care of the income and expenditure of the senior housing project, while the Association managed it. The property and senior housing were to be returned to the Association after 40 years (in the year 2026). This contractual arrangement was a special agreement between the two parties. The Senior Housing Project took ten months to construct, and it is one of the few brick buildings that the government has built for housing purposes (housing was typically built in wood). The Ground Floor of the building is leased to an Aboriginal group for daycare facilities.



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The senior housing project has a mix of different tenants who are multicultural and those that may be on social assistance. Bedrooms are of all types and sizes. The building has 56 single bedrooms, 12 double bedrooms and 4 three-bedroom suites. The occupancy is almost full. The rent varies based on the tenant's income. The tenant usually pays 1/3 of their income, (\$300-\$500 depending on the room size, for example) and the government pays for the remaining rent.

The May Wah Hotel has always been managed by a third party management company. The Shon Yee Benevolent Association does not know how the management company advertises the hotel. It could be through referral. It used to have a lot of senior tenants, but since the 1990s, there have been more and more new immigrants from Mainland China.<sup>20</sup> The Association used to have some members living there, but not any more. The only living member who used to stay in the May Wah Hotel is 97 years old. He still commutes to the Association, but he does not remember many things.

### **Nurturing the young generation**

The Shon Yee Benevolent Association has been successful in recruiting young people into its membership and training them to be future

leaders. Programs are organized to attract young people into visiting and joining the Association. The youth club and the athletic club are two strong programs formed by the Association. Since the 1930s, the Association has seen the need to train younger generations to work for the Association in the future. Therefore, young people were welcome to join, and clubs and activities were and are organized to include the younger generations. For example, the Shon Yee Theatre Club was formed for youth. After World War II, as more members were able to bring their families to Canada, the association extended membership to include wives and children of members. The Shon Yee Youth Club was formally established in 1973. At the same time, the Women's Club was formed. Two years later, the Shon Yee Athletic Club was created. Beginning in the 1980s scholarships were offered to the children of members.<sup>21,22</sup>

The Athletic Club is one of the Association's strongest programs. Its origin can be traced back to the youth clubs formed in the 1950s. Its goal was to unite the members and provide them with entertainment and exercise activities. Since its formation, the Athletic Club has extended its services to the whole Chinese community. The Club has also performed at various functions in the Chinese community. A notable case in 1979 was the Athletic Club's fund-raising for the Chinese

Cultural Centre and the Chinese Benevolent Association.<sup>23</sup>

### **Other Programs**

Anniversary celebrations are held for the membership of the Association, which was estimated to be about 1,200 currently. The members, families and descendants of the Association members attend the celebrations. Quarterly meetings that are held at the Association discuss matters that include the welfare of certain members and charity issues in general. The Association, through its Athletic Club, also organizes classes in Chinese martial arts, lion dancing and dragon dancing. Other classes offered are Mandarin language, cooking, floral arrangement, and ballroom dancing. Social functions at the Association include picnics, movie nights, Christmas, and Karaoke parties that are held on weekends. A 60" TV was purchased through fund-raising, which means that the members wish to support this kind of activity and others like it.





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Special events for seniors are organized by holding birthday parties along with a gift of \$50.00 per senior.<sup>24</sup> In 1988, the Association received funding from the Federal and Provincial governments to build a 72-unit seniors' housing structure at 620 East Hastings Street, serving persons with diabetes as well as seniors over the age of 55. In 1991, a day-care center was opened. At that time, it was a state-of-the-art, 3000 square foot facility that employed eight child-care workers. The Association will periodically invite members to join its meetings in Victoria. They provide hotel accommodation and transportation (by bus for general members, by plane for representatives). Apart from celebrating special occasions such as New Years, Christmas, and birthday parties, the Association also holds Tri-City annual conferences. The meetings take place on long weekends, in the Vancouver area in May; in the Calgary area in August; and in the Victoria area in September. The Association will, at times, organize cross-association activities, including summer picnics, Chinese chess championships, table tennis tournaments, etc. They will usually invite such organizations as Yue Shan, CBA, Chinese Freemasons, and the Lee Association to join in the activities.<sup>25</sup>



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## Glossary

### PLACES

<u>Local / English Terms</u>	<u>Chinese Characters</u>	<u>Mandarin Pinyin</u>	<u>Remark</u>
Baishi	白石	Baishi	
Calgary	卡加利 (卡技利, 卡城)	Kajiali	
Canada	坎拿大 (加拏大, 加拿大)	Kannada / Jianada	
Canton / Kwongtung	廣東	Guangdong	Province in Southern China.
Chung Shan / Heung Shan	中山 / 香山	Zhongshan / Xiangshan	County in Guangdong province; Xiangshan was renamed Zhongshan in 1925 after the death of Dr. Sun Yat-sen (Sun Zhongshan).
Cumberland	金巴崙 (洪毛泥山, 山步崙)	Jinbalun	
Hoi-ping	開平	Kaiping	One of the four counties.
Hoysun / Toisan	台山	Taishan	One of the four counties.
Nanaimo	乃磨	Naimo	
Ontario	安省	An sheng	
Ottawa	柯京 (渥太華)	Ke jing / Wotaihua	
Poon-yue/ Pun-yue / Pun-yu / Pan-yu	番禺	Panyu	County in Guangdong province.
Quebec	古璧省	Gubi sheng	



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Regina	雷振打	Leizhenda	
Shek Kei	石岐	Shiqi	Commercial city of Zhongshan County.
Sun-wui	新會	Xinhui	One of the four counties.
Sze-yap / Ssu-I / Say Yup	四邑	Siyi	The four counties of Taishan, Kaiping, Enping and Xinhui, located in the western part of the Guangdong delta.
Toronto	都朗度 (多倫多)	Dulangdu / Duolunduo	
Vancouver	雲高華 (溫哥華, 灣高花, 溫哥巴, 雲高嘩)	Yungaohua / Wengehua	
Victoria	域多利 (域埠, 維多利亞)	Yuduoli / Weiduoliya	
Yin-ping / Yan-ping	恩平	Enping	One of the four counties.
Yue Shan	禺山	Yushan	Northern part of Poon-yue County; suburbs of Guangzhou nowadays.

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**ORGANIZATIONS / COMPANY NAMES**

<u>Local / English Terms</u>	<u>Chinese Characters</u>	<u>Mandarin Pinyin</u>	<u>Remarks</u>
Ah Chew Rooms	亞洲旅館	Yazhou lu guan	Located at 139 East Pender Street (from 1936).
Anti-Japanese Association / Resistance Association	抗日救國會 (抗日救國總會)	Kangri jiuguo hui	Founded in 1931.
Association of Lau Clansmen of Canada	劉氏宗親會	Liu shi zong qin hui	Located on the 2/F of 37 East Pender Street.
Aviation Construction Association	航空建設協會	Hang kong jianshe xiehui	Founded in 1939; fundraising to buy aircraft.
Banghu baoanju jiuji benxiang nanmin weiyuanhui	蚌湖保安局救濟本鄉 難民委員會	Banghu bao an ju jiu ji ben xiang nan min wei yuan hui	A fundraising committee formed by the people of Banghu village (Poon-yue County) during WW II.
Beijing Friendship Association of Canada	北京聯誼會	Beijing lian yi hui	
CBA Hospital Fundraising Club	中華會館籌款醫院慈 善有獎義捐會	Zhong hua hui guan chou kuan yi yuan ci shan you jiang yi juan hui	A club formed in 1933 to raise funds for the Oriental Hospital.
CBA Manor	安居樓	An ju lou	Senior home operated by CBA; opened in 1998.
Chinese Benevolent Association	中華會館	Zhong hua hui guan	The CBA in Vancouver.
Chinese Consolidated Benevolent Association	中華會館	Zhong hua hui guan	The CBA in Victoria.
Chinese Cultural Centre	中華文化中心	Zhong hua wen hua zhong xin	
Chinese Empire Reform Association / Bao Huang Hui	保救大清光緒皇帝會 (保皇會)	Bao jiu da qing guangxu huang di hui (Bao Huang Hui)	Formed by Kang Youwei.

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Chinese Fisherman Society	華人漁業職工聯誼會	Hua ren yu ye zhi gong lian yi hui	Located at 43a East Pender Street.
Chinese Freemasons / Chee Kung Tong	洪門 / 致公堂	Hong men / Zhi Kong Tang	A fraternal association founded in 1863 in Canada.
Chinese Health League	中華衛生會	Zhong hua wei sheng hui	Office at CBA building (1938-1941).
Chinese Hospital/Oriental Hospital	中華醫院	Zhong hua yi yuan	Located at CBA building (1910-1919); later moved to East Vancouver and incorporated with St. Joseph Hospital.
Chinese National Salvation League	全加華僑籌餉局 公債總局 全加華僑義捐救國 總會	Quan jia hua qiao chou xiang ju Gong zhai zong ju Quan jia hua qiao yi juan jiu guo zong hui	The organization was aimed at fundraising for China during the Sino-Japanese War. The Chinese name changed over time. (1937: 全加華僑籌餉局; 1938:公債總局; 1944: 全加華僑義捐救國總 會) (See "Donate to Save the Nation").
Chinese Public School	華僑公立學校 (華僑 學校)	Hua qiao gong li xue xiao	First opened in 1917 in CBA building.
Chinese Reform Gazette / Sun Po Co. Ltd.	新報	Xin bao	Chinese newspaper sponsored by the Empire Reform Association; located at Shanghai Alley/ Carrall Street in the early 20 <sup>th</sup> century.
Chinese Workers Protective Association	中華職工保障會	Zhong hua zhi gong bao zhang hui	Located at 37 East Pender Street (1930s-1940s).
Chong Hoo Tong	昌後堂	Chang hou tang	The earliest organization of Poon-yue people in Canada.
Chongyihui lianluochu	崇義會聯絡處	Chong yi hui lian lu ochu	Name of Shon Yee Benevolent Association when it was initiated in 1914.
Chongyi qingnian yanjiushe	崇義青年研究社	Chong yi qing nian yan jiu she	The youth group formed under Shon Yee Benevolent Association in 1952.
Committee to Democratize the CBA	促進中華會館歸還全 僑委員會	Cu jin zhong hua hui guan gui huan quan qiao wei yuan hui	Formed in 1970s during the split of CBA.

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Chinese Universities Alumni Association of Vancouver, B.C.	加拿大溫哥華中國大專院校校友會	Jianada Wengehua Zhongguo Da zhuan yuan xiao xiao you hui	
Donate to Save the Nation	全加華僑義捐救國總會	Quan jia hua qiao yi juan jiu guo zong hui	(See Chinese National Salvation League).
Eng Chow Co.	五洲藥房	Wu zhou yao fang	Located on the G/F of CBA building (1917 to 1960s).
Gim Lee Yuen	金利源	Jin li yuan	Early Vancouver business firm owned by a Lim clansman.
Heung Shan Hook Sin Tong	香山福善堂	Xiangshan fu shan tang	Locality association formed by people from Zhongshan County in late 19 <sup>th</sup> century.
Ho Sun Hing Co.	圖新軒圖章印刷局	Tu xin xuan tu zhang yin shua ju	Located at 258½ East Pender Street (1920s-1940s).
Hoysun Ningyung Benevolent Association	台山寧陽會館	Taishan ningyang hui guan	Locality Association; located on the 2/F of CBA building (1938 to 1970s).
Jiangsu Benevolent Association	江蘇同鄉會	Jiangsu tong xiang hui	
Kow Mock Association / Lim Kow Mock Society	九牧公所	Jiu mu gong suo	Clan association for surname: Lam/ Lim/ Lum/ Lamb(林); amalgamated with Lim Sai Hor Society in 1933.
Kuomintang (KMT) / Chinese Nationalist League	國民黨	Guo min dang	
Le Kiu Poultry	利僑雞鴨公司	Li qiao ji ya gong si	Located at 256 East Pender Street.
Le Kiu Trading Company	利僑貿易行	Li qiao mao yi hang	Located at 256 East Pender Street (after 1947).
Le Qun Fang	樂群房	Le Qun Fang	The early organization formed by Mah clansmen in 1906.
Lim Sai Hor Kow Mock Benevolent Association	林西河總堂九牧公所	Lin Xihe zong tang jiu mu gong suo	Clan association for surname: Lam/ Lim/ Lum/ Lamb (林).
Lim Sai Hor Society	林西河堂	Lin Xihe zong tang	Clan association for surname: Lam/ Lim/ Lum/ Lamb (林); amalgamated with Kow Mock Association in 1933.



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Loyal Hotel	賚來旅館	Lai lai lu guan	Located at 258 East Pender Street from 1914-1946.
Luwen Yushan qing nian hui	旅溫禺山青年會	Lu wen Yushan qing nian hui	A youth group formed under Yue Shan Society in 1940.
Mah Gim Doo Hung	馬金紫堂	Ma Jin Zi tang	Clan association for surname Ma / Mah (馬).
Mah Society	馬氏公所	Ma shi gong suo	Branch of clan association for surname Ma / Mah (馬).
Mah Society of Canada	加拿大馬氏宗親總會	Jianada ma shi zong qin zong hui	Headquarters of clan association for surname Ma / Mah (馬).
Mah Society of North America	旅北美馬氏總公所	Lu beimei ma shi zong gong suo	
Mah Society of North America of Vancouver	雲高華旅北美馬氏總公所	Yungaohua lu beimei ma shi zong gong suo	
Mah Society of Vancouver	雲埠馬氏宗親會	Yun bu ma shi zong qin hui	
May Wah Hotel	美華酒店	Mei hua jiu dian	Located at 258 East Pender Street since 1980.
Ming Lee Rooms	名利客棧	Ming li ke zhan	Located at 139 Pender Street East (1910s-1920s).
Mon Keong School	文彊學校	Wenjiang xue xiao	Chinese school run by Wong Benevolent Association.
Oikwok Hoktong / Patriotic School	愛國學堂	Ai guo xue tang	Operated by Chinese Empire Reform Association; established in 1908.
Oylin Kong Shaw	愛蓮公所	Ai lian gong suo	A surname association for the names Eng, Ng(吳), Chow, Chew (周); located at 43a of East Pender Street in 1930s.
Pon Yup Chong How Benevolent Association	金山大埠番禺昌後堂	Jinshan da bu Panyu chang hou tang	Locality association of Poon-yue people In San Francisco.
Poon Yue Society	番禺同鄉會	Panyu tong xiang hui	Locality association of Poon-yue people in Toronto.

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Qingjie tang	清介堂	Qing jie tang	Poon-yue people with surname Yip; they rented one of the four rooms in the apartment 30-50 Market Alley (1950s-1960s).
Sam Kee Company	三記號	San ji hao	Early Vancouver business firm owned by Chang Toy.
Sam Yup Association	旅美三邑總會館	Lu Mei san yi zong hui guan	Locality association of Poon-yue people In San Francisco.
Sherman Hotel	三民旅館	San min lu guan	Located at 176 East Pender Street.
Shiqi Fang	石溪房	Shiqi fang	Society formed by the Lim clansmen.
Shon Yee Athletic Club	崇義體育會	Chong yi ti yu hui	A group formed under Shon Yee Benevolent Association in 1975.
Shon Yee Benevolent Association of Canada/ Tit Shing Shon Yee Benevolent Association	鐵城崇義總會	Tie cheng chong yi zong hui	Locality association of Zhongshan; "Shon Yee" means "supreme in righteousness"; "Tit shing" means "iron city".
Shon Yee Building	崇義大廈	Chong yi da xia	Located at 408 Jackson Street (and East Hastings Street).
Shon Yee Place	崇義耆英樓大廈	Chong yi qi ying lou da xia	Located at 620 East Hastings Street.
Shon Yee shrine	崇義祠	Chong yi ci	Located in Shek Kei of Zhongshan; source of the name of Shon Yee Association.
Shon Yee theatre club	崇義白話劇社	Chong yi bai hua ju she	A group formed under Shon Yee Benevolent Association in 1926.
St. Joseph Hospital	聖約瑟醫院	Shen Yuese yi yuan	
Suey Sang poultry	瑞生號	Rui sheng Hao	A poultry shop located at 14 Canton Alley (1920s).
Sui Ying Chong Co.	瑞英昌	Rui Ying Chang	A clothing manufacturer located on the G/F of Lim building after 1946.
Tai Hon Kong Bo / Chinese Times	大漢公報	Da han gong bao	Vancouver-published Chinese newspaper by the Chinese Freemasons.

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Tai Kung Charity School	大公義學	Da gong yi xue	Chinese school run by Vancouver Freemasons.
Tai Soong Company	泰巽號	Tai xun hao	One of the biggest grocery stores in Victoria in the late 19 <sup>th</sup> century.
Taiquan Company	泰全公司	Tai quan gong si	A business firm in Hong Kong in the late 19 <sup>th</sup> century; Tai Soong Company was its branch in Victoria.
The Overseas Chinese News of Canton Suburbs	穗郊僑訊	Sui jiao qiao xun	A newsletter published in Guangzhou since 1980s; it reports the news of Overseas Poon-yue people.
Toisan Association (see Hoysun)	台山寧陽總會館	Taishan Ningyang zong hui guan	Locality Association in Victoria.
Wing Sang Company	永生號	Yong sheng hao	Early Vancouver business firm owned by Yip Sang.
Xian xiang theatrical group	現象劇社	Xian xiang ju she	Fundraised to establish the Chinese Public School in 1917.
Yahu tongxiang chouzhen zuguo yunan tongxiang weiyuanhui	鴉湖同鄉籌賑祖國遇難同鄉委員會	Yahu tong xiang chou zhen zu guo yu nan tong xiang wei yuan hui	A fundraising committee formed by the people of Yahu village (Poon-yue County) during WW II.
Yee Chong Lung Co.	裕昌隆	Yu Chang Long	Located at 539 Carrall Street in 1920s.
Yu Fat Wah Jung Co. Ltd.	元發華棧有限公司	Yuen fa hua zhan you xian gong si	Located at 262 East Pender Street (1930s-1950s).
Yusheng yuekan	禹聲月刊	Yu sheng yue kan	Newsletter published by Yue Shan Society from 1939-49. "Yue sheng" means "the voice of Poon-yue"; "Yue kan means monthly"
Yue Shan Society	禹山總公所	Yushan zhong gong suo	Locality Association for Chinese from Poon-yue (mainly Northern part of Poon-yue).
Yushan zaiqu nanmin jiuji chu zhukan weiyuanhui	禹山災區難民救濟處駐坎委員會	Yushan zai qu nan min jiu ji chu zhu kan wei yuan hui	A committee formed by Yue Shan Society to raise funds for the war victims in Poon-yue area (1930s-early 1940s).
Yushan zongxinju	禹山總信局	Yushan zong xin ju	Name of Yue Shan Society when it first formed in 1924.

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### INDIVIDUALS

<u>Local / English Terms</u>	<u>Chinese Characters</u>	<u>Mandarin Pinyin</u>	<u>Remarks</u>
Cao Zhongya	曹仲雅	Cao Zhongya	Member of Yue Shan Society (1940s).
Chang Toy (Chan Doe Gee)	陳才(陳道之)	Chen Cai (Chen Daozhi)	Owner of Sam Kee Company; a founder of CBA.
Chen Shuren	陳樹人	Chen Shuren	Founder of Chinese Public School.
Chen Yi	陳益	Chen Yi	Chen won the tender for building the 5/F of Mah building in 1921.
Cheung Yee Bak	張儒伯	Zhang Rubo	Consul General of China in Vancouver around 1911; founder of Shon Yee Benevolent Association.
Foon Sien / Wong Man-Po	黃文甫	Huang Wenpu	President and Executive of CBA (1940s-1950s).
Huang Yushan	黃玉珊	Huang Yushan	Chinese merchant in Vancouver; a founder of CBA.
Huang Zunxian	黃遵憲	Huang Zunxian	Chinese consul in San Francisco (1882 to 1885).
Jung Douglas	鄭天華	Zheng Tianhua	First Chinese Canadian elected to be Member of Parliament (1957).
Kang Youwei / Kang Nanhai	康有為 (康南海)	Kang Youwei / Kang Nanhai	Co-founder of Chinese Empire Reform Association.
Lee Bick	李日如	Li Riru	KMT leader and leading businessman.
Lee Kepment	李給民	Li Geimin	CBA and KMT member (1920s).
Lee Sai Fan	李世藩	Li Shifan	Chinese merchant in Vancouver; a founder of CBA.



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Li Hongzhang	李鴻章	Li Hongzhang	Chinese official; visited Vancouver in 1896.
Liang Qichao / Liang Rengong	梁啓超 (梁任公)	Liang Qichao/ Liang Rengong	Co-founder of Chinese Empire Reform Association; associate of Kang Youwei.
Liang Qirui	梁齊瑞	Liang Qirui	Chinese merchant in Vancouver; a founder of CBA.
Lim Bo Han	林葆恒	Lin Baoheng	Chinese Consul General in Vancouver (1923-1925).
Lim Fat	林發	Lin Fa	President of Lim Sai Hor Society in Victoria (1908).
Lim George Yuen Rev.	林佐然	Lin Zuoran	President of Lim Sai Hor Society (Vancouver) (1923).
Lim Hon Yuen	林翰元	Lin Han yuan	Secretary of Lim Sai Hor Society (Vancouver) (1923).
Lim James Kui Chan	林舉振	Lin juzhen	Treasurer of Lim Sai Hor Society (Vancouver) (1923).
Lim Quan	林岳鑿	Lin Yuejun	Active member of Lim Sai Hor Society late 20 <sup>th</sup> century).
Lin Liju	林禮舉	Lin Liju	Owner of Sui Ying Chong Co.
Lin Sen	林森	Lin Sen	Chairman of Kuomintang in China.
Lin Sumin	林蘇民	Lin Sumin	A doctor from Brazil who visited Vancouver Lim Society in 1968.
Lin Xibo	林喜伯	Lin Xibo	Steward of Lim Sai Hor Society (Vancouver) (1923).
Lin Yingjie	林英捷	Lin Yingjie	President of Kow Mock Association (1926).
Lin Ying-Lo	林英羅	Lin Yingluo	Secretary of Kow Mock Association (1926).

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Lum Duck Shew	林德紹	Lin Deshao	Chinese merchant in Vancouver; a founder of CBA.
Lum Shu Wing	林樹榮	Lin Shurong	Member of Lim Sai Hor Society (Vancouver) (1960s).
Ma Ai Zhen	馬愛珍	Ma Aizhen	Winner of the 3 <sup>rd</sup> Chinese Queen Contest organized by Chinese Public School in 1958.
Ma Qizheng	馬啓政	Ma Qizheng	Member of Mah Gim Doo Hung (1920s).
Ma Richu	馬日初	Ma Richu	The second landlord of 137-139 East Pender Street in late 40s and 50s.
Ma Shao Juan	馬少雋	Mah Shaojuan	Member of Mah Gim Doo Hung (1920s).
Ma Shu Jin	馬樞進	Ma Shujin	Member of Mah Gim Doo Hung (1920s).
Ma Shuli	馬樹禮	Ma Shuli	Legislative member of Republic of China; Member of KMT Central Committee.
Ma Xing Nan	馬星南	Ma Xingnan	Secretary of CBA (1908- ?).
Quan Sung Wing	關崇穎	Guan Chongying	KMT member and community leader.
Sun Yat-sen = Sun Zhongshan / Sun Wen	孫中山 (孫文)	Sun Zhongshan / Sun Wen	Revolutionary and Father of Modern China; First president of the Republic of China.
Tsang Shek-chun	曾石泉	Zeng Shiquan	First principal of Chinese Public School (1917).
Won Alexander Cumyow	溫金有	Wen Jinyou	First Canadian born Chinese.
Wong Tin Louis	黃天侶	Huang Tianlu	Established the Tai Soong Company in Victoria.
Ye Changting	葉暢庭	Ye Changting	CBA member (1920s); son of Yip Sang.

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Yip Sang	葉生 (葉春田)	Ye Sheng / Ye Chuntian	Chinese merchant in Vancouver; a founder of CBA; owner of Wing Sang Co.
Zhou Ganfen	周幹芬	Zhou Ganfen	Member of Yue Shan Society (1930s-40s).
Zhou Yusheng	周育生	Zhou Yusheng	Member of Yue Shan Society (1940s).
Zhu Rongji	朱鎔基	Zhu Rongji	Premier of People's Republic of China.

### OTHERS

<u>Local / English Terms</u>	<u>Chinese Characters</u>	<u>Pinyin</u>	<u>Remarks</u>
Bai zi hui	白子會	Bai zi hui	A term used for a group of people contributing money to purchase premises for their organization or association (1930s-1960s).
Clan association	宗親會	Zong qin hui	
District association	同鄉會	Tong xiang hui	
Gong suo	公所	Gong suo	
	基本金	Ji Ben Jin	Basic fee paid by Mah Gim Doo Hung members to the Headquarters.
Jie fei	經費	Jing fei	General fee paid by Mah Gim Doo Hung members to the Headquarters.
Real estate fund	實業基金費	Shi ye ji jin fei	A fee (\$5.00) collected from the new members by the Shon Yee Benevolent Association after 1935.
Shan Tong	善堂	Shan tang	Benevolent hall.

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Tong dei	堂底	Tang di	Regular membership fee paid to the Mah branches.
Tong fei	堂費	Tang fei	Annual fee paid by Chinese class students of Lim Association.
Tong xun chu	通訊處	Tong xun chu	Branch of Yue Shan Society; number of members between 3 - 100 (1940s).
Yeng lo gum	養老金	Yang lao jin	Old age allowance.
Zong tang	總堂	Zong tang	Headquarters.

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- Joe Mah

- Roy Mah

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**Timeline/Occupant**

**Archival Map**

**Floor Plans**

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**End Notes**

*July 2005*

# APPENDIX

## The Mah Society of Canada

Timeline/Occupant • Archival Map • Floor Plans • Photographs • Board of Directors • End Notes

July 2005

Year	Architectural Development	Occupant Pender Street East	Event
Pre-1901	One dwelling was found on site in the 1889 Fire Insurance Plan. The address was 125 Dupont in both the 1889 and 1901 Fire Insurance Plans.		
1906			Mah clansmen formed Le Qun Fang, which in fact was a Bai zi hui. The organization was dissolved a few years later.
1913	A permit application was submitted by the owner, William Dick, on Feb. 25 for a \$30,000 building of apartments and rooms. Architect was Henry Barton Watson.  Water service form (No.1078) showed "Above premises contain Store and Rooms. New building", "Occupied from Sept 12".	139: Canada-India Supply & Trust Co. Ltd.	
1914-1917		137: Kwong Fong Co. 139: Ming Lee Rooms Dong Yee Studio	
1917			Mah Society was founded in Edmonton.
1918			Mah Society was formed in Cumberland. They encouraged clansmen in Vancouver to form their own society.  Vancouver chapter was formed on Oct 13. They used the office of Le Qun Fang on Cambie Street.

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## The Mah Society of Canada

Timeline/Occupant • Archival Map • Floor Plans • Photographs • Board of Directors • End Notes

July 2005

Year	Architectural Development	Occupant Pender Street East	Event
1919			Calgary chapter was formed in Calgary on Jan 7.  Mah Gim Dong Hong (the headquarters) was established in Vancouver at 540 Cambie Street. Members began making trips to different cities in Canada in order to fundraise for purchasing their own premises. More than \$26,000 was raised.
1920	In the four-storey building with basement, Mah Gim Dong Hong used the two rooms on the 4th floor as meeting rooms while the other rooms were rented out.	137: Quon On Jan Co. 139: Chinese	Resolved to purchase the building at 139 Pender Street East at \$45,000. Moved from Cambie St. to Pender St.
1921	Building Permit application was submitted by Mah Gim Dong Hong for adding the 5th floor. The construction lasted for three months at the cost of \$ 5,650.	137: Kwong Yee Lung Co. 139: Chinese	Mah Gim Dong Hong was formally established and its regulation established. A second trip was made to raise funds and collect membership fees. A total of \$30,000 was collected.
1922		137: Mar June 139: Quon On Jan New Republic Co. Ming Lee Rooms Lee Yick Gim Dong Hong Association	Opening of the building on May 24. Delegates of different cities' Mah societies held meetings in the conference hall between May 22 and June 12.
1923		137-139: Mah Gim Dong Hong	Registered as Gim Dong Hong under the B.C. Societies Act.

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## The Mah Society of Canada

Timeline/Occupant • Archival Map • Floor Plans • Photographs • Board of Directors • End Notes

Year	Architectural Development	Occupant Pender Street East	Event
1924 -1934		Occupants of 137-139 included: Man Hing Co., Gim Gok Yen, Que On, Chinese rooms / Oriental rooms, Wancow Co. Ltd. Can Ori. Wine & Liquor Co. Ltd., Yick San Rooms, Ko Wing Kan Co., Mo Fa Printers, and Mah Gim Doo Hung office	
1936-1938		137: Ko Wing Kan Co patent medicines Mo Fa Printers 139: Ah Chew Rooms Mah Gim Dong Hong Assn	
1939		137: China Products novelties Mon Fa Printers (Basement) 139: Ah Chew Rooms	The 1st National Convention was held from Oct 29 to Nov 4 in Vancouver. 23 delegates attended.
1946		137: Luning Co. confectionary & pool room 139: Ah Chew Rooms Mah Gim Dong Hong Society	The 2 <sup>nd</sup> National Convention & the 27 <sup>th</sup> Anniversary Celebration were held in Vancouver between May 25 and 28. It was resolved that the headquarters wereas to be renamed Mah Society of North America and that all chapters were to be called Mah Society.
Prior to 1950s	Basement stairs with direct access from Pender St. were blocked and abandoned. New interior basement stairs from the G/F retail store were added. The basement stairs with direct access from the lane and G/F retail store were also abandoned.		

# APPENDIX

## The Mah Society of Canada

Timeline/Occupant • Archival Map • Floor Plans • Photographs • Board of Directors • End Notes

Year	Architectural Development	Occupant Pender Street East	Event
1948 - 1950s	Some architectural features on Pender Street façade: (a) Pagoda roof cornice and dentils; (b) Chinese glazed tile roof; (c) Neon sign with character “Mah” over the glazed tile roof. The windows over the top floor balcony railing were later added to enclose the balcony. These features have now disappeared.		
1950		137: Vacant 139: Ah Chew Rooms Mah Gim Dong Hong Society	Mah Society of Vancouver was formed in Feb. They first used the office at 139 Pender St. East but later moved to 152 Pender St.. East.
1953		137: Oriental Patriotic Society 139: Ah Chew Rooms Mah Gim Dong Hong Society	The 3 <sup>rd</sup> National Convention and the 34 <sup>th</sup> anniversary celebration were held between May 25 and 29 in Vancouver. 12 delegates attended. It was resolved to change the name to “Mah Society of North America of Vancouver” and that the National Convention would be held once every 5 years.
1958			The Chinese Public School organized the 3 <sup>rd</sup> Chinese Queen Contest for fundraising. Ms. Ma Aizhen, who was nominated by the Mah Society, won the contest and she raised \$13,662.
1960			Vancouver chapter registered at B.C. Provincial Government as Mah Benevolent Society. They raised \$109,280 and purchased a building at 41 Hastings E. at \$103,000 on May 1.



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## The Mah Society of Canada

Timeline/Occupant • Archival Map • Floor Plans • Photographs • Board of Directors • End Notes

July 2005

Year	Architectural Development	Occupant Pender Street East	Event
1963		137: Chinese Community Club 137a: Sonny's Photo Supps. 139: Ah Chew Rooms (Asia Rooms) Mah Society of North America	Regina chapter was formed in February.  Mah Society made donation to the Chinese Public School, Tai Kung Charity School and Mon Keong School.  Special banquet on Jul 30 for Ms. Yu Meilian, Miss Chinatown of Seattle and other Chinese community representatives from Seattle.
1965			Banquet was held on Jul 10 for Mah Shuli of the Kuomintang Central Committee, Third Division, who was a legislative member of the Republic of China.
1969			The Golden Jubilee celebration and the 5 <sup>th</sup> National Convention were held between April 20 and 22 in Vancouver. 20 delegates attended. It was resolved that the National Convention would be held once every 3 years. (*-There was no 4 <sup>th</sup> National Convention between 1953-1969)
1972		137: Yick Fung Tea Room 139: Ah Chew Rooms (Asia Rooms) Mah Society of North America	The 6 <sup>th</sup> National Convention was held in Vancouver between May 21 and 23. A total of 21 delegates attended.
1974	Plumbing Permit Application for installing "Sprinkler system – 400' piping" was submitted on Aug 16. Application was approved on Dec 9 and sprinkler system was added on all floors.		The 55th anniversary celebration was held on May 19 at the Society's hall. Representatives from Calgary and Edmonton attended.
1976			The 7 <sup>th</sup> National Convention was held between May 23 and 25 in Vancouver. 21 delegates attended. Mah Sports Club was formed to attract young members.

# APPENDIX

## The Mah Society of Canada

Timeline/Occupant • Archival Map • Floor Plans • Photographs • Board of Directors • End Notes

Year	Architectural Development	Occupant Pender Street East	Event
1979			The 8th National Convention was held between August 4 to 6 in Calgary. A total of 41 delegates resolved to rename the organization Mah Society of Canada and the Vancouver Chapter Mah Society of Vancouver.
1980		137: Yick Fung Restaurant 139: Ah Chew Rooms Mah Society of North America	Winnipeg chapter was formed.
1982			The 9th National Convention was held from September 4 to 6 in Edmonton. A total of 48 delegates attended.  Ontario chapter was formed on December 5.  Mah Sports Club moved to Mah Society of Vancouver at 41 E. Hastings Street. They offered Kung-fu and Chinese classes to the members.
1986			The 10th National Convention was held May 3 to 5 in Vancouver. Fifty-three delegates attended.
1989			The 11th National Convention was held May 20 to 23 in Vancouver. Fifty-four delegates attended.
1992		137: Ho Wah Bakery and Restaurant 139: Asia Hotel	The 12 <sup>th</sup> National Convention was held May 15 to 18 in Edmonton. Fifty-three delegates attended. It was resolved to translate the constitution from Chinese to English and that the English name of the Association would be Mah Society of Canada.
1993			Donated \$11,000 to Taishan for building hospital.

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## The Mah Society of Canada

Timeline/Occupant • Archival Map • Floor Plans • Photographs • Board of Directors • End Notes

July 2005

Year	Architectural Development	Occupant Pender Street East	Event
1994			The 75 <sup>th</sup> anniversary celebration and the annual meeting were held May 21 to 22. It was resolved to purchase a new property/office.
1995			The 13 <sup>th</sup> National Convention was held May 20-21 in Calgary.
1999			The 14 <sup>th</sup> National Convention and the 80 <sup>th</sup> anniversary celebration were held in Vancouver May 22 to 24.
2001		137: Buddhist Vegetarian Restaurant 139: Chang William W S Asia Rooms Gim Gee Dong Hong Payre Gary Clarence	

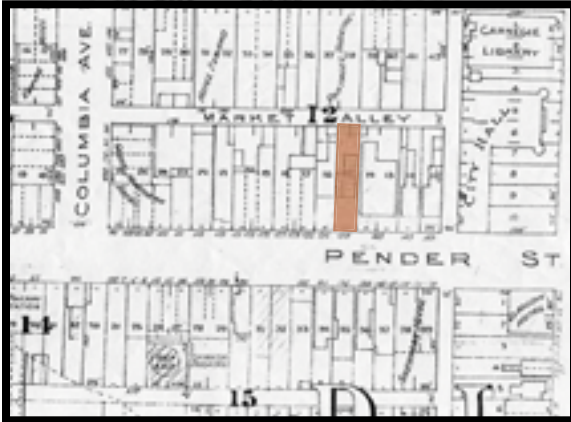
# APPENDIX

## The Mah Society of Canada

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### FIRE INSURANCE PLAN, PRIOR TO 1913

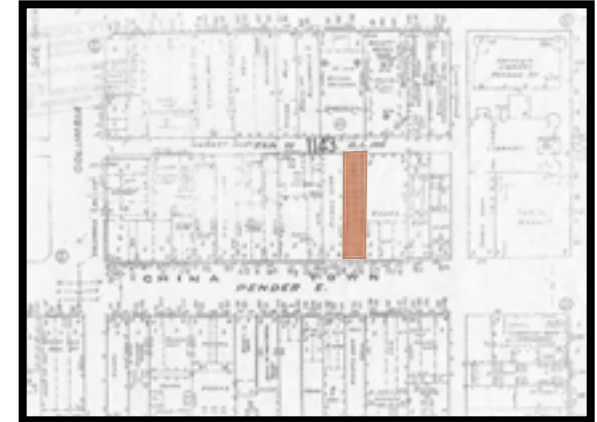
(possibly between 1904 to 1909)

The railway station on East Pender & Columbia Streets still existed, with a number of hotels at major street intersections. Market Alley was filled with small businesses such as barber shops, laundries, etc.. The old City Hall and Carnegie Library were located in the block bounded by Pender Street, Hastings Street and Westminster Street (later known as Main Street)



### FIRE INSURANCE PLAN, PRIOR TO 1920s

The Regent Hotel on Hastings Street was under construction. A growing number of Chinese moved in to this end of East Pender Street. The building on Lot 15 (later purchased by Mah Society) was noted as a 4-storey brick building with window openings over the west light well. Possibly a skylight was situated over this light well since its neighboring buildings on the east and west were only a 2-storey building.



### FIRE INSURANCE PLAN, 1925-50

The old City Hall had now become a library. The building for the Mah's Society of Canada was noted as a 5-storey building, and the skylight shown in the previous Fire Insurance Plan had now gone. The neighboring buildings had been rebuilt to become a higher buildings.

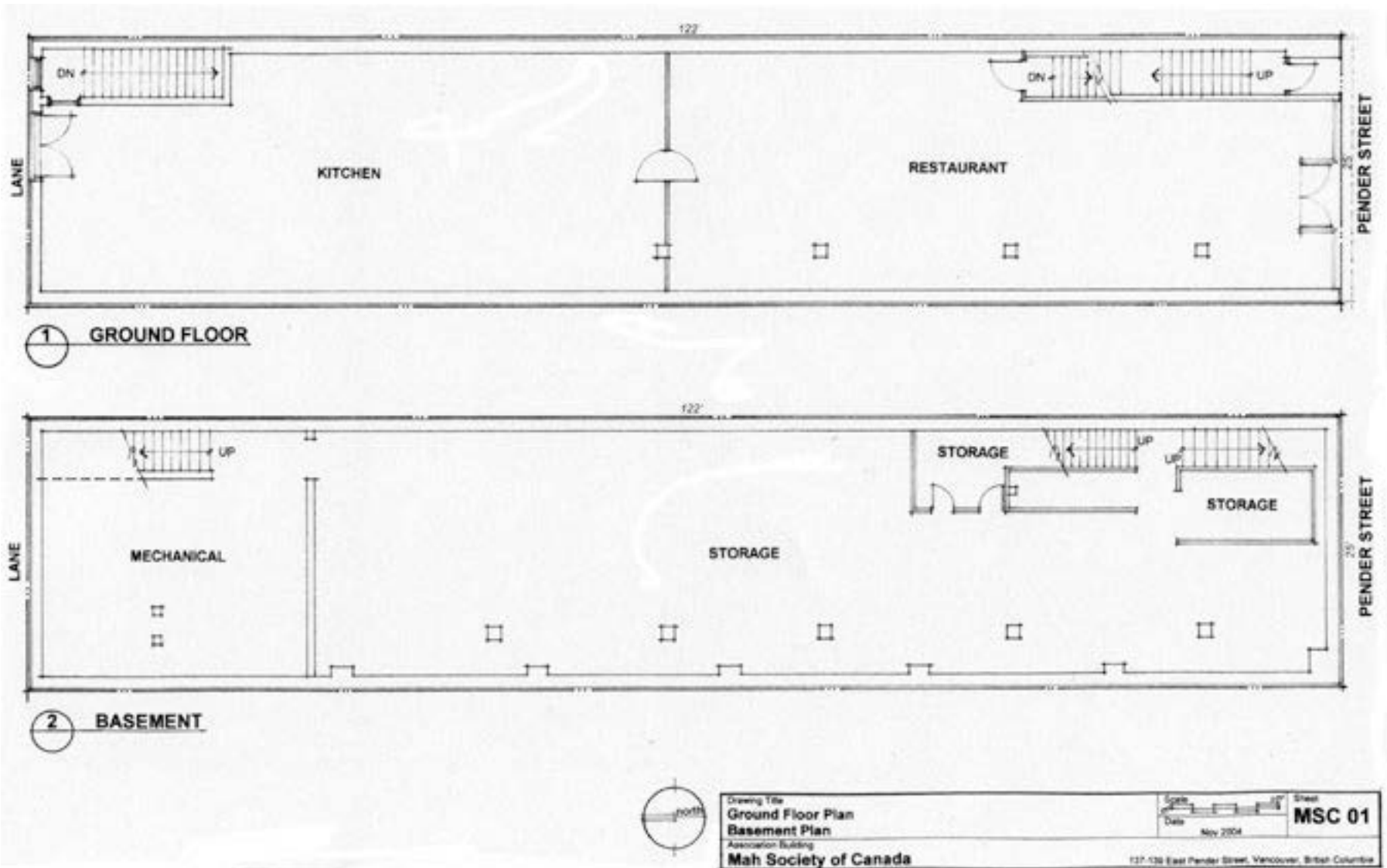
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The Mah Society of Canada

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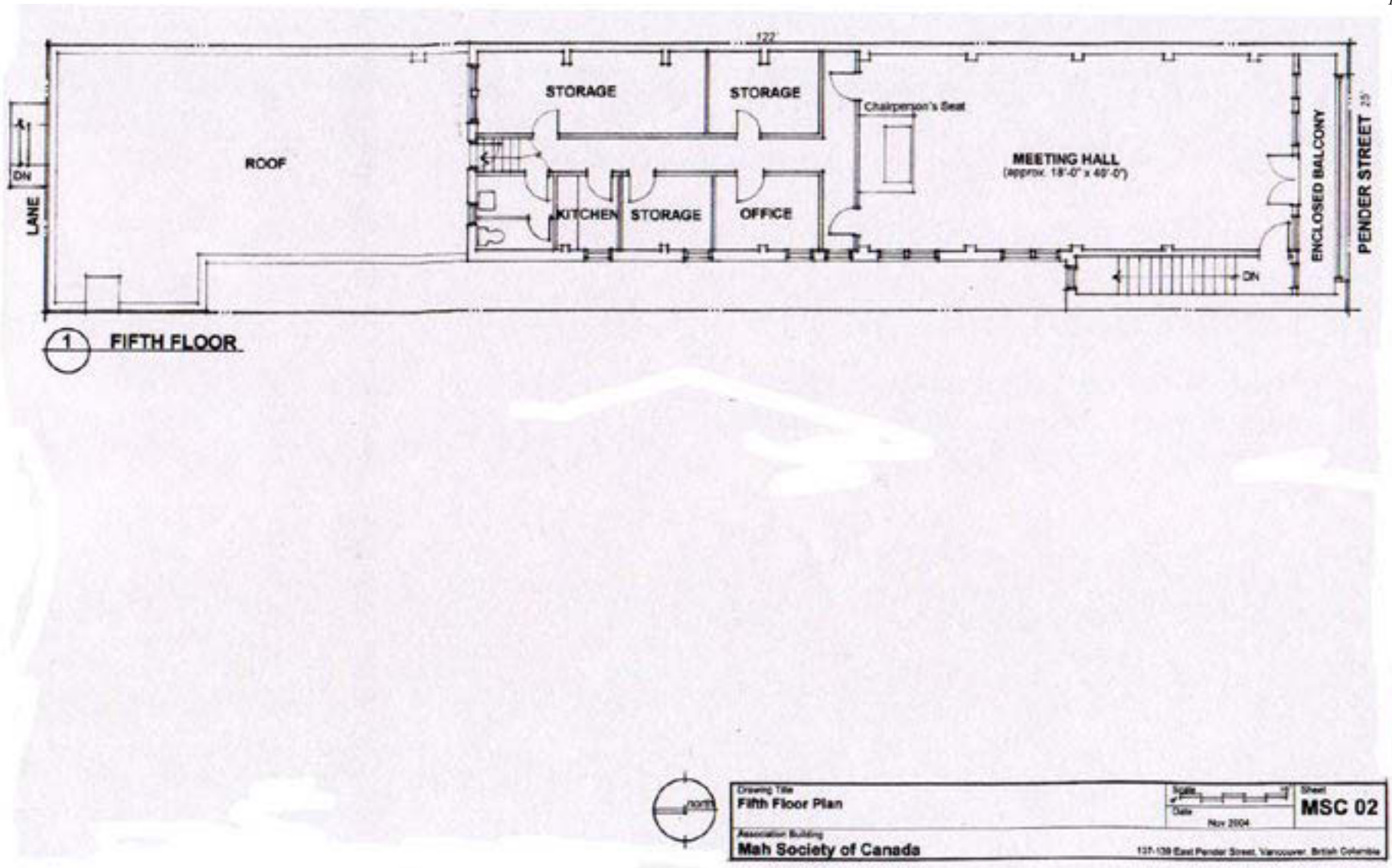
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## The Mah Society of Canada

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1

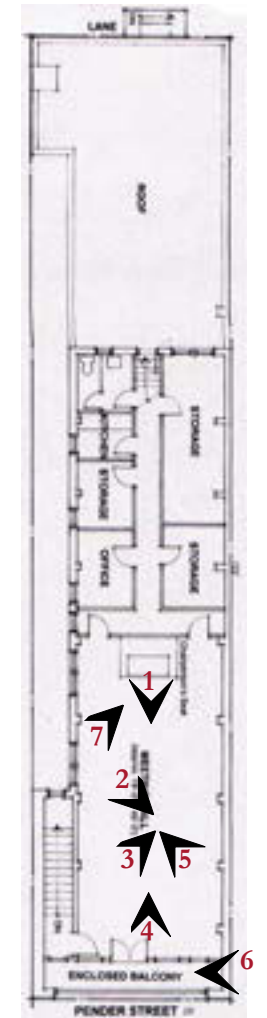


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3



4



**Fifth Floor**

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## The Mah Society of Canada

Timeline/Occupant • Archival Map • Floor Plans • Photographs • Board of Directors • End Notes

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## The Mah Society of Canada

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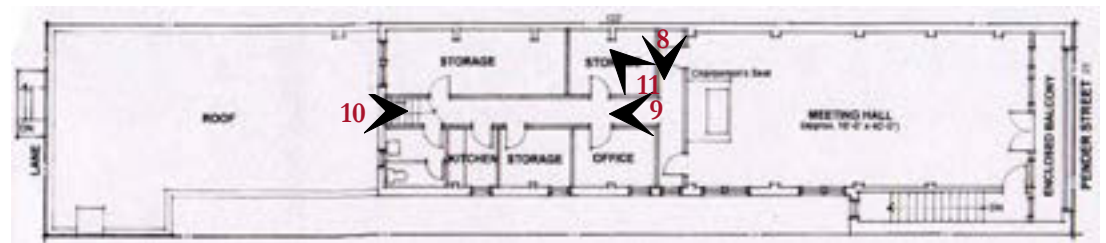
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10



11



**Fifth Floor**

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The Mah Society of Canada

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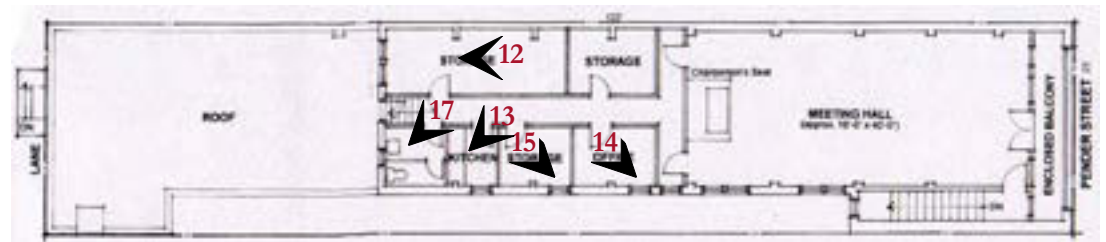
13



14



15



**Fifth Floor**

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## The Mah Society of Canada

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20 Bookcase (gift)

21 Desk with files



22 Safe (gift)



# APPENDIX

## The Mah Society of Canada

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**Basement**

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The Mah Society of Canada

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27 Entrance stair



28 Typical corridor on rooming house floors

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The Mah Society of Canada

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## 2004 Board of Directors

Chairperson 理事長:	Fred Mah 馬清石
Secretary 書記:	Paul Mah 馬其章
Treasurer 財政:	John Mah 馬榮熙

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## The Mah Society of Canada

### Timeline/Occupant • Archival Map • Floor Plans • Photographs • Board of Directors • End Notes

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- <sup>1</sup> City of Vancouver – Engineer’s office, Afterworks Construction Department, No. 1078.
- <sup>2</sup> According to the interviewees, the rooms have never been renovated. Interview with Fred Mah, Jimmy Mah, Joe Mah and Huey Mah, September 14, 2004.
- <sup>3</sup> 加拿大馬金紫總堂成立記 *Jianada Majinzi Zongtang Chenglijì* (Records of the formation of the Mah Society of Canada), 1922, p.2.
- <sup>4</sup> 加拿大馬金紫總堂成立記 *Jianada Majinzi Zongtang Chenglijì* (Records of the formation of the Mah Society of Canada), 1922, p.3.
- <sup>5</sup> All the interviews confirmed that the Society has never operated the rooming house directly. Around the late 40s and 50s, Ma Richu (馬日初) was the second landlord. The majority of the tenants were probably the Mahs. Roy Mah remembered that in the 60s, there were some Caucasians living in the building.
- <sup>6</sup> 加拿大馬金紫總堂成立記 *Jianada Majinzi Zongtang Chenglijì* (Records of the formation of the Mah Society of Canada), 1922, p.3.
- <sup>7</sup> *The Record of the formation of the Mah Society in Canada* indicates that one of the rooms was used by Ma Qizheng (馬啓政) as an office and living quarters. The other room was the

- meeting room which could hold a few people  
加拿大馬金紫總堂成立記 *Jianada Majinzi Zongtang Chenglijì* (Records of the formation of the Mah Society of Canada), 1922, p.4.
- <sup>8</sup> Jimmy Mah (馬紹霖), 加拿大馬氏宗親會史略與歷屆懇親大會簡誌 (*Jianada Mashì Zongqinhui Shilue yu lijie kengindabui jianzhi A Brief History of the Mah Society in Canada and the National Conventions.*) in 加拿大馬氏宗親會會刊 (*Jianada Mashì zongqinhui huikan*), N.2, p. 3. The information on the cost of the expansion and the architect given here is different from the one provided by the City of Vancouver. According to the government records, it was architect E.J. Boughen who designed the addition of the attic storey in 1921 and the cost was over \$7,000. (See the Statement of Significance).
  - <sup>9</sup> When Amy Sit Joanne Poon visited the building on Sept. 12, 2004, Fred Mah showed her the rooms at the back of the 5<sup>th</sup> floor.
  - <sup>10</sup> The Chinese and English signs do not correspond to each other: the Chinese says “Mah Society of Canada” while the English says “Mah Society of North America”.
  - <sup>11</sup> Interview with Fred Mah, Jimmy Mah, Joe Mah and Huey Mah. September 14, 2004.
  - <sup>12</sup> Interview with Fred Mah, Jimmy Mah, Joe Mah and Huey Mah. September 14, 2004.

- The formation of the *baizi hui* as a method of financial mobilization was common to many surname and clan associations between the 1930s and 60s. The society would set up a real estate division and issue shares. Members would be invited to buy the shares and the money raised would be used to acquire a property to house the association and to generate rental income. For a detailed discussion on *baizi hui*, please refer to Wing Chung Ng’s *The Chinese in Vancouver, 1945-80*, pp.70-75.
- <sup>13</sup> The figures are compiled from the ledger of the Mah Gim Doo Hung. The year appearing on the first page and that on the book spine are different. On the first page it is May 13, 1921. But on the spine there is “1919 Gim Doo Hung Tong, Ledger”.
  - <sup>14</sup> 馬金紫總堂首次懇親大會始末記 *Majinzi zongtang shouci kengindabui shimoji The Record of the First National Convention of the Mah Society of Canada*, 1939, p. 11.
  - <sup>15</sup> The members in Vancouver paid \$1. Half of it went to the Vancouver branch and the other half to the headquarters. In this case, the Vancouver branch had already existed. There was, however, no clear separation between the Vancouver branch and the headquarters.
  - <sup>16</sup> 馬金紫總堂首次懇親大會始末記 *Majinzi zongtang shouci kengindabui shimoji The Record of the First National Convention of the*

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## The Mah Society of Canada

### Timeline/Occupant • Archival Map • Floor Plans • Photographs • Board of Directors • End Notes

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- Mah Society of Canada*, 1939, p. 4.
- <sup>17</sup> 馬金紫總堂首次懇親大會始末記 *Majinzi zongtang shouci kengindabui shimoji The Record of the First National Convention of the Mah Society of Canada*, 1939, p. 11.
- <sup>18</sup> Interview with Fred Mah, Jimmy Mah, Joe Mah and Huey Mah, September 14, 2004.
- <sup>19</sup> Interview with Jimmy Mah, Sept. 14, 2004.
- <sup>20</sup> Jimmy Mah, *A Brief History of the Mah Society in Canada and the National Conventions*, p. 3.
- <sup>21</sup> Jimmy Mah, *A Brief History of the Mah Society in Canada and the National Conventions*, p. 4.
- <sup>22</sup> Interview with Fred Mah, Sept. 14, 2004.
- <sup>23</sup> Jimmy Mah, *A Brief History of the Mah Society in Canada and the National Conventions*, p. 5.
- <sup>24</sup> Jimmy Mah, 雲埠馬氏宗親會的成立 (*Yunbu Mashu zongqinbui de chengli The formation of the Mah Society in Vancouver*) in 加拿大馬氏宗親總會七十五周年紀念特刊 (*Jianada Mashu zongqinzonghui qishiwu zhounianj jinian tekan Special Issue of the 75<sup>th</sup> anniversary of the Mah Society of Canada*), 1994, p. 140.
- <sup>25</sup> According to Jimmy Mah, in 1976, members of the Vancouver branch agreed to borrow \$60,000 from the Bank of Montreal to pay off the money to the members. But again in 1983, with a new board of directors, it was agreed to borrow money from the members, with no interest, to pay off the debts to the bank.
- And two years later, the Society was able to pay back the money to their members. Jimmy Mah, “The formation of the Mah Society in Vancouver” in *Special Issue*, p. 140.
- <sup>26</sup> Ma Shoujing 馬守競, A Brief History of the Sports Club of the Mah Society of Vancouver 溫哥華馬氏體育會簡史, in 加拿大馬氏宗親總會七十五周年紀念特刊 (*Jianada Mashu zongqinzonghui qishiwu zhounianj jinian tekan Special Issue of the 75<sup>th</sup> anniversary of the Mah Society of Canada*), 1994, p. 142.



# **APPENDIX**

## **Lim Sai Hor (Kow Mock) Benevolent Association**

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**Timeline/Occupant**

**Archival Map**

**Floor Plans**

**Photographs**

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# APPENDIX

## Lim Sai Hor (Kow Mock) Benevolent Association Timeline/Occupant • Archival Map • Floor Plans • Photographs • Board of Directors • End Notes

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Year	Architectural Development	Occupant Carrall Street (C) / Shanghai Alley (S) Pender Street E. (P) / Canton Alley (Ca)	Event
1901	Three 3-storey buildings were under construction between 505-509 Carrall St., but this lot was a vacant site (Fire Insurance Plan).	C529: Ross & Howard, foundry Royal City Planing Mills	
1903	Construction of building commenced. Water connection application was submitted by Chinese Empire Reform Association on Jun 10.	C522-533: Ross & Howard, foundry	
1906		C529: Chinese restaurant Chinese Empire Reform Association Quan Yee Gee Co., tailors C531: Wing Lee, merchant	
1908		C529: (Upstairs) Chinese Reform Gazette Chinese Empire Reform Association Quan Yee Gee Co., tailors S530: Chinese Reform Gazette	Lam Sai Hor Society was founded in Victoria.
1912		C529: Wah Lee conf. C531: Chinese Reform Gazette Chinese Empire Reform Association S530: Chinese Reform Gazette	

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# APPENDIX

## Lim Sai Hor (Kow Mock) Benevolent Association Timeline/Occupant • Archival Map • Floor Plans • Photographs • Board of Directors • End Notes

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July 2005

Year	Architectural Development	Occupant Carrall Street (C) / Shanghai Alley (S) Pender Street E. (P) / Canton Alley (Ca)	Event
1913	A stone wall with opening existed between Chinese Empire Reform Association (faced Carrall St.) and Chinese Reform Gazette (faced Shanghai Alley). The portion of building facing Carrall St. was indicated as 4-storey, while the portion of building facing Shanghai Alley was indicated as 3-storey. No V-shape window openings overlooking the light well and passageway between adjacent buildings (Fire Insurance Plan).	C531: Chinese Empire Reform Association Chinese Reform Gazette Hop Wo emp agt. S530: Kwong Chung	
1914	A building permit application for repairs was made. The architect was W. H. Chow and the estimated cost for repair was \$2,000.	C531: Chinese Empire Reform Association Chinese Reform Gazette Yen Hong Low restaurant Hop Wo & Co. emp agt. S530: Hing Ching Tai	
1916	The half-numbered unit first appeared and was a mezzanine floor.	C525: Lein Nam Club C531: Chinese Empire Reform Association Yen Hong Low Restaurant S530: Hing Ching Tai S530½: Lein Nam Club	
1920-1935		C521: Chinese Empire Reform Association	
1923		Ca14: Suey Sang poultry whol. C525: Stanley Club (Chinese) Young Tam	Lam Sai Hor Society was formed in Vancouver. Located above the Suey Sang poultry.

# APPENDIX

## Lim Sai Hor (Kow Mock) Benevolent Association Timeline/Occupant • Archival Map • Floor Plans • Photographs • Board of Directors • End Notes

Year	Architectural Development	Occupant Carrall Street (C) / Shanghai Alley (S) Pender Street E. (P) / Canton Alley (Ca)	Event
1924		C525: Oriental C539: Yee Chong Lung Co.	Moved to the top floor of Yee Chong Lung Co.
1926	A building permit application for remodeling the storefront and general repairs was made. This remodeling could be subdividing the Ground Floor retail store into two units.  Water service installation application made by Chinese Empire Reform Association on Jun 2 for district lot CPR Res.	C525: Chinese C527: Chinese S530: Chinese S530½: Vacant	Lam Sai Hor Society in Vancouver became headquarters of all the Lim societies.  Kow Mock Association was formed in May.  Opened a reading room and organized activities such as seminars, riddles, story telling for members.
1933		C525: Sundial Super Coal C529: Choy Him Barber S530: Chinese S530½: Chinese	The two societies amalgamated in November and became Lam Sai Hor Kow Mock Benevolent Association. There were about 600 members most of whom came from Xinhui.
1934			Celebrated the 1st anniversary.
1936		C521: Orientals C525: Orientals P23½: Lam Sai Hor	
1937		C521: Boy Sing Fong C525: Orientals P23½: Lam Sai Hor / Lum Kow Mock	Celebrated the 4th anniversary.
1939		C521: Orientals C525: Orientals P23½: Lum Kow Mock	Participated in the "A bowl of rice" fundraising campaign.

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## Lim Sai Hor (Kow Mock) Benevolent Association Timeline/Occupant • Archival Map • Floor Plans • Photographs • Board of Directors • End Notes

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Year	Architectural Development	Occupant Carrall Street (C) / Shanghai Alley (S) Pender Street E. (P) / Canton Alley (Ca)	Event
1940	The portion of building facing Carrall St. was subdivided into two stores fronting the street. Chinese Empire Reform Association occupied the central portion. The V-shape window openings overlooking the light well and passageway between adjacent buildings existed.	C521: Chinese Empire Reform Association C525: Orientals C529: Choy Him Barber S530: Orientals P23½: Lum Kow Mock King Yee Quan	
1941		C521: Chinese Empire Reform Association P23½: Lum Kow Mock King Yee Quan Orientals	Celebrated the 8th anniversary on Nov 23. A commemorative publication was published.
1944		C521: Chinese Empire Reform Association C525: Bryon L. Transf. C529: Wong Gong barber Tai Chong Wa baths S530: Chung Mrs. S. P23½: King Yee Quan	Resolved to purchase 531 Carrall Street from the Chinese Empire Reform Association in the members' meeting held on Nov 26.

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# APPENDIX

## Lim Sai Hor (Kow Mock) Benevolent Association Timeline/Occupant • Archival Map • Floor Plans • Photographs • Board of Directors • End Notes

Year	Architectural Development	Occupant Carrall Street (C) / Shanghai Alley (S) Pender Street E. (P) / Canton Alley (Ca)	Event
1945	<p>Both the interior and exterior of the building was under renovation. It was estimated that some exterior features were changed. The changes on Carrall Street façade included: (a) the half round pediment above the cornice with the year inscription disappeared; (b) the building sign with "Chinese Empire Reform Association of Canada" disappeared; (c) the half round arches on columns on the second floor disappeared; (d) decorative metal railing on the first and second floor balconies were replaced by masonry brick walls.</p> <p>530½ Shanghai Alley entrance was already blocked, and the unit was combined with 530 Shanghai Alley.</p> <p>A building permit application was made for general repairs including repairs to floor joist and erect gyproc partition was made. Estimated cost for repair was \$475.</p>	<p>C521: Chinese Empire Reform Association C525: Vacant C529: Sui Ying Chong Co. S530: Chung Mrs. S. P23½: King Yee Quan</p>	<p>Raised money by issuing shares to members. A total of \$26,000 was raised.</p>
1946		<p>C525: Hop L tobac C529: Sui Ying Chong clo mfr. C531: Lam Sai Hor Kow Mock Benevolent Association S530: Vacant</p>	<p>Opening ceremony of the building was held on Mar 24. Delegates had meetings in the conference hall in the following two days. They also visited clansmen who were sick in the hospital.</p>

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## Lim Sai Hor (Kow Mock) Benevolent Association Timeline/Occupant • Archival Map • Floor Plans • Photographs • Board of Directors • End Notes

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Year	Architectural Development	Occupant Carrall Street (C) / Shanghai Alley (S) Pender Street E.(P) / Canton Alley (Ca)	Event
1947		C525: Hop L tobac C529: Sui Ying Chong clo mfr. C531: Lam Sai Hor Kow Mock Benevolent Association S530: Orientals	Published a commemorative publication on the opening of building.
1948-1950		C525: Hop L tobac C529: Sui Ying Chong clo mfr. C531: Lam Sai Hor Kow Mock Benevolent Association	
1951			Youth group was formed.
1953			Welcome party for a group of Lim clansmen who traveled to Vancouver from Honolulu.
1963		C525: Hop Lee tobac C529: Sui Ying Chong Co. tailors C531: Lam Sai Hor Kow Mock Benevolent Association S530: Lem D	Banquet for three Lim youths who graduated from the University of British Columbia on Jun 16.  Banquet for Lim Shu Wing on Sep 21. Lim represented the Chinese Canadians to attend a conference at Taipei.
1966			Celebrated the 100 <sup>th</sup> birthday of the late Lin Sen, the former chairman of Kuomintang, on Feb 11.  Welcome home banquet on Jul 30 for clansmen who visited Hong Kong and Honolulu.

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## Lim Sai Hor (Kow Mock) Benevolent Association Timeline/Occupant • Archival Map • Floor Plans • Photographs • Board of Directors • End Notes

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Year	Architectural Development	Occupant Carrall Street (C) / Shanghai Alley (S) Pender Street E.(P) / Canton Alley (Ca)	Event
1967	Exterior of the building was under renovation. A note of Nov 8, 1967 was found which permitted 531 Carrall Street to repair north brick wall following demolition of adjoining building.		
1968			Welcome banquet on Sep 2 for Dr. Lin Sumin who visited Vancouver from Brazil.  Welcome party for Dr. Lin Zifeng, the honorary president of Hong Kong Lam Sai Hor Society.
1969	Front wall of the building was painted.		
1970		C525: (not listed) C529: Chinese Club C531: Lam Sai Hor Kow Mock Benevolent Association S530: Lim Chun Yick	
1974			Under the new fire regulation, tenants of the second floor had to move out.
1976	Improvement on the lighting and heating systems.		
1978	The Association requested the Vancouver City Council to allow them to demolish the building and to replace it with a modern structure. The request was rejected.		

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## Lim Sai Hor (Kow Mock) Benevolent Association Timeline/Occupant • Archival Map • Floor Plans • Photographs • Board of Directors • End Notes

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Year	Architectural Development	Occupant Carrall Street (C) / Shanghai Alley (S) Pender Street E.(P) / Canton Alley (Ca)	Event
1980		C525: Vacant C529: Vacant C531: Lam Sai Hor Kow Mock Benevolent Association	Celebrated the Golden Jubilee and set up the Scholarship Foundation. A commemorative publication was published.
1980-1981			Chinese classes were offered for the children of Lim clansmen.
1984-86			Summer computer classes were offered by the young directors. This was the first time in Chinatown to have computer class.
1984	The first set of drawings was prepared by the land surveyor C.J. Wong in November.		The building was robbed and one clansman was hurt.  The property tax was wrongly estimated, which increased to \$7,600 from \$2,000.
1984-1986	City of Vancouver requested the Association to renovate the exterior. Cost of renovation was \$6,000.		

# APPENDIX

## Lim Sai Hor (Kow Mock) Benevolent Association Timeline/Occupant • Archival Map • Floor Plans • Photographs • Board of Directors • End Notes

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July 2005

Year	Architectural Development	Occupant Carrall Street (C) / Shanghai Alley (S) Pender Street E.(P) / Canton Alley (Ca)	Event
1984 to present	Since 1984 some interior renovation had been carried out to present condition. Some interior partitions in storage were demolished on 2/F and were made into an open space with a sleeping platform in one portion of the space. The conference room partition walls were demolished on the 3/F and were made into part of Hall. Some other interior partition walls were also removed to combine two smaller rooms into a bigger one.		
1985			The Association received a notification from the City of Vancouver that they had to pay \$15 per year for using 2 inches of public area when the building was built.
1985-86			Property tax reduced to \$3500.
1990		C525: Vacant C529: Ngai Lum Musical Society C531: Lam Sai Hor Kow Mock Benevolent Association S530: Lissel Reg	
1991			The building was robbed.  Celebrated the 60th anniversary on May 6. A commemorative publication was published.
1992			Senior's group was formed.

# APPENDIX

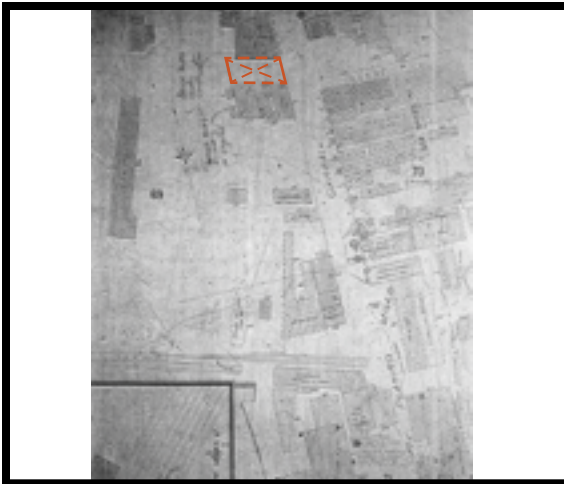
## Lim Sai Hor (Kow Mock) Benevolent Association Timeline/Occupant • Archival Map • Floor Plans • Photographs • Board of Directors • End Notes

Year	Architectural Development	Occupant Carrall Street (C) / Shanghai Alley (S) Pender Street E.(P) / Canton Alley (Ca)	Event
1993			An altar was set up for members to worship their ancestors.  Women's group was formed.
1994	Exterior of the building was renovated and painted. The kitchen was renovated and the drains were changed.		
1997	It was resolved to renovate the top floor of the building.		
2000	The interior wall was painted.		Celebrated the 70th anniversary on May 6. A commemorative publication was issued.  The 3rd Executive meeting of the 6th World Lam Benevolent Association was held in the Association's conference hall.
2001		C525: Door R C529: Yang C H C531: Gagnon Noam S530: Lissel Reg	



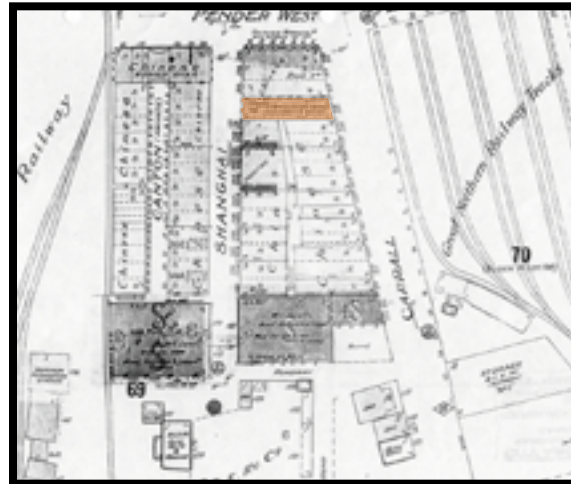
# APPENDIX

## Lim Sai Hor (Kow Mock) Benevolent Association Timeline/Occupant • Archival Map • Floor Plans • Photographs • Board of Directors • End Notes



### FIRE INSURANCE PLAN, 1901

The southern end of Carrall Street was at the Royal City Planing Mills, with industrial buildings such as saw mills, shingle mills, scantling shed, etc.. There were Chinese settlements around the Pender and Carrall Street areas. Shanghai and Canton Alleys were not yet developed. Five narrow lots in the southwest corner of Pender and Carrall Street were occupied by Chinese with the remaining area occupied by a foundry and moulding shop.



### FIRE INSURANCE PLAN, 1910-20

The site for Royal City Planing was now occupied by the BC Electric Railway Company. The southeastern corner of Pender and Carrall Street had been developed into a railway station. Pender Street was widened. A defined Chinese settlement in this area had grown into a community of alleys, tenement housing, a theatre, restaurants and Chinese stores. The Chinese Empire Reform Association of Canada now occupied the 4-storey building at 529-531 Carrall Street. An interior courtyard was developed in the rear portion of neighbouring buildings.



### FIRE INSURANCE PLAN, PRIOR TO 1940

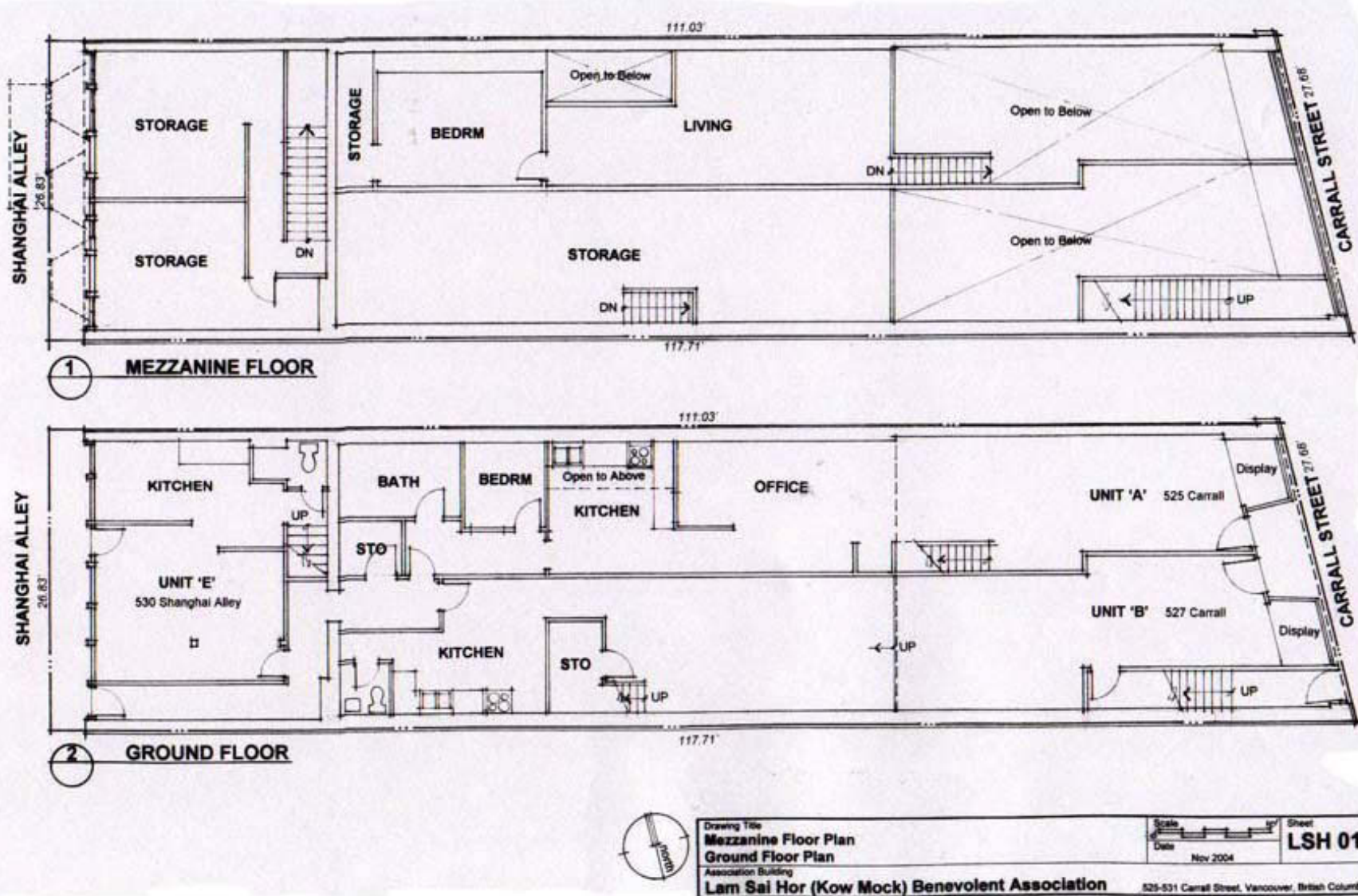
The inverted V-shape bay window was added to the building at 529-531 Carrall Street, overlooking its neighbour's interior courtyard.

# APPENDIX

Lim Sai Hor (Kow Mock) Benevolent Association  
 Timeline/Occupant • Archival Map • Floor Plans • Photographs • Board of Directors • End Notes

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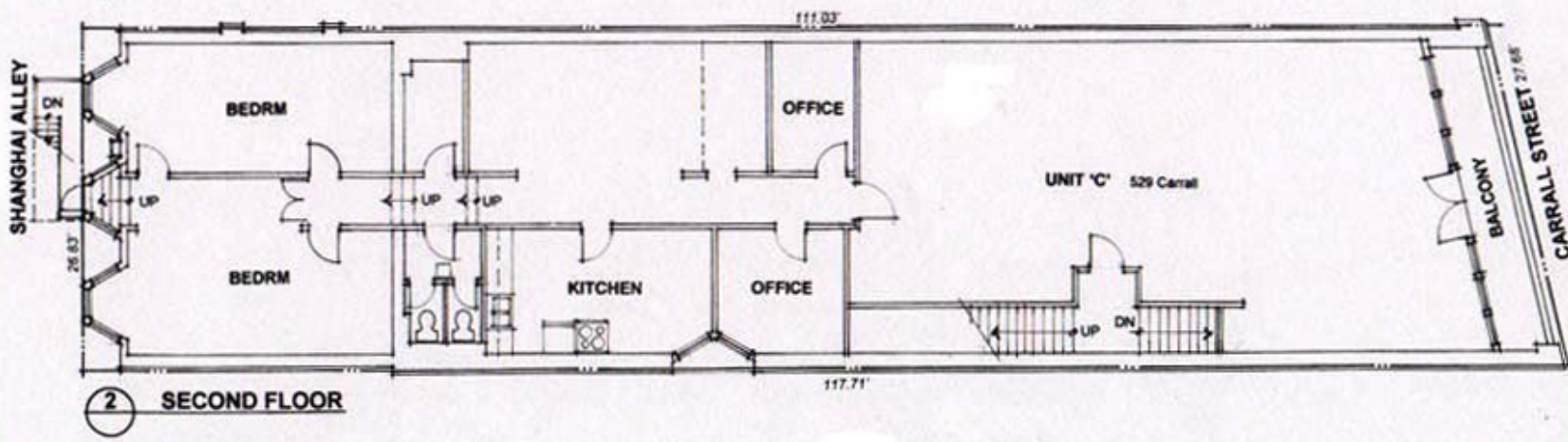
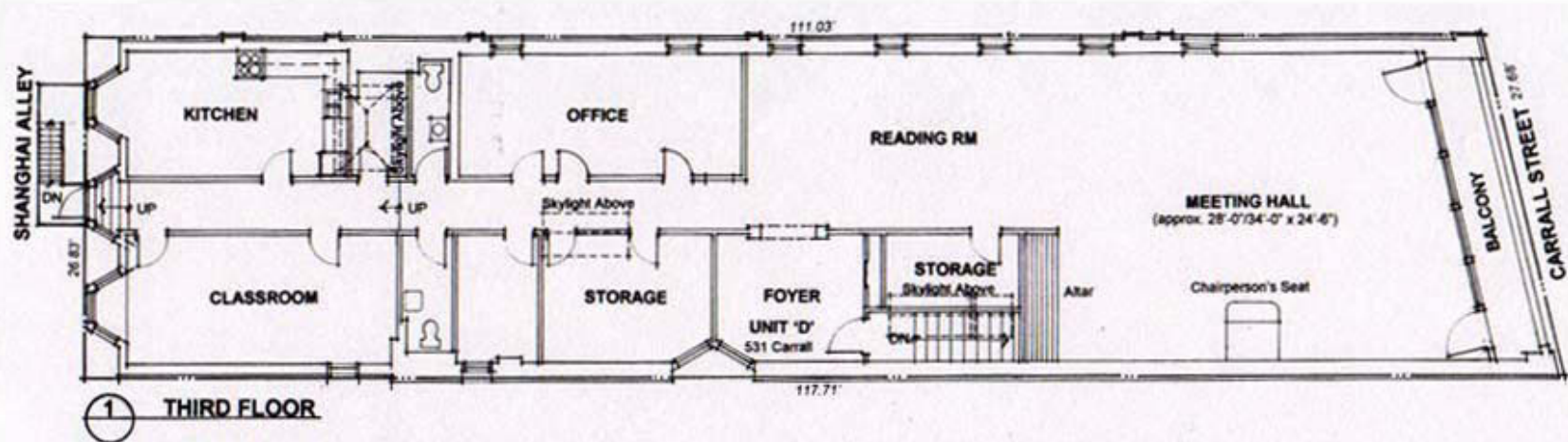




# APPENDIX

Lim Sai Hor (Kow Mock) Benevolent Association  
 Timeline/Occupant • Archival Map • Floor Plans • Photographs • Board of Directors • End Notes

July 2005



Drawing Title	Scale	Sheet
Third Floor Plan	1" = 12'	LSH 02
Second Floor Plan	Date	Nov 2004
Association Building	Lam Sai Hor (Kow Mock) Benevolent Association	
825-531 Carrall Street, Vancouver, British Columbia		

# APPENDIX

Lim Sai Hor (Kow Mock) Benevolent Association  
 Timeline/Occupant • Archival Map • Floor Plans • Photographs • Board of Directors • End Notes

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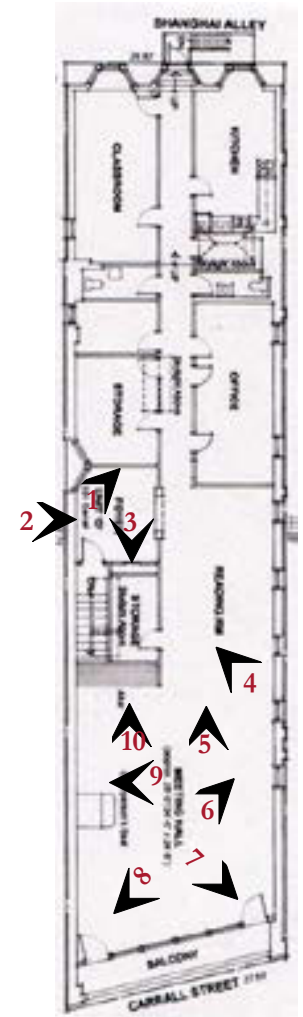
1

3



2

4



**Third Floor**



# APPENDIX

Lim Sai Hor (Kow Mock) Benevolent Association  
Timeline/Occupant • Archival Map • Floor Plans • Photographs • Board of Directors • End Notes

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# APPENDIX

Lim Sai Hor (Kow Mock) Benevolent Association  
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# APPENDIX

Lim Sai Hor (Kow Mock) Benevolent Association  
Timeline/Occupant • Archival Map • Floor Plans • Photographs • Board of Directors • End Notes

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July 2005



13 Office with wood open grilles above

14 Skylight and roof access in Service Room



15 Chinese furniture in Meeting Hall



16 Bay window in corridor

# APPENDIX

Lim Sai Hor (Kow Mock) Benevolent Association  
Timeline/Occupant • Archival Map • Floor Plans • Photographs • Board of Directors • End Notes

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16 Artist's Studio (Shanghai Alley unit)

18 Mezzanine Floor above Artist's Studio



17 Blocked opening found in Mezzanine Floor of 525 Carrall Street



# APPENDIX

## Lim Sai Hor (Kow Mock) Benevolent Association Timeline/Occupant • Archival Map • Floor Plans • Photographs • Board of Directors • End Notes

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### 2004 Board of Directors

President 理事長:	Ken Lim 林益祥
Chinese Secretary 中文書記:	Fat Chee Lam 林發枝
Treasurer 財務:	Cheun Chun Lum 林灼珍

July 2005

# APPENDIX

## Lim Sai Hor (Kow Mock) Benevolent Association Timeline/Occupant • Archival Map • Floor Plans • Photographs • Board of Directors • End Notes

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- <sup>1</sup> Interview with Ken Lim, October 8, 2004.
- <sup>2</sup> Please note the surname Lim (林) can be spelled as Lum, Lam and Lin.
- <sup>3</sup> For a brief history of Lim Sai Hor Kow Mock Benevolent Association, please read Quin Lim (林岳鑿), “旅加林族堂所沿革概述 (A brief account of the history of the Lim clan in Canada *Lujia linzu tangsuo yange gaishu*)” and Lin Hanyuan (林翰元) “加拿大林西河總堂九牧公所史略” (A brief history of the Lim Sai Hor Kow Mock Benevolent Association of Canada *Jianada linxibe zongtang jiumu gongsuo shilue*), both in 林西河總堂九牧公所合併七十週年紀念 (The 70<sup>th</sup> anniversary of the amalgamation of Lim Sai Hor Kow Mock Benevolent Association *Linxibe zongtang jiumu gongsuo hebing qishi zhounian jinian*).
- <sup>4</sup> Lin Hanyuan taught at the Oikwok Hoktong (愛國學堂) organized by the Empire Reform Association, and later became the editor of the *Chinese Times*.
- <sup>5</sup> There was another society formed by the Lim clan. It was called Shiqi Fang (石溪房) on Main and Powell streets. It was a small society formed by the Lim from Baishi (白石). This group of people did not mix with other clansmen well so they formed their own society. At present, some of the members of the Lim Sai Hor Kow Mock Association were former members of the Shiqi Fang. Interview with Ken Lim, October 8, 2004.
- <sup>6</sup> Interview with Ken Lim, October 8, 2004. The Kow Mock Association was located on where the present Yushan Society (愚山公所) now is.
- <sup>7</sup> Lin Hanyuan (林翰元) “加拿大林西河總堂九牧公所史略” (A brief history of the Lim Sai Hor Kow Mock Benevolent Association of Canada *Jianada linxibe zongtang jiumu gongsuo shilue*) in 林西河總堂九牧公所合併七十週年紀念 (The 70<sup>th</sup> anniversary of the amalgamation of Lim Sai Hor Kow Mock Benevolent Association *Linxibe zongtang jiumu gongsuo hebing qishi zhounian jinian*). The sign for the Reading Room at Kow Mock Association is now hanging in the reception area of the Lim Sai Hor Kow Mock Benevolent Association.
- <sup>8</sup> 駐雲高華加拿大林西河總堂實業部章程股份芳名錄 (*Zhu Yungaobua Jianada Linxibe zongtang shiyebu zhangcheng gufen fangminglu / Names of shareholders of the real estate division of the Lim Sai Hor Headquarters of Canada in Vancouver*), pp.1-2; 本堂落成開幕籌備處通啓 (*bentang locheng kaimu choubeichu tongqi / An announcement about the opening of the building*) in 林西河總堂開幕紀念刊 (*Lin Xi He zongtang kaimu jiniankan / A commemorative edition for the inauguration of Lim Society*), p.8.
- <sup>9</sup> Please note that in the original Chinese text the term *gaijian* (改建) was used, which means rebuild. In this case, the renovation in 1945 must be a major one. It is possible that the rooms on the second and third floors were partitioned then.
- <sup>10</sup> 駐雲高華加拿大林西河總堂實業部章程股份芳名錄 (*Zhu Yungaobua Jianada Linxibe zongtang shiyebu zhangcheng gufen fangminglu / Names of shareholders of the real estate division of the Lim Sai Hor Headquarters of Canada in Vancouver*), pp.1-2.
- <sup>11</sup> Interview with Quin and Sang Lim, October 12, 2004.
- <sup>12</sup> Interview with Ken Lim, October 8, 2004.
- <sup>13</sup> Interview with Ken Lim, October 8, 2004.

July 2005



# **APPENDIX**

## **The Chinese Benevolent Association**

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**Timeline/Occupant**

**Archival Map**

**Floor Plans**

**Photographs**

**Board of Directors**

**End Notes**

*July 2005*



# APPENDIX

## The Chinese Benevolent Association

Timeline/Occupant • Archival Map • Floor Plans • Photographs • Board of Directors • End Notes

July 2005

Year	Architectural Development	Occupant Pender Street East	Event
1884			Chinese Consolidated Benevolent Association was initiated by 20 merchants in Victoria.
1891	Water service connection application was submitted by Owner, J. Miller on August 26 for Dupont Street, Lot No. 25 B15; Application No. 1311.		CBA invited Huang Zunxian, the Chinese Consul in San Francisco, to assist in negotiating the revision of immigration law.
1892	Water service connection application by James M. Holland on May 2 for No. 108 & 110 Dupont Street, Lot No. 24, Block No. 15, Sub-Div 196; Application No. 1527.		
1894			Set up a public cemetery in Vancouver and sent bones or ashes of clansmen back to China for burial every 7 years. This was managed by the Toisan Association in Victoria.
1895			Chinese Benevolent Association was formed in Vancouver by Chinatown's leading merchants.
1896			Vancouver and Victoria CBA lobbied the Chinese official Li Hongzhang, who visited Vancouver, to use his diplomatic influence to block a proposed increase in head tax. The proposal was called off.
1899	Vancouver's first postmaster, Jonathan Miller sold this lot to Chinese merchant Huang Yushan at \$3,500 in November.		

# APPENDIX

## The Chinese Benevolent Association

Timeline/Occupant • Archival Map • Floor Plans • Photographs • Board of Directors • End Notes

July 2005

Year	Architectural Development	Occupant Pender Street East	Event
1901		104: Me Wo, jeweller 108: Adams, Mattie 114: Chinese Cons. Benevolent Association Chinese Board of Trade Pottier, Mary	
1902		104: Smith, Sadie 108: Fountain, France 114: Chinese Cons. Benevolent Association Chinese Board of Trade	
1906		104: Wilson, Maggie 106: Flety, Jennie 108: (not listed)	Vancouver CBA officially registered as charitable organization under the B.C. Societies Act.
1907	Huang Yushan sold this lot to CBA at no profit (\$3,500). The construction of the building commenced the following year, under the supervision of Yip Sang.	104: Vacant 106: Vacant 108: (not listed)	Fundraising for the construction of the building.
1908		104: Quong Hop barber 106: Chinese 108: Chinese	
1909	The construction of the 4-storey building completed.	108: (not listed)	
1910		108: (not listed)	The inauguration of the building was held on October 21.  CBA had established a Chinese hospital on the ground floor and the second floor (operated until 1919).

# APPENDIX

## The Chinese Benevolent Association Timeline/Occupant • Archival Map • Floor Plans • Photographs • Board of Directors • End Notes

Year	Architectural Development	Occupant Pender Street East	Event
1911		104: Kwong Wing Chong Co. 106: Chinese 108: Chinese Benevolent Association	
1913		104: Kwong Wing Chong Co. 106: Chinese Hospital 108: Chinese Benevolent Association	Relief for the unemployed Chinese.
1915		104: Kwong Wing Chong Co. 106: Chinese Hospital 108: Chinese Benevolent Association Chinese Board of Trade	Relief for the unemployed during World War I  A notice in the <i>Chinese Times</i> on Apr 7 about renting out the space of Ground Floor and Basement.
1916		104: Kwong Wing Chong Co. 106: Chinese Hospital 108: Chinese Benevolent Association Chinese Board of Trade	Convened the first meeting of all Overseas Chinese to protest against the prohibition of employment of white girls in Chinese restaurants in the province of Saskatchewan.  A notice in the <i>Chinese Times</i> on Jul 20 about renting out the space of Ground Floor and Basement.  Proposal to establish a Chinese Public School on Sep 23. The school could use the Second Floor rent free forever.
1917		104: Eng Chow Co. drugs 106: Chinese Hospital 108: Chinese Benevolent Association Chinese Board of Trade	Xianxiang theatrical group raised funds for Patriotic School, or Oikwok Hoktong. The School, predecessor of the Chinese Public School, formally opened on May 7. Owing to the great success, CBA agreed to open the Fourth Floor as classroom for free.

# APPENDIX

## The Chinese Benevolent Association Timeline/Occupant • Archival Map • Floor Plans • Photographs • Board of Directors • End Notes

July 2005

Year	Architectural Development	Occupant Pender Street East	Event
1919		108: Chinese Benevolent Association	The Chinese Hospital closed following an epidemic outbreak and moved to 1625 Albert Avenue, now Franklin Street, in December. Its services were later incorporated under St. Joseph Hospital.
1921		104: Eng Chow Co. drugs 106: Chinese Hospital 108: Chinese Benevolent Association (*1625 Albert: Chinese Hospital)	
1922-1924			CBA protested against the school segregation policy and provided free education to Chinese children.
1923		106: Eng Chow Co. 108: Chinese Benevolent Association Chinese Public School Chinese Chamber of Commerce 108½: Sun Wo Fung Toy Sar Bow	Ottawa passed the Chinese Immigration Act. CBA convened the second meeting of all Overseas Chinese in Vancouver. They called July 1 "Humiliation Day".
1925			The CBA organized a memorial service for Dr. Sun Yat-sen, who died in Beijing, China on April 12.
1926		104: Eng Chow Co. 108: Chinese Benevolent Association Chinese Public School	Lee Kepment and Ye Changting cooperate with other CBAs to protest against the policy of forbidding Chinese to buy, sell and rent premises.
1928-1932		104: Eng Chow Co. 108: Chinese Benevolent Association Chinese Public School (* 236 Campbell: St. Joseph's Oriental Hospital)	

# APPENDIX

## The Chinese Benevolent Association Timeline/Occupant • Archival Map • Floor Plans • Photographs • Board of Directors • End Notes

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July 2005

Year	Architectural Development	Occupant Pender Street East	Event
1931			<p>80% of Chinese community in Vancouver was estimated to be unemployed. CBA appealed to the City Council for assistance.</p> <p>The Chinese community in Vancouver organized an Anti-Japanese Association (Resistance Association) and fundraised for China.</p>
1932			Patriotic School, or Oikwok Hoktong, ceased operating at CBA building. Later reopened at KMT headquarters on the second and the third floor at 529 Gore Avenue.
1933			A CBA Hospital fundraising club was formed. They asked people from different localities to support the Oriental Hospital.
1936		104: Eng Chow Co. Importers 108: Chinese Benevolent Association Chinese Patriotic Association (* 236 Campbell: St. Joseph's Oriental Hospital) (* 529 Gore: Chinese Public School)	CBA organized a parade on July 20 to celebrate Vancouver's Golden Jubilee.
1937		104: Eng Chow Co. Importers 108: Chinese Benevolent Association Chinese National Salvation League	<p>The CBA also rganized the Chinese National Salvation League in response to the Sino-Japanese War. They also formed a fundraising bureau to collect funds for the Chinese government.</p> <p>Establishment of the Chinese Health League.</p>

# APPENDIX

## The Chinese Benevolent Association Timeline/Occupant • Archival Map • Floor Plans • Photographs • Board of Directors • End Notes

Year	Architectural Development	Occupant Pender Street East	Event
1938		104: Eng Chow Co. Importers 108: Chinese Benevolent Association Chinese National Salvation League Chinese Health League Hoysun Ningyung Benevolent Association	First floor was leased at \$15 monthly to Hoysun Ningyung Benevolent Association.
1939			The Aviation Construction Association was formed to fundraise for the purchase of airplanes for the Sino-Japanese War.
1943		104: Eng Chow Oriental goods 108: Chinese Benevolent Association Chinese National Salvation League Hoysun Ningyung Benevolent Association Kong Yet Chinese Weekly (Office)	Fundraised \$30,000 for St. Joseph Hospital. The Mt. St. Joseph Hospital formally opened in 1946 at 3080 Prince Edward Street.
1944		104: Eng Chow Oriental goods 108: Chinese Benevolent Association Chinese National Salvation League Hoysun Ningyung Benevolent Association (*236 Campbell: St. Joseph's Oriental Hospital) (*406 East 13 <sup>th</sup> Ave: St. Joseph's Oriental Hospital)	The Fundraising Bureau became "Donate to Save the Nation" and they coordinated with other independent organizations for fundraising.
1945			Celebrated the end of the war and the defeat of Japan.
1947			CBA fought for the right to vote for Chinese in B.C.
1948		104: Eng Chow Oriental goods 108: Chinese Benevolent Association Chinese National Salvation League Hoysun Ningyung Benevolent Association	Appointed Foon Sien to go to Ottawa to protest against the immigration law. Beginning in 1948, Foon Sien traveled to Ottawa eleven times to lobby for changing the immigration law.



# APPENDIX

## The Chinese Benevolent Association Timeline/Occupant • Archival Map • Floor Plans • Photographs • Board of Directors • End Notes

July 2005

Year	Architectural Development	Occupant Pender Street East	Event
1949		104: Eng Chow Oriental goods 108: Chinese Benevolent Association Chinese National Salvation League Hoysun Ningyng Benevolent Association (*236 Campbell: St. Joseph's Oriental Hospital) (*406 East 13 <sup>th</sup> Ave: St. Joseph's Oriental Hospital) (*3080 Pr. Edward: Mt. St. Joseph Hospital)	Vancouver CBA renamed as "CBA National Headquarters".
1951		104: Eng Chow Oriental gds. 108: Chinese Benevolent Association Hoysun Ningyung Benevolent Association Chinese Labor Organization	On Apr 13 11:00am, there was a fire at the CBA building which caused serious damage to several rooms at the rear annex and part of the front building on the Second, Third and Fourth Floors. A fundraising campaign brought in a total of \$20,900 to finance the repair and restoration of the building.
1952		104: Eng Chow Oriental gds. 108: Chinese Benevolent Association Hoysun Ningyung Benevolent Association Chinese Labor Organization	Reopening ceremony was held on Nov 30.
1953			Welcome party for the members of House of Commons who visited Vancouver.  Chinese Public School relocated to 499 East Pender Street.
1955		104: Eng Chow Co. 108: Chinese Benevolent Association Chinese Canadian Citizen Association Hoysun Ningyung Benevolent Association (* 471-499 Pender E.: Chinese Public School)	A discussion between Canadian Health Department and leaders of the Chinese community about the unsanitary conditions and the housing problem in Chinatown.

# APPENDIX

## The Chinese Benevolent Association

Timeline/Occupant • Archival Map • Floor Plans • Photographs • Board of Directors • End Notes

July 2005

Year	Architectural Development	Occupant Pender Street East	Event
1956			The CBA convened a meeting of all associations to discuss the health issue in Chinatown.
1957			The CBA launched a fundraising campaign nationally for the change of the immigration law  Douglas Jung, advisor of CBA, was elected as a Member of Parliament. He was the first Chinese Canadian to be so chosen.
1958			Participated in the parade to celebrate the 100 <sup>th</sup> anniversary of British Columbia on Jul 1.
1959			A meeting was called on Apr 4 by all the leaders of the Chinese organizations, the Mayor and the house owners of Chinatown to discuss the rebuilding of Chinatown.
1963		104: Eng Chow Oriental gds. 108: Chinese Benevolent Association Hoysun Ningyung Benevolent Association	Welcome party and banquet for Favreau, the Minister of Immigration, who visited Vancouver Chinatown.
1964			City planner from the City of Vancouver visited CBA on Apr 11 to report on the Chinatown beautification project.
1967			The CBA celebrated the 100 <sup>th</sup> anniversary of Canada on Oct 4-5. They organized a senior's meeting, music night, banquet and parade.
1967-1969			The CBA organized committees to beautify Chinatown and to protest against the proposal to build a freeway through Chinatown. The CBA consistently protested against the latter and the proposal was not adopted.

# APPENDIX

## The Chinese Benevolent Association Timeline/Occupant • Archival Map • Floor Plans • Photographs • Board of Directors • End Notes

Year	Architectural Development	Occupant Pender Street East	Event
1960s-present			CBA co-organized Chinese New Year celebration with other Chinese organizations.
1970		104: Gian Wah Co. Oriental gds. 108: Chinese Benevolent Association Hoysun Ningyung Benevolent Association	
1970s			There was a split inside CBA. The Committee to Democratize the CBA was formed. The case was finally solved through the High Court of B.C. in 1978.
1980		104: Cathay Importers Co. Ltd. 108: Chinese Benevolent Association	
1990		104: Cathay Importers Ltd. 108: Chinese Benevolent Association	
1990s to present			Protest against the drug problem in Chinatown.  Relief for the flooding in China.
1998			Opening of CBA Manor in November to provide home for seniors. The Manor is located at 32 Pender Street West.
1999			The CBA organized a welcome party with other Chinese organizations for Premier of PRC, Zhu Rongji, on Apr 20.
2001	A report in Sing Tao Daily said that the CBA considered installing an elevator inside the building and might then open the building to tourists.	104: Cathay Importers Ltd. 108: Chinese Benevolent Association National Congress of Chinese Canadians You Sing Chinese Folk Music	Celebrated with other Chinese organizations the success of Beijing's bid to hold the 2008 Olympics.

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## The Chinese Benevolent Association

Timeline/Occupant • Archival Map • Floor Plans • Photographs • Board of Directors • End Notes

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<b>Year</b>	<b>Architectural Development</b>	<b>Occupant Pender Street East</b>	<b>Event</b>
2002			CBA organized a translation competition for the National Anthem.
2004			Invited representatives from different Chinese organizations in Vancouver to a seminar in March to promote better communication.  Organized a fundraising dinner with First Nations and other social groups on Oct 23.

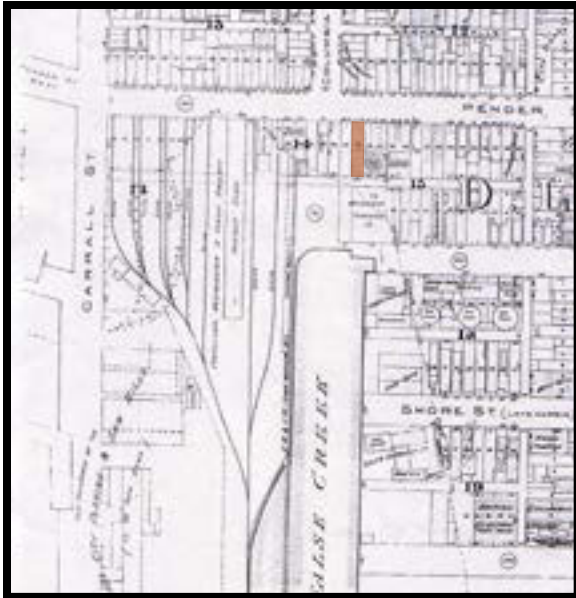
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## The Chinese Benevolent Association Timeline/Occupant • Archival Map • Floor Plans • Photographs • Board of Directors • End Notes

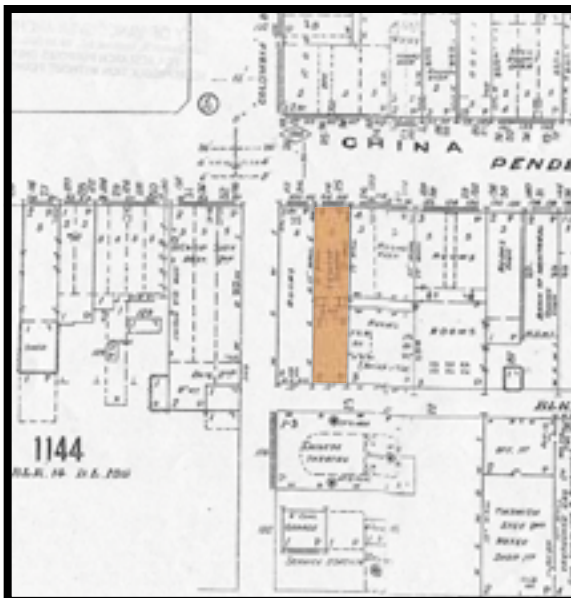
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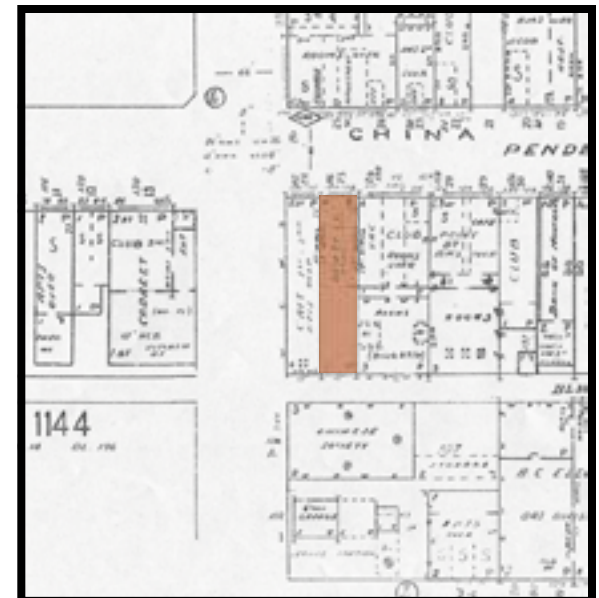
### GOAT'S ATLAS: CITY OF VANCOUVER & VICINITY, 1913

The area south of Pender Street, between Carrall Street and Columbia Street, was occupied by a railway station. The False Creek area had not been reclaimed as land. The south end of Columbia Street, ended at Pender Street. Buildings along East Pender Street in this area were mainly one or two storey wood sheds with frontier style wall fronts, with industrial structures such as gas tanks and coal sheds along the shore.



### FIRE INSURANCE PLAN 1940s

The East Pender Street block between Main Street and Columbia Street was developed, with more community services, including retail stores, rooming houses, a theatre, a bank, a barber, garages, auto repair shops, etc. The building of the Chinese Benevolent Association was constructed as a 4-storey building abutting Pender Street, and a 2- and 3-storey building abutting its lane, with a courtyard or lightwell in between the two buildings. The Chinese school was noted as the occupant at the time.



### FIRE INSURANCE PLAN 1956-66

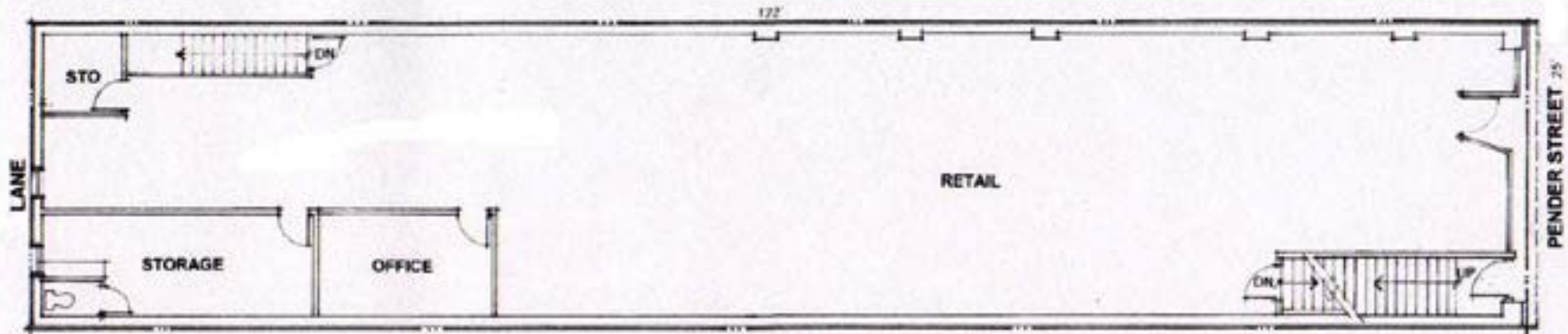
The East Pender Street was filled with restaurants, a cafe, cabarets, etc., at street levels, with more rooming houses on upper levels. The building of the Chinese Benevolent Association was damaged by fire in 1951 and was rebuilt immediately after. The Plan indicates that the front portion of the building remained as a 4-storey structure, but the 2- and 3-storey structure at the rear was replaced by a 1-storey structure. The courtyard or lightwell element between the two buildings did not exist any more. The occupant was noted as "Society".

# APPENDIX

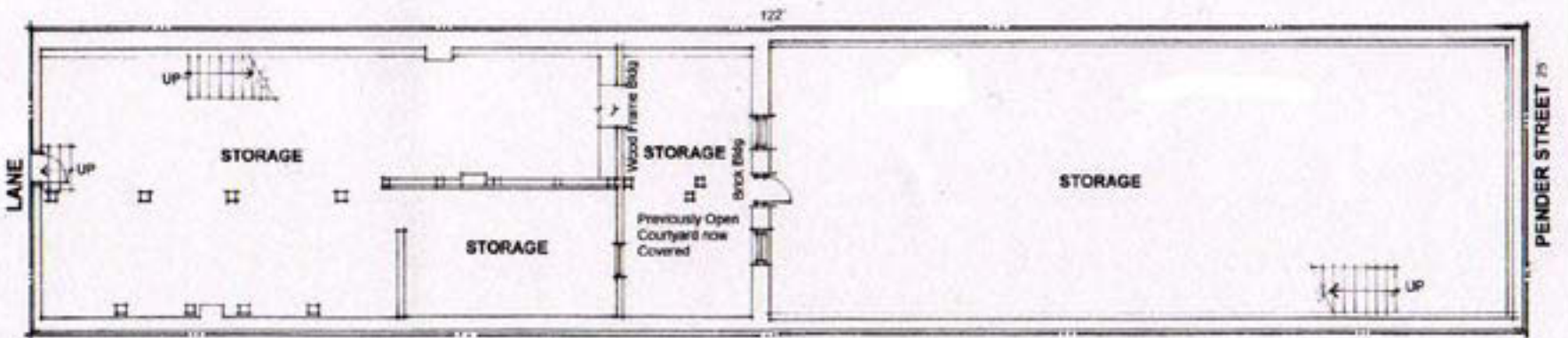
The Chinese Benevolent Association  
Timeline/Occupant • Archival Map • Floor Plans • Photographs • Board of Directors • End Notes

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1 GROUND FLOOR



2 BASEMENT



Drawing Title	Sheet	Sheet
Ground Floor Plan	Scale	CBA 01
Basement Plan	Date	Nov 2004
Association Building		
Chinese Benevolent Association		154-158 East Pender Street, Vancouver, British Columbia

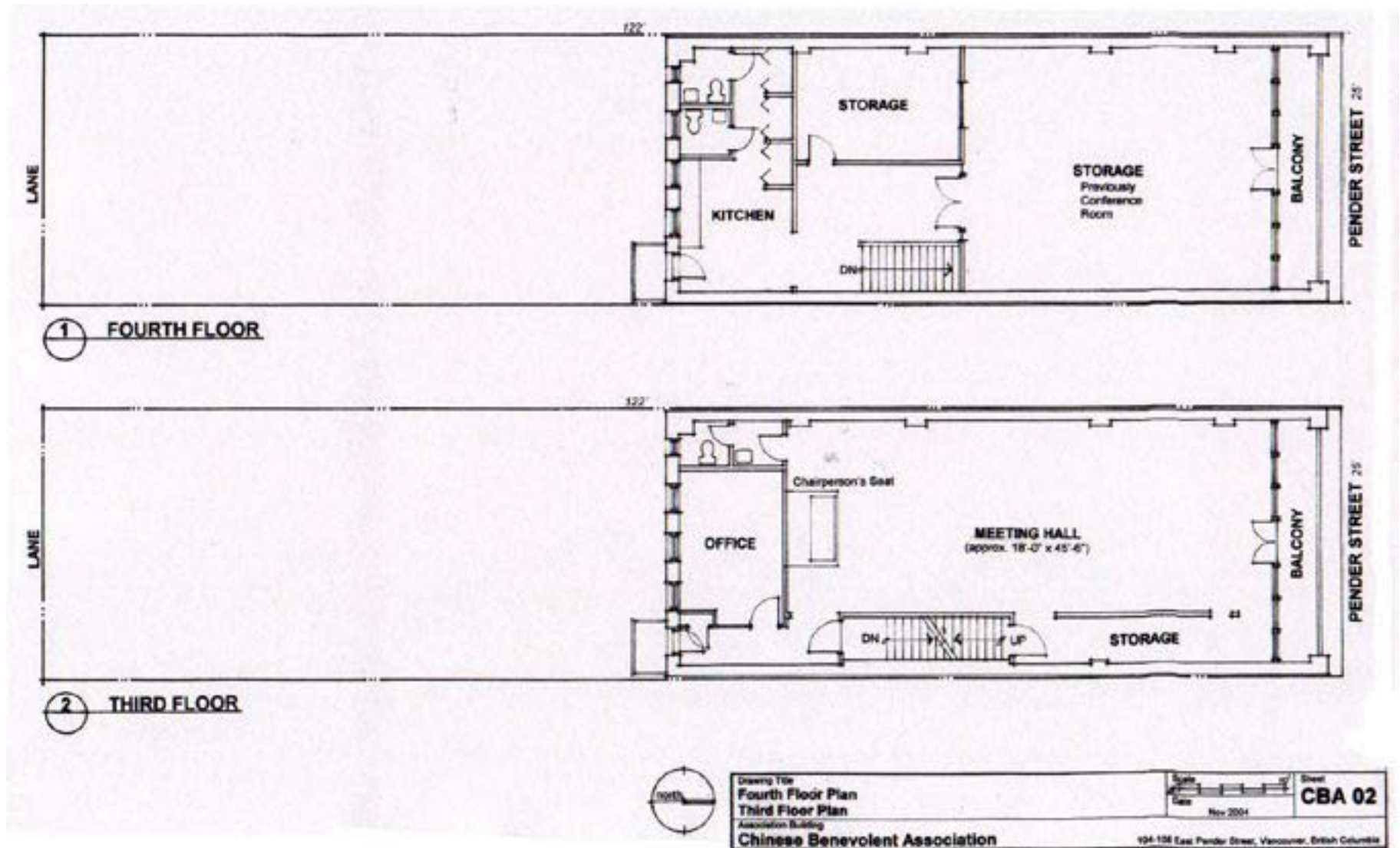


# APPENDIX

The Chinese Benevolent Association  
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# APPENDIX

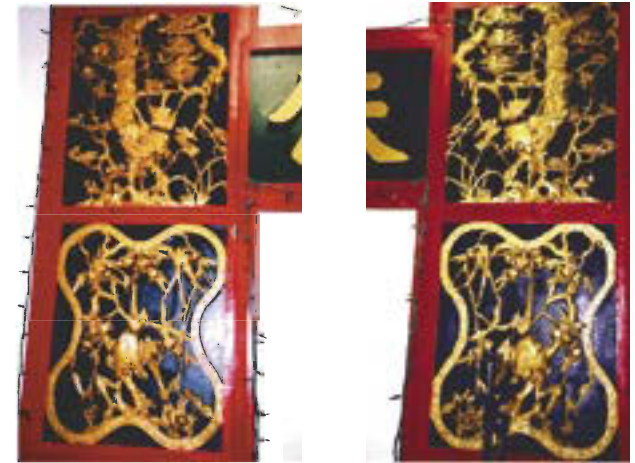
## The Chinese Benevolent Association Timeline/Occupant • Archival Map • Floor Plans • Photographs • Board of Directors • End Notes



1 3/F Meeting Hall with conference table in the front and Chairperson's Seat at far end (south)



2 Chairperson's Seat



3 Details of decorative screens behind Chairperson's Seat.



4 Conference table with gift of Chinese calligraphy framed



5 Chair and table for Chairperson's Seat





# APPENDIX

The Chinese Benevolent Association  
Timeline/Occupant • Archival Map • Floor Plans • Photographs • Board of Directors • End Notes

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6 Gifts of Chinese paintings, calligraphy and furniture in Meeting Hall



7 Gift of decorative screen over opening



8 Gifts of Chinese furniture in Meeting Hall



9 Gifts of Chinese furniture in Meeting Hall

# APPENDIX

The Chinese Benevolent Association  
Timeline/Occupant • Archival Map • Floor Plans • Photographs • Board of Directors • End Notes

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10 4/F entrance to Storage (formerly used as a CBA Conference Room. The National Congress of Chinese Canadians (Pacific Region) no longer exists now, although the sign remains over the entrance)



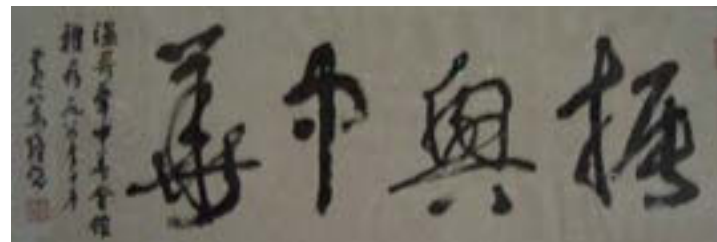
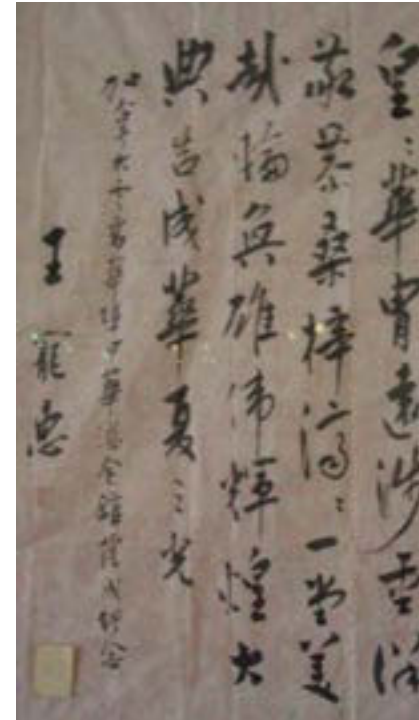
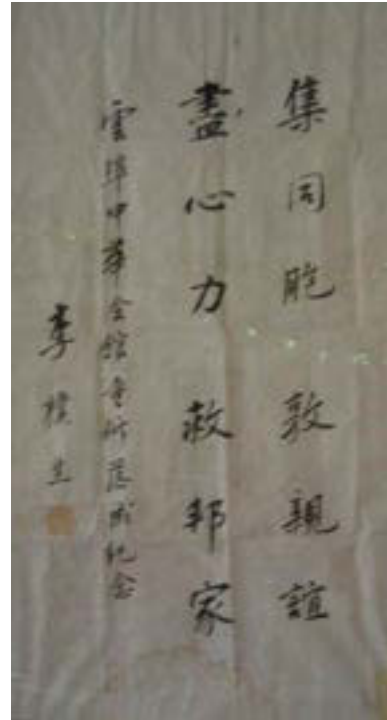
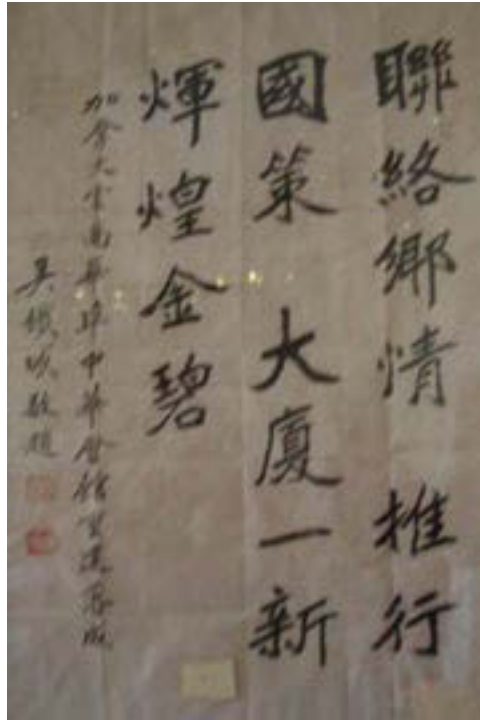
11 Details of decorative screen



# APPENDIX

The Chinese Benevolent Association  
 Timeline/Occupant • Archival Map • Floor Plans • Photographs • Board of Directors • End Notes

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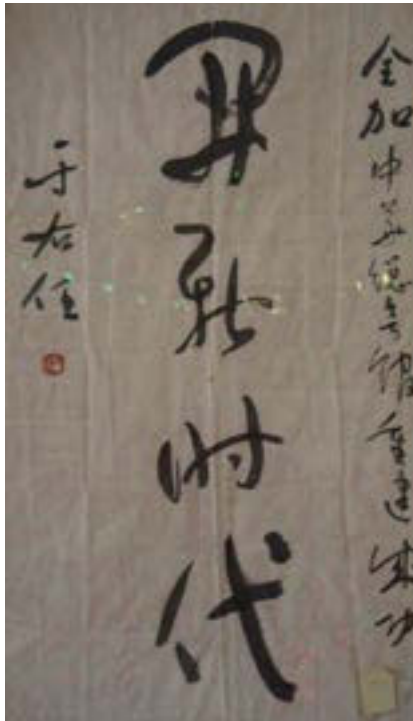


12 Gifts of Chinese calligraphy by various artists



# APPENDIX

The Chinese Benevolent Association  
Timeline/Occupant • Archival Map • Floor Plans • Photographs • Board of Directors • End Notes



13 Gifts of Chinese calligraphy by Yu Youren



14 Gifts of Chinese calligraphy by Yu Youren



15 Gifts of Chinese calligraphy by a Chinese school in Victoria



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The Chinese Benevolent Association  
Timeline/Occupant • Archival Map • Floor Plans • Photographs • Board of Directors • End Notes

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16



17



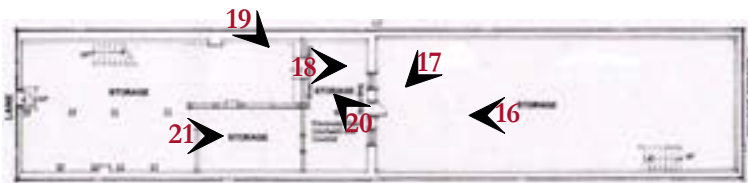
18



19

20

21



**Basement**



# APPENDIX

## The Chinese Benevolent Association Timeline/Occupant • Archival Map • Floor Plans • Photographs • Board of Directors • End Notes

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### 2004 Board of Directors

President 理事長:	George Chow 周炯華
English Secretary 英文書記:	Jun Ing 吳俊譽
Chinese Secretary 中文書記:	James Chu 朱展倫
Finance 財政:	Chi Woon Chow 周熾垣

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# APPENDIX

## The Chinese Benevolent Association Timeline/Occupant • Archival Map • Floor Plans • Photographs • Board of Directors • End Notes

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- <sup>1</sup> *The Chinese Times*, February 4, 1918. The Asian Library at UBC has 1915-1970 (on microfilm), 1971-1992.
- <sup>2</sup> *The Chinese Times*, February 4, 1918.
- <sup>3</sup> City Directories, 1920, 1922, 1923, 1926 – 1929. The listings are quite different from the written records as David Lee argues that the School actually ceased operations in 1922. So, there might be errors in the City Directories.
- <sup>4</sup> No information on the occupants is available.
- <sup>5</sup> 全加中華總會館徵信錄 *Quanjia Zhonghua zonghuiguan zhengxinlu*/Ledger of the Chinese Benevolent Association National Headquarters, 1956-59.
- <sup>6</sup> 全加中華總會館徵信錄 *Quanjia Zhonghua zonghuiguan zhengxinlu*/Ledger of the Chinese Benevolent Association National Headquarters, 1956-59.
- <sup>7</sup> 李道全 Lee Doe Chuen <<全加中華總會館概況 >> (*Inside the Chinese Benevolent Association / Quanjia Zhonghua zonghuiguan gaikuang*), p. 10.
- <sup>8</sup> The fire started from the rear part of the second floor which was rented to Hoysun Ningyung Benevolent Association and Chinese Workers Association. How the fire started still remains unknown. But it was probably from the living quarters on the second floor because there were three people living there at that time. *Chinese Times*, April 13 and 14, 1951.
- <sup>9</sup> The CBA is going to publish another special issue for its 100<sup>th</sup> anniversary in 2006.
- <sup>10</sup> It was also called Taiping Hospital (太平醫院). *The Chinese Times*, February 4, 1918.
- <sup>11</sup> 李道全 Lee Doe Chuen <<全加中華總會館概況 >> (*Inside the Chinese Benevolent Association / Quanjia Zhonghua zonghuiguan gaikuang*), p.28. Kathleen Lum in her paper points out that the hospital was on the first and basement floors. Kathleen Lum, “Heritage Building Assessment Study: The CBA of Vancouver” SFU History Paper, 1980, p. 3.
- <sup>12</sup> *Chinese Times*, December 3, 1919.
- <sup>13</sup> Interview with John Wong, October 15, 2004.
- <sup>14</sup> 李道全 Lee Doe Chuen <<全加中華總會館概況 >> (*Inside the Chinese Benevolent Association / Quanjia Zhonghua zonghuiguan gaikuang*), p. 28. The practice of exhuming bones and sending them back to China for reburial came to an end in 1951. Wing Chung Ng, *The Chinese in Vancouver, 1945-80*, p.64.
- <sup>15</sup> David T.H. Lee, *A History of Chinese in Canada*, pp. 334-337; *A Special Issue for the 99<sup>th</sup> Birthday of Bick Lee*, 1992, pp. 123-124.
- <sup>16</sup> 李道全 Lee Doe Chuen <<全加中華總會館概況 >> (*Inside the Chinese Benevolent Association / Quanjia Zhonghua zonghuiguan gaikuang*), p. 29; Edgar Wickberg, *From China to Canada*, pp.188-191.
- <sup>17</sup> David T.H. Lee, *A History of Chinese in Canada*, p.196.
- <sup>18</sup> Interview with John Wong, October 21, 2004.
- <sup>19</sup> This fund raising dinner was held on October 23, 2004.
- <sup>20</sup> The first Chinese New Year Parade, together with the Miss Chinatown Pageant, was organized in 1963. Roy Mah was one of the proponents and organizers.

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**APPENDIX**  
**The Yue Shan Society**

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**Timeline/Occupant**

**Archival Map**

**Floor Plans**

**Photographs**

**Board of Directors**

**End Notes**

*July 2005*

# APPENDIX

## The Yue Shan Society

### Timeline/Occupant • Floor Plans • Photographs • Board of Directors • End Notes

Year	Architectural Development	Occupant Dupont Street (before 1908) Pender Street East (1908 and after)	Event
1858			The Chong Hoo Tong was formed in San Francisco. It was probably the first organization of the overseas Chinese from Poon-yue County.
1885-1886			A branch of Chong Hoo Tong was established in Victoria. They met at the companies owned by the Poon-yue merchants, e.g. at the Tai Soong Company. Different companies took turns to manage the association's account book.
1889	The FIP showed that there was a large brick building on Dupont Street (presumed to be built in or shortly before 1889). The two-storey structure at 41-47 is the surviving west portion of it.		
1890	Water connection records existed for 1890.		
1892		21: G.W. Beer, Alaska Saloon 31: Ah Suey, Barber 33: Ken Wah, merchant	
1894			Vancouver branch of Chong Hoo Tong was loosely formed. They also met at the stores owned by Poon-yue businessmen, e.g. at the Sam Kee Company.
1904	There was a two-storey construction on part of the site in 1904, with a restaurant on the second floor.		
1906	A photo of c.1906 showed one two-storey building, with stores with awnings at street level, with cornice, split at central alleyway.	33: Louise Plotton 37: Yune Lee and Co. opium 41 Kwong Tail Lung Co. General merchants	

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## The Yue Shan Society

### Timeline/Occupant • Floor Plans • Photographs • Board of Directors • End Notes

Year	Architectural Development	Occupant Dupont Street (before 1908) Pender Street East (1908 and after)	Event
1910-20	Four 1 and 2-storey buildings, labelled "stores", one with restaurant on second floor occupying front (Pender) half of lots with ad-hoc back extensions, some internal side staircases, an alley off street. Central lot light well/Courtyard; individually numbered buildings off alley with some side stairs.	1913: 33: KHY Café 37: Kwong Hong Yuen Co. merchants 41: Wing Wah & Co. merchants 43: Chinese 45: Wah Ying Chong & Co. 49: Tai Tong barber 111: Sam Kee & Company, merchants	
1914	Application to repair the building at number 41-47 at the cost of \$1000. Owner was Chew Kong and architect was W.H.Chow, who probably was responsible for the 3-storey tenements facing the back lane, partly replacing the opium factory.		
1920	Architect WH Chow built a 3-storey brick building at 33-39 Pender, to replace the western half of the 1880s structure. Client named as Chow Wick.	37: Ouong Chin jeweler 37½: Quin Yick Wo grocery 41: Wing Wah Co. 43: Pekin Club 45: Vacant 49: Tai Hong barber 111: Sam Kee & Company	An attempt was made to set up a Yu Shan Benevolent Association, but did not succeed.



# APPENDIX

## The Yue Shan Society

### Timeline/Occupant • Floor Plans • Photographs • Board of Directors • End Notes

Year	Architectural Development	Occupant Dupont Street (before 1908) Pender Street East (1908 and after)	Event
1924		33: Wan Cow Co. 35: Ton Tien / Chinese 37: Vacant 39: Kwong Chin Ho Co. 41: Wing Wah Co. 41½: Kuo Kong Co. 43: Chinese 45: Quong Wah 47: Vacant 49 Fook Wah Jon, tobacco 111: Kwong Hing Lung Co. (* 147 Keefer Street: Sam Kee & Company)	Yushan Zongxinju was formed and they rented the basement of 111 East Pender Street as office.
1925-50	<p>Left hand Pender front of lot: a three-storey building labelled "stores" with off-centre stair to "room over". Central lot alley.</p> <p>Right hand Pender front: a two-storey building labelled "stores" on left and a single-storey building, labelled "stores" on right.</p> <p>In the rear fronting Market Alley: two blocks of individually numbered three-storey buildings labelled "Chinese rooms", divided by alley.</p>		

# APPENDIX

## The Yue Shan Society

### Timeline/Occupant • Floor Plans • Photographs • Board of Directors • End Notes

Year	Architectural Development	Occupant Dupont Street (before 1908) Pender Street East (1908 and after)	Event
1939		33: Gum Sun Co dry goods 35: Sang Lung Jan Co. herbs 37: Chinese Workers Protective Association 39: Kwong Chin Ho Co. 41: Lucky Star Drug store 41½: Yim Dan barber 43: Chow Duck 43a: Oylin Kong Shaw 47: Wing Hing dry goods 59: Hoy Ming Gwok Society	The first issue of <i>Yusheng yuekan</i> was published in March.  Committees were set up to raise money for the war victims in the Poon-yue area.  Moved to the 2/F of 59 East Pender Street on October 1 and renamed as Yue Shan Society ( <i>Yushan Zonggongsuo</i> ).  Branches or contacts ( <i>tongxinchu</i> ) were formed at different places of B.C, e.g. Victoria, Nanaimo, etc. Victoria tongxinchu set up its own Chinese school, which ceased operating in 1951.
1940		33: Gum Sun Co dry goods 35: Jang Lung Jan Co. herbs 37: Chinese Workers Protective Association / New Republic Newspaper / Chong Hing Co. 39: Kwong Chin Ho Co. 41: Lucky Star Drug store 41½: Yim Dan barber 43: Chow Duck 47: Wing Hing dry goods 59: Yu Shan / Hoi Ming	Setting up of Recreational Department and Youth Association " <i>Lunven Yushan qingnianhui</i> ".

# APPENDIX

## The Yue Shan Society

### Timeline/Occupant • Floor Plans • Photographs • Board of Directors • End Notes

Year	Architectural Development	Occupant Dupont Street (before 1908) Pender Street East (1908 and after)	Event
1943		33: Wong Loy Tobacco 35: Sang Lung Jan Co. herbs 37: Chinese Workers Protective Association / Chong Hing Co. Rooms / Kuo Min Tang Association reading room 39: Kwong Chin Ho 41: Lucky Star 41½: Yim Dan 43: Oylin Kong Shaw / Chow Mrs. H. 47: Wing Hing dry goods 59: Yu Shan Association	Registered as charitable organization on January 8.  A members' meeting was called on January 9 to discuss the acquisition of 33-49 Pender Street East. A baizihui was formed after that.  Grand opening of the building at 37 East Pender Street on December 26.
1946			Donated \$25,000 for the building of St. Joseph Hospital.
1949			A commemorative volume for the grand opening of the building was published.
1950		33: Wai Sun Taylor 35: Sang Lung Jan Co., herbalist 37: Yu Shan Society / New Republic Advertising / Yit Shaw Reading Room 39: Kwong Chin Ho Co., Jewelers 41: Lucky Star drugs 41½: L. Wen 43: Mrs. H. Chow 47: Wing Hing dry goods	A youth group was formed, but it lasted only a few years.

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## The Yue Shan Society

### Timeline/Occupant • Floor Plans • Photographs • Board of Directors • End Notes

Year	Architectural Development	Occupant Dupont Street (before 1908) Pender Street East (1908 and after)	Event
1954-66	Same as 1925-50: no cornice or parapet mentioned. Courtyard in centre of lot enlarged, probably by demolition of a lean-to structure.		
1962			The Victoria branch of Yue Shan Society ( <i>Yushan fensuo</i> ) was established.
1969			Members visited the sick in St. Joseph Hospital and Senior Home in December.
1975		33: Sang Cheung Co dry goods 33½: Vacant 35: Sang Chung Co. Gift shop 37: Yu Shan Society 37a: Yit Shu Reading Room 37b: Wing Lee Association 39: Kwong Chin Ho Co. Jewelers 41: China West Novelties 41a: China West 43: Gum Yue (owner) 43a: Hong Young 47: Wing Hing Co tailors	The Society donated \$5,000 to Chinese Public School for the expansion of classrooms.
1976	Major renovation was carried out, including the interior alteration and fire safety upgrade to 30-50 Market Alley, interior alteration to 3/F of 33-39 East Pender Street, and foundation work to 45 East Pender Street. The work cost about \$200,000.		A <i>baizhibui</i> was formed to raise money for the renovation. It raised in total \$110,000. The Society also received a \$35,000 subsidy from the government.
1984			The Society donated \$5,000 for the construction of the Chinese Cultural Centre.

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## The Yue Shan Society

### Timeline/Occupant • Floor Plans • Photographs • Board of Directors • End Notes

Year	Architectural Development	Occupant Dupont Street (before 1908) Pender Street East (1908 and after)	Event
1986			Donated \$12,000 to the Expansion foundation of the Mt. St. Joseph Hospital.
1987			Scholarship committee was set up.
1983	A building survey was carried out. It found that Yue Shan Society actually owned 2/3 of 45 East Pender Street and their neighbor, Wing Sang, owned only 1/3. Property lines were verified.		
1988			Organized a summer camp in China for the youth in Vancouver; organized tours to China.
1989			The 50 <sup>th</sup> anniversary celebration was held on December 16-17. A commemorative volume on the 50 <sup>th</sup> anniversary was published.
1991			The first convention of all Poon-yue organizations in North America was held in San Francisco.  Fundraised \$25,000 for the victims of flooding in the eastern part of China.
1993			The second convention of all Poon-yue organizations in North America was held in Vancouver on September 5.
1995			The third convention of all Poon-yue organizations in North America was held in Toronto.

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## The Yue Shan Society

### Timeline/Occupant • Floor Plans • Photographs • Board of Directors • End Notes

Year	Architectural Development	Occupant Dupont Street (before 1908) Pender Street East (1908 and after)	Event
1998	Single-storey portion of the building at 41-47 East Pender Street was damaged by fire. It cost about \$160,000 to renovate.		
1999			<p>The 60<sup>th</sup> anniversary celebration was held on October 23.</p> <p>A commemorative publication was issued on the Society's 60<sup>th</sup> anniversary.</p> <p>Donated \$5,000 to the Museum and Archives of the Chinese Cultural Centre.</p>
2000			<p>The fourth convention of all Poon-yue organizations in North America was held in San Francisco. They resolved to have the convention once every four years.</p>
2004			<p>The fifth convention of all Poon-yue organizations in North and South America was held in Vancouver.</p>

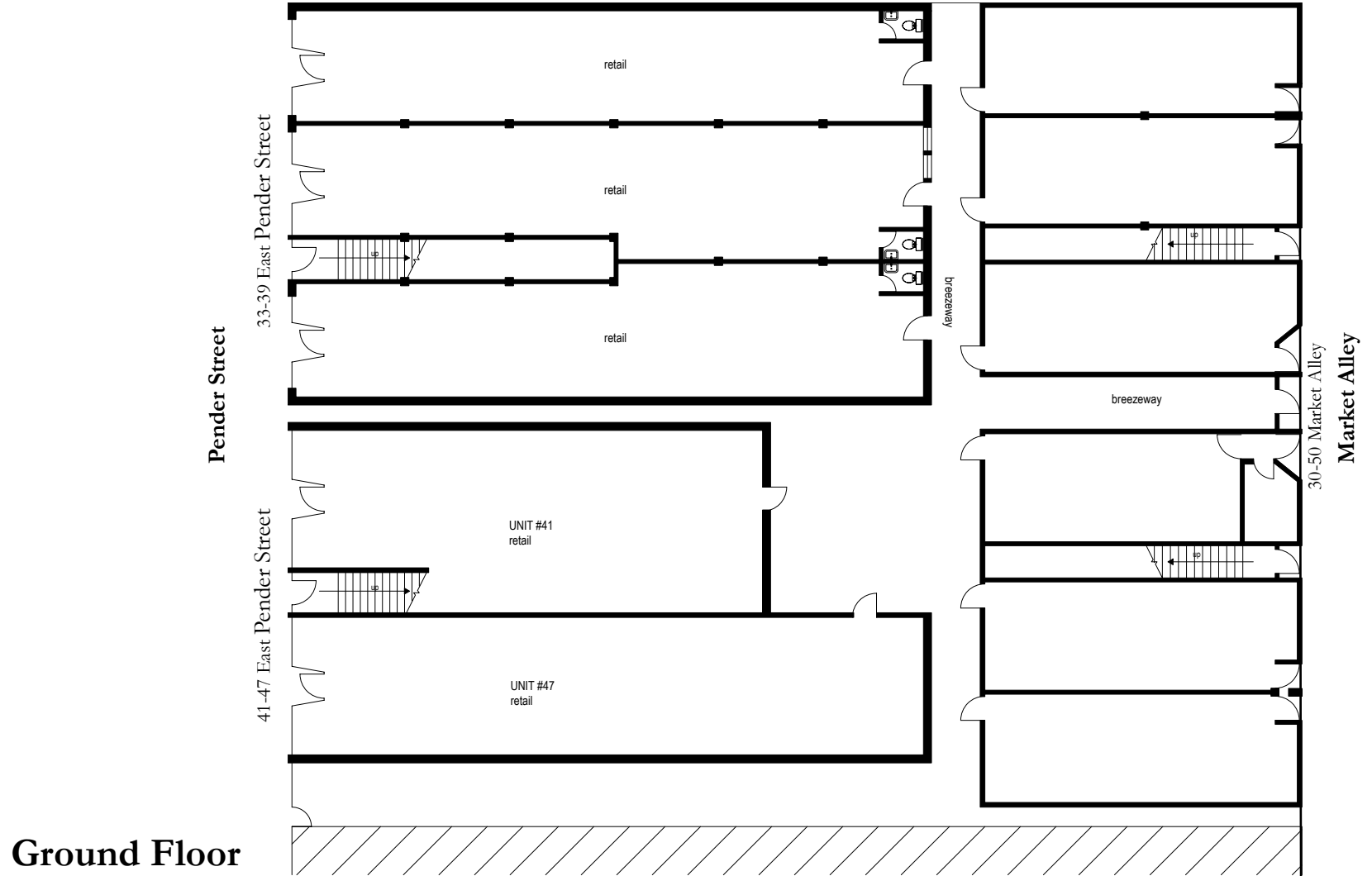


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## The Yue Shan Society

Timeline/Occupant • Floor Plans • Photographs • Board of Directors • End Notes

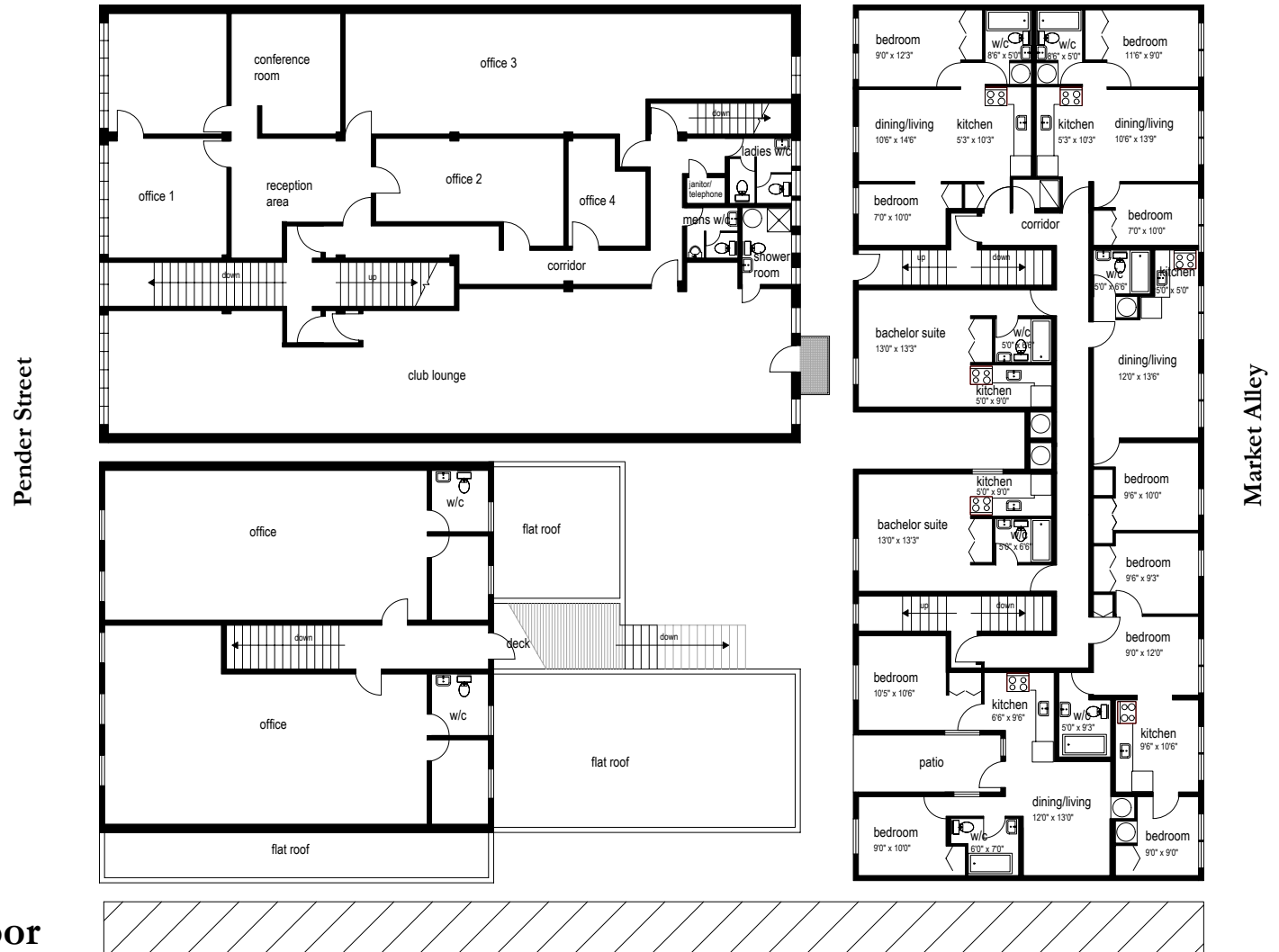
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## The Yue Shan Society

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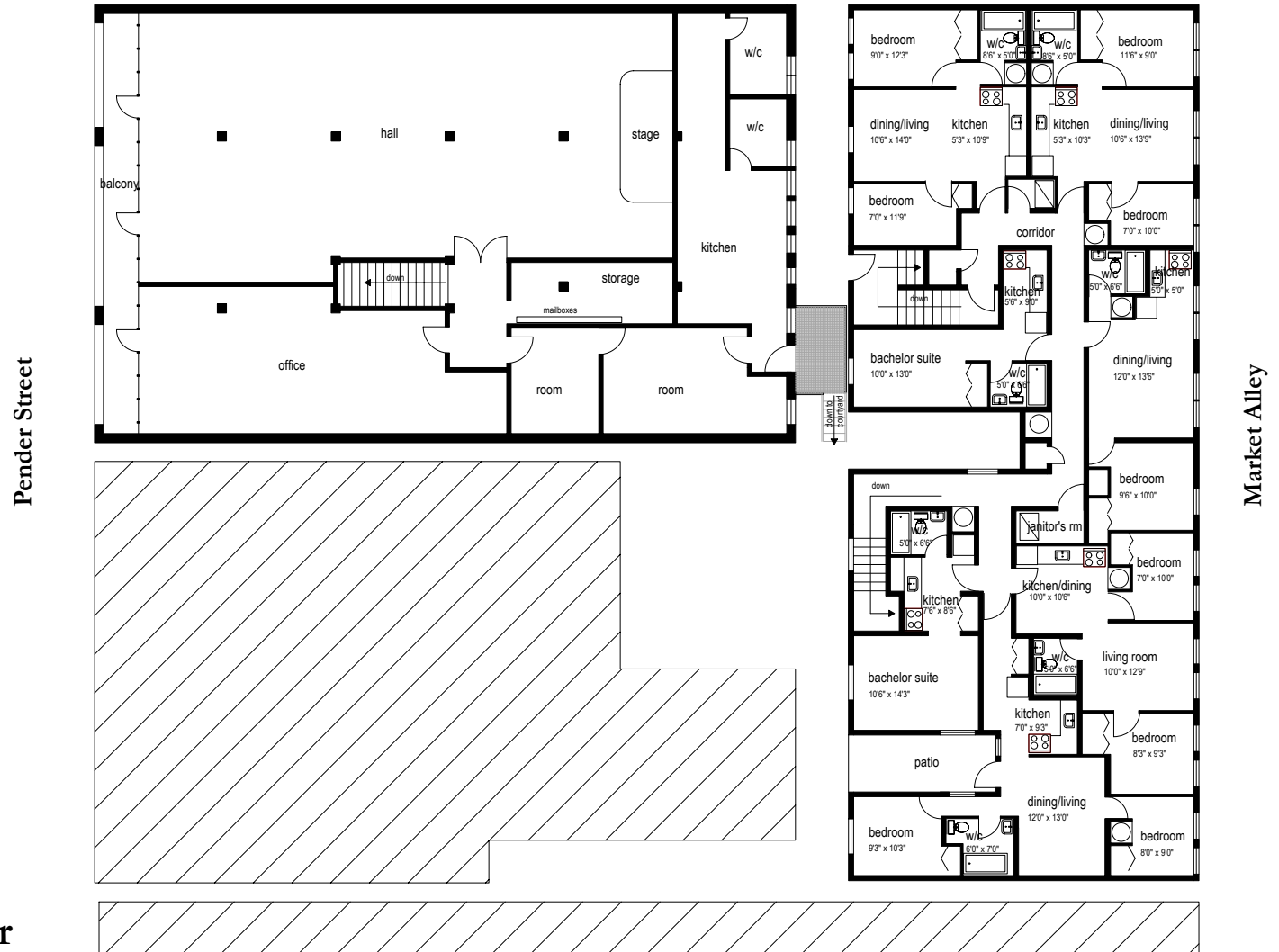


Second Floor

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## The Yue Shan Society

### Timeline/Occupant • Floor Plans • Photographs • Board of Directors • End Notes



Third Floor

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The Yue Shan Society

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*Prominant roof line, with heavy moulding and fascia band, along Pender Street*

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Street Entrance to 33-39 East Pender Street with decorative mosaic floor tile at entrance



Street Entrance to 41-47 East Pender Street



Street Entrance to 30-50 Market Alley

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## The Yue Shan Society

Timeline/Occupant • Floor Plans • Photographs • Board of Directors • End Notes

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*The Yue Shan Society office on 3/F*



*Hall Entrance on 3/F*



*Hall Interior*



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*Bridge connection between 33-39 East Pender Street and 30-50 Market Alley. Open gate on the left leads to The Yue Shan Society*



*Gate entrance into 30-50 Market Alley apartment*



*Alley under the bridge connection. The Yue Shan building, 33-39 East Pender Street on the left*



*Looking towards alley between 33-39 and 41-49 East Pender Street*

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*30-50 Market Alley: Ground Floor storage warehouse facing interior courtyard*



*30-50 Market Alley: Interior lightwell on 2/F and 3/F*



*Other views of 30-50 Market Alley elevation facing the interior courtyard*



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The Yue Shan Society  
**Timeline/Occupant • Floor Plans • Photographs • Board of Directors • End Notes**

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**2004 Board of Directors**

Chairperson 理事長:	Yet Kuen Chee 徐日權
English Secretary 英文書記:	Douglas Soo 蘇伯英

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## The Yue Shan Society

### Timeline/Occupant • Floor Plans • Photographs • Board of Directors • End Notes

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- <sup>1</sup> Lim, Sing. *West Coast Chinese Boy*, p. 14
- <sup>2</sup> *Yushan Zonggongsuo liushi zhounian jinian tekan* 禺山總公所六十周年紀念特刊, pp. 35-36.
- <sup>3</sup> *Ibid.*
- <sup>4</sup> *Yushan Zonggongsuo luocheng jiniance* 禺山總公所落成紀念冊, 1949, p. 2.
- <sup>5</sup> A photo in *Yushan Zonggongsuo luocheng jiniance* 禺山總公所落成紀念冊 shows that the Victoria Chong Hoo Tong celebrated their 60<sup>th</sup> anniversary on September 2, 1945. It was also mentioned in *From China to Canada* that a Victoria branch of the San Francisco-based locality association (Chong Hoo Tong) was organized by the Chinese from Poon-yue County about 1886. Wickberg, Edgar, ed. *From China to Canada: A History of the Chinese Communities in Canada*, p. 40.
- <sup>6</sup> The Tai Soong Company was established by Wong Tin Louis from Poon-yue County. It was a branch of *Taiquan* Company in Hong Kong and one of the biggest grocery stores in Victoria in the late 19<sup>th</sup> century. *Yushan Zonggongsuo luocheng jiniance* 禺山總公所落成紀念冊, pp. 2-3.
- <sup>7</sup> *Ibid.*, p. 3.
- <sup>8</sup> The Sam Kee Company was owned by Poon-yue Chinese Chang Toy. It was established c 1888 and was one of the wealthiest Chinese merchant firms in Vancouver. The Sam Kee Company was located at 111 East Pender Street from 1910-1919 and it moved to 147 Keefer Street in 1920.
- <sup>9</sup> *Yushan Zonggongsuo luocheng jiniance* 禺山總公所落成紀念冊, 1949, pp. 3-4.
- <sup>10</sup> *Ibid.*, p. 4.
- <sup>11</sup> *Yusheng yuekan* 禺聲月刊, N.9, November 1939.
- <sup>12</sup> *Yusheng yuekan* 禺聲月刊, N.42, February 1943.
- <sup>13</sup> *Yushan Zonggongsuo luocheng jiniance* 禺山總公所落成紀念冊, 1949, p. 5.
- <sup>14</sup> *Yushan Zonggongsuo liushi zhounian jinian tekan* 禺山總公所六十周年紀念特刊, p. 44. Three photos in *Yushan Zonggongsuo wushi zhounian jinxi tekan* 禺山總公所五十週年金禧特刊 also showed that the grand opening of the building was held on December 26, 1939, pp. 61-62.
- <sup>15</sup> *Statements of Significance (draft)*, 2003.
- <sup>16</sup> *Yusheng yuekan* 禺聲月刊, N.9, November 1939.
- <sup>17</sup> For details on the founding of *baizhibui* and the acquisition of the building, please refer to the articles "Zonggongsuo yizai kanfu zhengshi lian lingdao zhengshu 總公所已在坎府正式立案領到證書", "Gouzhi huisuo chuyi 購置會所芻議" and "Yushan Zonggongsuo shiyebu jianzhang 禺山總公所實業部簡章". All in *Yusheng yuekan* 禺聲月刊, N.42, February 1943.
- <sup>18</sup> An announcement / invitation regarding the opening of the building on December 26 was published on the page 1 of the *Chinese Times* from December 13 to 27, 1943. Two photos in *Yushan Zonggongsuo luocheng jiniance* 禺山總公所落成紀念冊 were labeled December 26, 1943 as the date the pictures were taken. These two pictures looked the same as those published in *Yushan Zonggongsuo wushi zhounian jinxi tekan* 禺山總公所五十週年金禧特刊 but the dates shown were different.
- <sup>19</sup> Liang Boming 梁博明, "Yushan Zonggongsuo chengli yu jiniance kanyin lueshu 禺山總公所成立與紀念冊刊印略述", *Yusheng yuekan* 禺聲月刊, N.51, March 1947.
- <sup>20</sup> Wickberg, Edgar, ed. *From China to Canada: A history of the Chinese communities in Canada*, p. 35.
- <sup>21</sup> Between 1904 and 1931, the Victoria and Vancouver Chong Hoo Tong shipped bones of 301 deceased back to Poon-yue through Hong Kong. *Yushan Zonggongsuo liushi zhounian jinian tekan* 禺山總公所六十周年紀念特刊, p. 44.
- <sup>22</sup> A man in Victoria mentioned in the letter to his father in Guangdong that there were four stores in Victoria carrying mails. Tai Soong was one of them. Several major Chinese companies in Vancouver also served the same function in the early 20<sup>th</sup> century. Wickberg, Edgar, ed. *From China to Canada: A history of the Chinese communities in Canada*, p. 35.
- <sup>23</sup> Interview with Young Yip, December 16, 2005.
- <sup>24</sup> *Yushan zaiqu nanmin jiujiu zhubun weiyuanhui* 禺山災區難民救濟處駐坎委員會 was located at 59 East Pender Street, where the *Yushan Zongxinju* was located. *Yahu tongxiang chouzheng zunguo yunan tongxiang weiyuanhui* 雅湖同鄉籌賑祖國遇難同鄉委員會 used the Wing Lee Co. at 258 Keefer Street as its contact. *Banghu baoanju jiuji benxiang nanmin weiyuanhui* 蚌湖保安局救濟本鄉難民委員會 used the Lee On Wo Co. at 546 Shanghai Alley as its contact. Yahu and Banghu are two rural districts in Poon Yue county. *Yusheng yuekan* 禺聲月刊, N.1, March 1939.
- <sup>25</sup> *Yushan Zonggongsuo luocheng jiniance* 禺山總公所落成紀念冊, 1949, p. 5 and pp. 31-32.

# APPENDIX

## The Yue Shan Society

### Timeline/Occupant • Floor Plans • Photographs • Board of Directors • End Notes

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July 2005

- <sup>26</sup> *Yusbeng yuekan* mainly reported the news of the Poon Yue area. For example, it reported the number of deaths and the number of houses destroyed during the Japanese invasion. The Fundraising Committee also listed the names of subscribers who contributed money to their home county in *Yusbeng yuekan*.
- <sup>27</sup> *Yushan Zonggongsuo wushi zhounian jinxi tekan* 禺山總公所五十週年金禧特刊, p. 134.
- <sup>28</sup> One example is the building of *Longgui huaqiao yiyuan* 龍歸華僑醫院 in Baiyun district (白雲區) of Guangzhou in 1988.
- <sup>29</sup> There are seven main rural districts in Poon-yue County. Four of them formed their own associations in Vancouver, including *Wengehua Panyu Yabuxiang Aiqun zongshe* 溫哥華番禺湖鄉愛群總社, *Banghuxiang lianyihui* 蚌湖鄉聯誼會, *Beican tongxianghui* 北村同鄉會 and *Nancun Anhuaitang* 南村安懷堂. All are the branches of the Yue Shan Society. Natives from other districts can directly register as members of the Yue Shan Society. Though the Chong Hoo Tong's members are also members of the Yue Shan Society, there is a Headquarters of Chang Hoo Tong in Victoria. Interview with David Chee, February 18, 2005.
- <sup>30</sup> *Ibid.*
- <sup>31</sup> Wickberg, Edgar, ed. *From China to Canada: A history of the Chinese communities in Canada*, p.36.
- <sup>32</sup> *Yushan Zonggongsuo luocheng jiniance* 禺山總公所落成紀念冊, 1949, pp. 3-4.
- <sup>33</sup> The *Luven Yushan qingnianhui* 旅溫禺山青年會 was formed in 1940. *Yusbeng yuekan* 禺聲月刊 N.14, April 1940. Another youth group was formed in 1950 but only lasted for a few years. See *Zhou Guodong* 周國棟 "Yushan Zonggongsuo lishi jianji" 禺山總公所歷史簡記 in *Yushan Zonggongsuo lishi zhounian jinian tekan* 禺山總公所六十周年紀念特刊, p. 35.
- <sup>34</sup> *Dong chixing* 董池興, "Yushan zonggongsuo rexin gongyi dangren burang" 禺山總公所熱心公益當仁不讓", *Ibid.*, p. 115.
- <sup>35</sup> In the current Board of the Chinese Benevolent Association, 7 out of 31 Directors are nominated by the Yue Shan Society. CBA's past president, Mr. *Ru Rongjun* 茹容均 and current president, Mr. George Chow 周炯華, are also active members of Yue Shan Society. Interview with David Chee, February 18, 2005.
- <sup>36</sup> Examples of Poon Yue organizations in North America include: Pon Yup Chong How Benevolent Association (金山大埠番禺昌後堂) and Sam Yup Association (旅美三邑總會館) in San Francisco; and Poon Yue Society (多倫多番禺同鄉會) in Toronto. *Ru Rongjun* 茹容均, "Yushan Zonggongsuo lishi zhounian bujia daqing yongan" 禺山總公所六十周年花甲大慶有感" in *Yushan Zonggongsuo lishi zhounian jinian tekan* 禺山總公所六十周年紀念特刊, p. 36. / Interview with David Chee, February 18, 2005.
- <sup>37</sup> Interview with Young Yip, December 16, 2004.
- <sup>38</sup> *Yushan Zonggongsuo lishi zhounian jinian tekan* 禺山總公所六十周年紀念特刊, p. 36.
- <sup>39</sup> Interview with David Chee, February 18, 2005.

**APPENDIX**  
**Shon Yee Benevolent Association (May Wah Hotel)**

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**Timeline/Occupant**

**Archival Map**

**Floor Plans**

**Photographs**

**Board of Directors**

**End Notes**

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# APPENDIX

## Shon Yee Benevolent Association (May Wah Hotel) Timeline/Occupant • Floor Plans • Photographs • Board of Directors • End Notes

Year	Architectural Development	Occupant (Pender Street East)	Event
1889	Easternmost lot has small sheds, otherwise undeveloped.		
1910		256: Andrew J. Whitenack 262: Frank Miggins, bartender	
1913	Building Permit application made by William Frederick Gardiner, Architect for Messrs. Barrett & Deane, to construct "stores and rooming house". The estimated cost was \$75,000.	254: Not listed 256: Chinese 262: Chinese	Prior to 1904: Xiangshan Fushantang provided welfare to people from Xiangshan (later Zhongshan) County in Guangdong province.
1914	Repaired by new owner of Foran Fong and Co. at the cost of \$50.	258: Loyal Hotel	More than 20 county members initiated a new locality association called "Chongyi hui lian luo chu" in August.
1915		254: Yuen Loy Jan grocery 256: Vacant 258: Loyal Hotel 260: Chinese Barber 262: Kwong Wo Long & Co. grocery	First election was held on May 9 at 315 East Pender Street. The Shon Yee Benevolent Association (Tit Shing Shon Yee Benevolent Association) was formally established.
1916-1918		1916 254: Yuen Loy Jan grocery 256: Christ Church of China 258: Loyal Hotel 260: Chinese barbers 262: Kwong Wo Long and Co. grocery	Operation suspended during WWI.

# APPENDIX

## Shon Yee Benevolent Association (May Wah Hotel) Timeline/Occupant • Floor Plans • Photographs • Board of Directors • End Notes

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Year	Architectural Development	Occupant (Pender Street East)	Event
1920	Lot fully developed as a 4-storey brick building with basement. Cornice to Pender. Divided into 5 sections by internal walls. Stores on ground floor with rooms above.	113: Vacant 174: Sherman Hotel 256: So Hung Po dry goods 258: Loyal Hotel 260: Kai Sun Stationers 262: Kwong Wo Long & Co. grocery	Fundraising occurred between 1920 to 1925 for the building of a public hospital in Shiqi (Shek Kei) of Xiangshan. Raised about \$20,000 in total.
1921			Property Management Committee was formed.  Victoria Branch was established. (Other information showed that the Victoria branch was formed in September 1918)
1922		113: Shon Yee Benevolent Association 176: Sherman Hotel 254: Yuen Loy Jan 256: So Hung Po Co. dry goods 258: Soon Koe / Chow WH / Loyal Hotel 258½: Chinese Citizens Room / Chinese Lecture Association 260: Kai Sun Book Shop 262: Kwong Wo Long & Co.	Baizihui was formed to collect funds for the purchase of premises. The Association purchased the Sherman Hotel in the 100 block of East Pender St. for \$75,000.
1923			The Calgary Branch was established on February 28.
1925-1950	Four storeys with stores flanking central entrance lobby with barbershop. Chinese printing office in basement. Apartments above.		

# APPENDIX

## Shon Yee Benevolent Association (May Wah Hotel) Timeline/Occupant • Floor Plans • Photographs • Board of Directors • End Notes

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Year	Architectural Development	Occupant (Pender Street East)	Event
1925		113: Shon Yee Benevolent Association 254: Yuen Loy Jan 256: So Hong Po Co. 258: Loyal Hotel 258½: Ho Sun Hing Co. 260: Kain Sun 262: Sun Koong Tung Co.	
1926			Shon Yee Benevolent Association announced its decision to purchase the Loyal Hotel building in the 200 block of Pender at the price of \$75,000 ( <i>Chinese Times</i> , August 26, 1926). (Other information showed that the Loyal Hotel building was purchased in 1935. See 1935)  Shon Yee Theatre Club (Chongyi bai hua ju she) was formed. They first performed in the 14 <sup>th</sup> anniversary celebration in 1929.
1930		113: (Sien Yee) Shon Yee Benevolent Association 176: Oriental Rooms 176½: Vacant 256: Orientals 258: Loyal Hotel 258½: Ho Sung Hing Co. 260: Kai Sun Book Shop 262: Sun Kwongtung Co.	

# APPENDIX

## Shon Yee Benevolent Association (May Wah Hotel) Timeline/Occupant • Floor Plans • Photographs • Board of Directors • End Notes

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Year	Architectural Development	Occupant (Pender Street East)	Event
1932		113: Orientals 176: Jong Hing 176½: Shon Yee Benevolent Association 256: Orientals 258: Loyal Hotel / Wing Sam 258½: Ho Sung Hing Co. 260: Vacant 262: Sun Kwongtung Co.	
1935		176: Orientals 176½: Orientals 254: Siu Lee Co. tobacco 254½: Quon On Co. 256: Vacant 258: Loyal Hotel 258½: Ho Sun Hing Co. 262: Yuen Fat Wah Jung Co. Ltd.	The Association sold Sherman Hotel and acquired the Loyal Hotel building in the 200 block (258) of East Pender Street at the cost of \$75,000 (An announcement in <i>Chinese Times</i> showed that they acquired the building in 1926. See 1926).  The 1 <sup>st</sup> Tri-City joint meeting was held. It was resolved that the Victoria branch would purchase its own office for \$1,750.
1939		176½: Shon Yee Benevolent Association 254: Siu Lee Co. tobacco 254½: Quon On Co. ticket agency 256: Vacant 258: Loyal Hotel Rooms / Wong Tong barber 258½: Ho Sung Hing Co. printers 262: Yuen Fat Wah Jung Co. Ltd.	Raised \$2,182.50 for the refugees and soldiers in Zhongshan County.

# APPENDIX

## Shon Yee Benevolent Association (May Wah Hotel) Timeline/Occupant • Floor Plans • Photographs • Board of Directors • End Notes

Year	Architectural Development	Occupant (Pender Street East)	Event
1943		176: World Rooms 176½: Shon Yee Benevolent Association 254: Wing Chong tobacco 254½: Quon On Co. / Mah Wing Co. salmon cannery 256: Vacant 258: Loyal Hotel Rooms / Wong Chong barber 258½: Ho Sung Hing Co. printers 260: Vacant 262: Yuen Fat Wah Jung Co. Ltd.	
1944			Raised \$6,017.42 in relief funds for the refugees in the Sino-Japanese War.
1946			Shon Yee Benevolent Association moved to 260 East Pender on May 26.
1947		176: World Rooms 176½: Shon Yee Benevolent Association 254: Wing Chong tobacco 254½: Mah Wing Co. salmon cannery 256: Chinese Agency 258: New Orient Hotel 258½: Ho Sung Hing Co. printers 260: Shon Yee Benevolent Association 262: Yuen Fat Wah Jung Co. Ltd.	

# APPENDIX

## Shon Yee Benevolent Association (May Wah Hotel) Timeline/Occupant • Floor Plans • Photographs • Board of Directors • End Notes

Year	Architectural Development	Occupant (Pender Street East)	Event
1949		176: World Rooms 176½: Mah Sen One 256: Le-Kiu Trading Co. (Henry and A. Louie) as importers & exporters 258: New Orient Hotel 260: Shon Yee Benevolent Association	Registered as a charitable society.
1950		254: Wing Chong tobacconist 254½: Mah Wing Co. salmon cannery 254½: Quon On Co. transport 256: China Agencies Ltd. brokers 256: Le-Kiu Trading Co. 258: Le-Kiu Hotel 258½: Ho Sung Hing Co. printers 260: Shon Yee Benevolent Association 262: Yuen Fat Wah Jung Co.	
1952			In its 6 <sup>th</sup> Tri-city joint meeting, a decision was made to transfer \$105,000 from the Real Estate Division of the Vancouver headquarters to the headquarters and two branches on an equal share basis. Each received \$35,000.  A youth group "Chongyi qing nian yan jiu she" was set up on July 6, but only lasted for two years.
1953			It was resolved in the Annual General Meeting to provide funeral expenses and medical assistance for members.



# APPENDIX

## Shon Yee Benevolent Association (May Wah Hotel) Timeline/Occupant • Floor Plans • Photographs • Board of Directors • End Notes

July 2005

Year	Architectural Development	Occupant (Pender Street East)	Event
1955		176: World Rooms 176½: Mah Chin 256: Le-Kiu Importing Co. Ltd. (A.S.K. Louie listed as Manager) as importers & exporters 258: Le-Kiu Hotel (L. Louie listed as Manager) 260: Shon Yee Benevolent Association	
1956		1956-1960: 176: World Rooms 176½: Mah Chin 256: Le-Kiu Importing Co. Ltd. 258: Garden Hotel 260: Shon Yee Benevolent Association	The Calgary Branch purchased land at \$10,500 for the purpose of building an office at 114-3 <sup>rd</sup> Avenue S.E.
1957			The Headquarters purchased another premise at 408 Jackson Street at \$180,000. The building was named Shon Yee Building.
1961-1968		256: Le-Kiu Importing Co. Ltd. 258: Garden Hotel 260: Shon Yee Benevolent Association	
1972			The Calgary Branch purchased another property at 109-2 <sup>nd</sup> Avenue S.E. at \$22,000.
1973			The Youth Club and the Women's club were formed.

# APPENDIX

## Shon Yee Benevolent Association (May Wah Hotel) Timeline/Occupant • Floor Plans • Photographs • Board of Directors • End Notes

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Year	Architectural Development	Occupant (Pender Street East)	Event
1975		254: Sue Lee Produce 254: Le Kiu Importing Co. Ltd. 256: Le Kiu Importing Co. Ltd. 258: Wankow Tour and Travel Ltd. 258: Sydney Hotel 260: Shon Yee Benevolent Association 262: Le Kiu Importing Co. Ltd.	The Youth Club was expanded and renamed as the Shon Yee Athletic Club.
1977		1977-1979: 256: Le-Kiu Poultry Co. Ltd. 258: Sydney Hotel 260: Vacant	The Headquarters moved from 260 East Pender Street to 408 Jackson Street in May.
1979			The Athletic Club organized a Chinese martial arts performance in October to raise funds for the Chinese Cultural Centre and the Chinese Benevolent Association.
1980		256: Le-Kiu Poultry Co. Ltd. 258: May Wah Hotel (Tony Mah listed as Manager) 260: Vacant	
1981			The Scholarship Fund Committee was formed.  Raised funds with other Zhongshan associations for the Secondary school in Zhongshan. They raised \$26,785 in total.

# APPENDIX

## Shon Yee Benevolent Association (May Wah Hotel) Timeline/Occupant • Floor Plans • Photographs • Board of Directors • End Notes

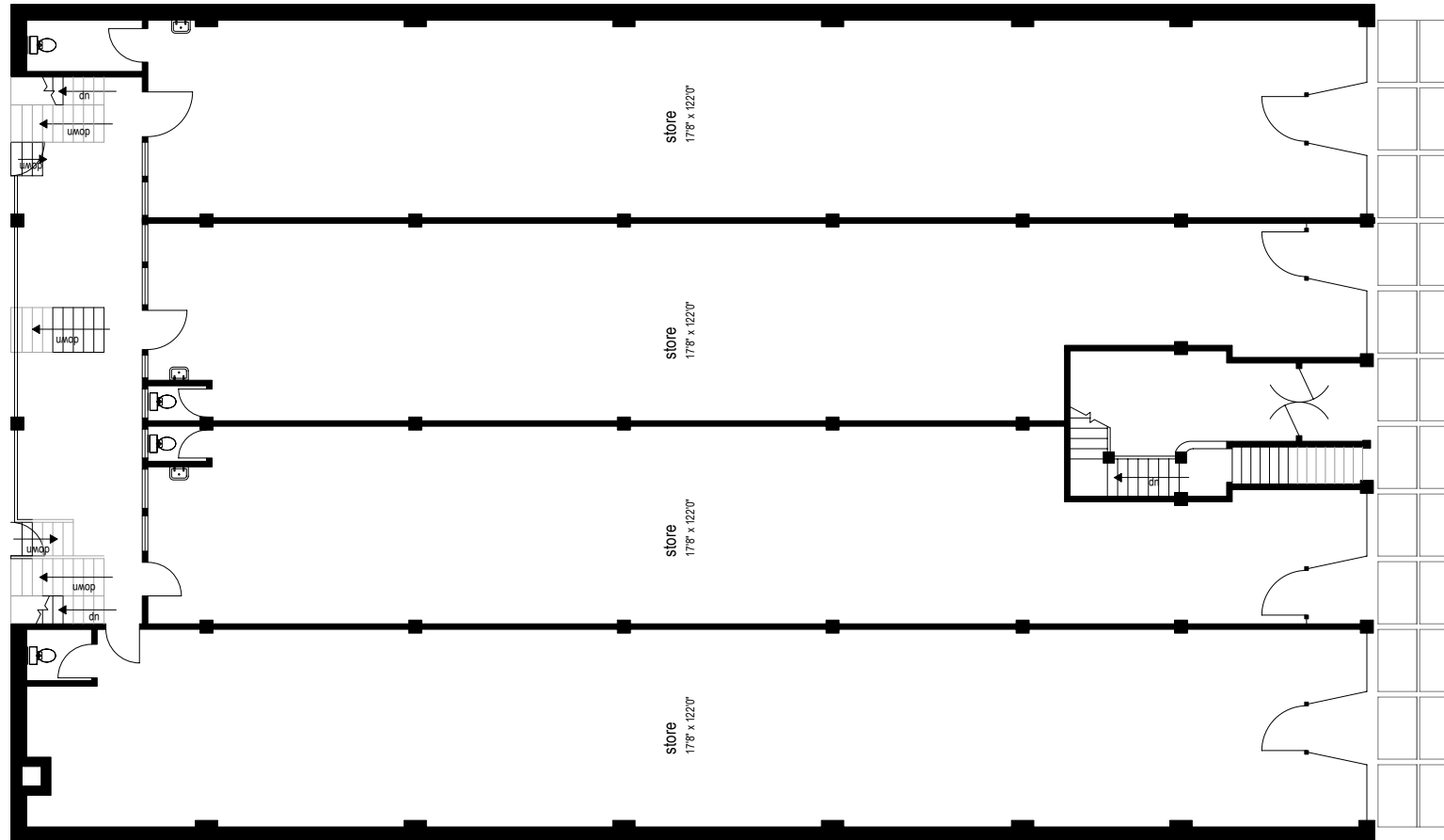
Year	Architectural Development	Occupant (Pender Street East)	Event
1983			Calgary Branch built its own building at the cost of \$600,000. The opening ceremony was held on April 7, 1984.
1984			70 <sup>th</sup> anniversary celebration was held on May 19-20. A commemorative issue was published.
1987			Shon Yee Housing Society was formed.
1988			Seniors' Society was formed.  Received funding from government to build a seven-storey, 72-unit senior housing for seniors over the age of 55 and for disabled persons. The building, which was called "Shon Yee Place", is located at 620 Hastings Street. The construction cost was about \$5,000,000. The opening ceremony was held on Nov 12.
1991			Shon Yee Day Care Centre was opened.
1994			The 80 <sup>th</sup> anniversary celebration was held on May 22. A commemorative issue was published.
2003			Organized a cross-association activity on November 12. Members from Yue Shan Society, Lee Association, Chinese Benevolent Association Women's group and Chinese Freemasons were invited.
2004			90 <sup>th</sup> anniversary celebration was held on May 23.

# APPENDIX

## Shon Yee Benevolent Association (May Wah Hotel) Timeline/Occupant • Floor Plans • Photographs • Board of Directors • End Notes

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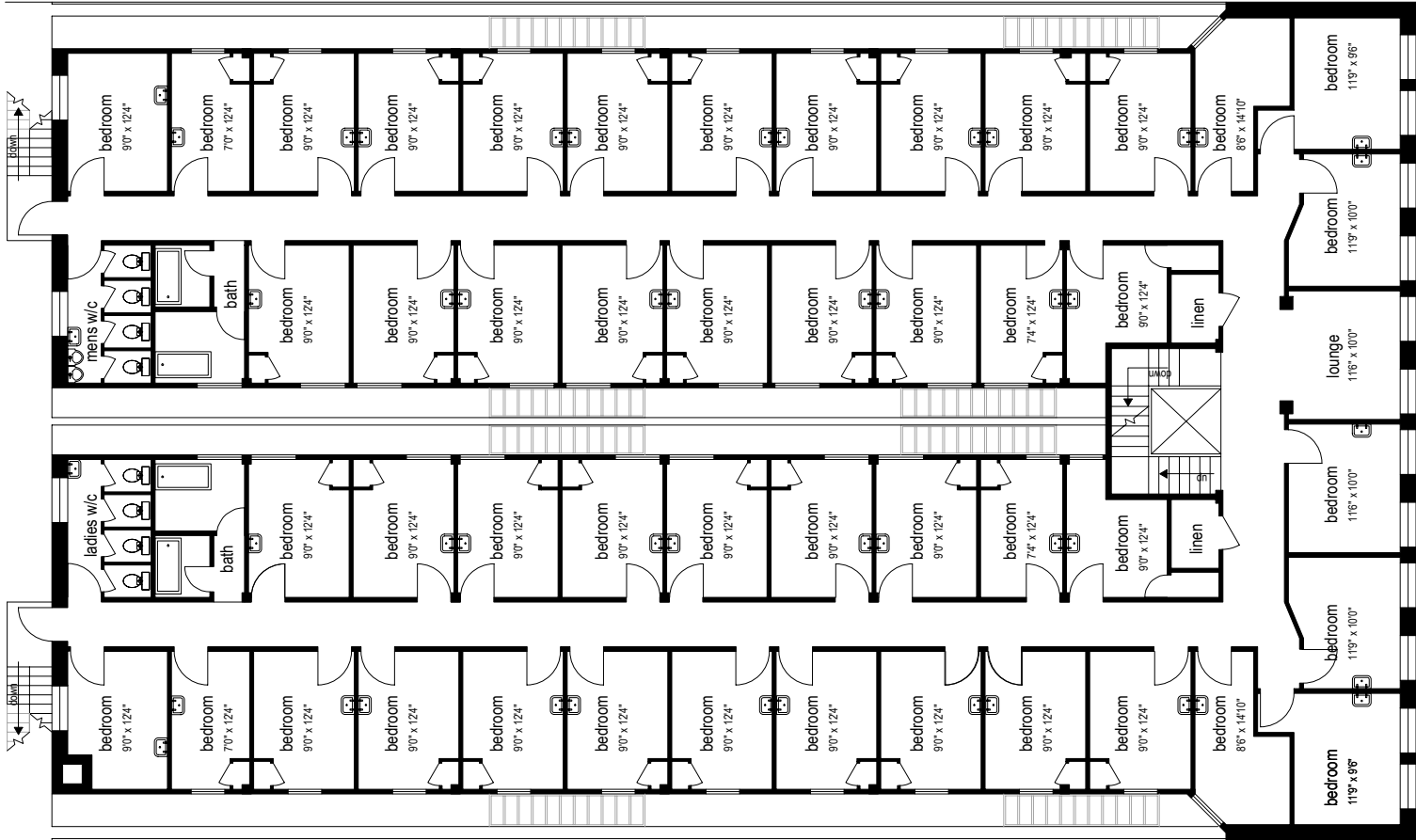


Ground Floor

Pender Street

**APPENDIX**  
Shon Yee Benevolent Association (May Wah Hotel)  
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Second Floor

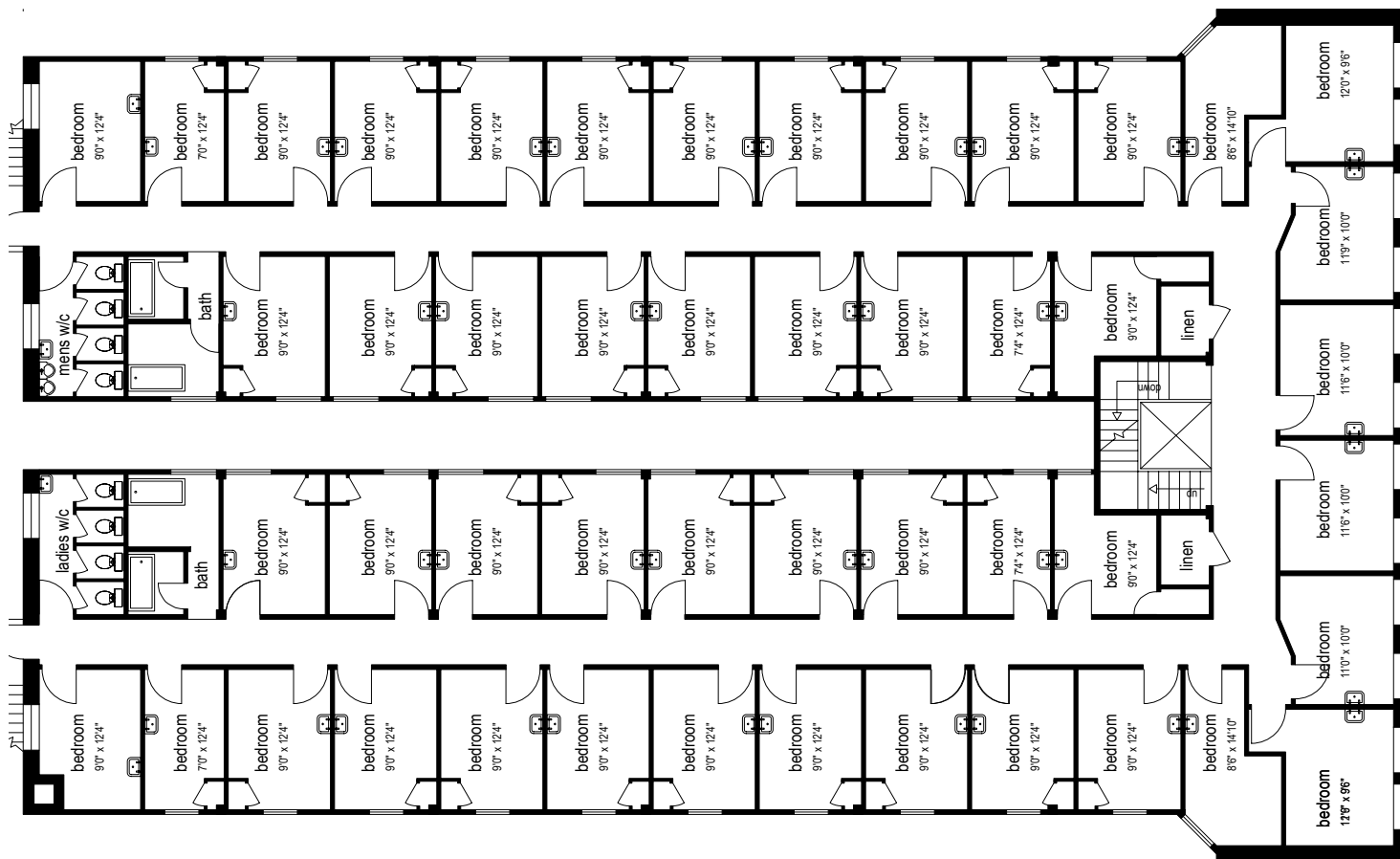
Pender Street

# APPENDIX

## Shon Yee Benevolent Association (May Wah Hotel)

Timeline/Occupant • Floor Plans • Photographs • Board of Directors • End Notes

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Pender Street

Third Floor



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## Shon Yee Benevolent Association (May Wah Hotel) Timeline/Occupant • Floor Plans • Photographs • Board of Directors • End Notes

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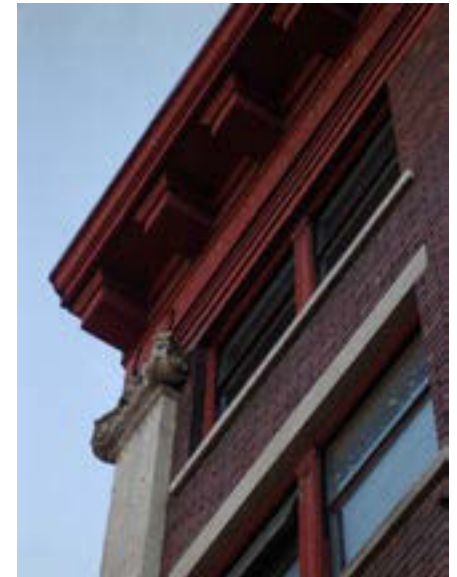
July 2005



*Classical composition of main building*



*Details of cornice, dentil and column*



# APPENDIX

## Shon Yee Benevolent Association (May Wah Hotel) Timeline/Occupant • Floor Plans • Photographs • Board of Directors • End Notes

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*Signages on pilasters on Pender*



*Street Entrance to basement print shop*



*Street Entrance to May Wah Hotel with original decorative floor mosaic tile*



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Shon Yee Benevolent Association (May Wah Hotel)  
Timeline/Occupant • Floor Plans • Photographs • Board of Directors • End Notes

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*Photographs of rear facade of May Wah Hotel*

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**Shon Yee Benevolent Association (May Wah Hotel)**  
**Timeline/Occupant • Floor Plans • Photographs • Board of Directors • End Notes**

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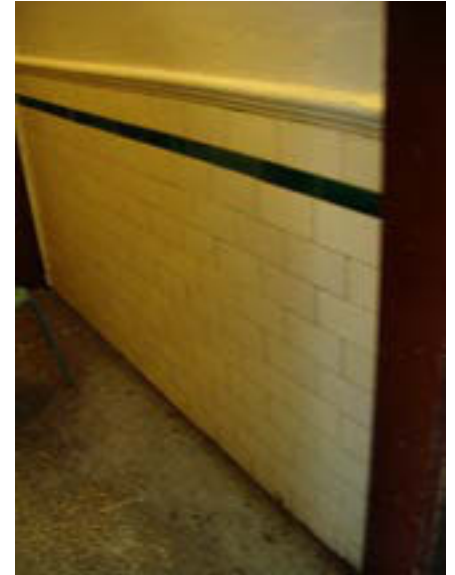
*Typical interior corridor of May Wah Hotel*



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Shon Yee Benevolent Association (May Wah Hotel)  
Timeline/Occupant • Floor Plans • Photographs • Board of Directors • End Notes

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*Communal washroom and bathroom on each floor*

*Original glazed wall tiles in communal bathroom*

# APPENDIX

Shon Yee Benevolent Association (May Wah Hotel)  
Timeline/Occupant • Floor Plans • Photographs • Board of Directors • End Notes

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*Communal kitchen on each floor*



*Typical lightwell looking from interior*



# APPENDIX

Shon Yee Benevolent Association (May Wah Hotel)  
Timeline/Occupant • Floor Plans • Photographs • Board of Directors • End Notes

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*Typical layout of a single bedroom with furniture*

**APPENDIX**

**Shon Yee Benevolent Association (May Wah Hotel)**  
**Timeline/Occupant • Floor Plans • Photographs • Board of Directors • End Notes**

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**2004 Board of Directors**

Chairperson 理事長:	Mike Jang 鄭宗勵
English Secretary 英文書記:	Raymond Lee 李月生
Treasurer 財務:	Ken Chiu Doo 杜幹超

*July 2005*

# APPENDIX

## Shon Yee Benevolent Association (May Wah Hotel)

### Timeline/Occupant • Floor Plans • Photographs • Board of Directors • End Notes

- <sup>1</sup> Shon Yee Benevolent Association placed an announcement in the Chinese newspaper, *Chinese Times*, on August 26, 1926 of its decision to purchase 260 East Pender Street at the price of \$75,000.
- <sup>2</sup> October 12, 2004 Interview with Mr. Sang Lim.
- <sup>3</sup> November 28, 1913 letter from inspector to Dr. F.T. Underhill, Medical Health Officer. Documented under the *Archival File re: Housing 1913-1956 Lodging Houses*. The City of Vancouver Archives.
- <sup>4</sup> Various documents in November and December 1913 which compared and analysed issues such as: minimum area at the rear of building; minimum distance across space at rear of building at different building heights; building depth; court size and location; site coverage by building. Documents are filed under file: *Housing 1913-1956 Lodging Houses*. The City of Vancouver ArchiveArchives.
- <sup>5</sup> July 26, 1936 letter. Documented under the *Archival File re: Rooming & Lodging Houses 1936-1939*. The City of Vancouver ArchiveArchives.
- <sup>6</sup> Larry Wong prepared email statement dated January 31, 2005, 10:48 pm
- <sup>7</sup> *Ibid.*
- <sup>8</sup> Sid Chow Tan prepared statement in email dated Tuesday December 7, 2004, 1:14 pm
- <sup>9</sup> Alex Louie interview at Langara Golf Club. Sunday January 23, 2005 with John Lum, Philip Lim and Peter Tong.
- <sup>10</sup> “There was no government policy or support for medical services in those days. The elderly Chinese could only take care of themselves or each other if they were sick. So, the Association started to have a record of who donated how much to whom for their sickness or death. However, no such record can be found today. During WWII, financial transactions at the bank were difficult. One of our members, Gun Louie, who had a trading company, Le Kiu, at 258 East Pender Street, also had companies in Hong Kong. He helped some of the Chinese from Zhongshan send money back to China through his business network.” Interview with Shon Yee Association members John Lum and Rick Lam on November 21<sup>st</sup> 2004
- <sup>11</sup> Sid Chow Tan prepared statement in email dated Tuesday December 7, 2004, 1:14 pm
- <sup>12</sup> “A Brief History of the Shon Yee Benevolent Association of Canada” (*Jianada Tiecheng Chongyihui jianshi* 加拿大鐵城崇義會簡史) in Shon Yee Benevolent Association of Canada, the 70<sup>th</sup> Anniversary, 1914-1984, pp. 16-17.
- <sup>13</sup> *Ibid*, p. 18.
- <sup>14</sup> “A Brief History of the Shon Yee Benevolent Association of Canada” (*Jianada Tiecheng Chongyihui jianshi* 加拿大鐵城崇義會簡史) in Shon Yee Benevolent Association of Canada, the 70<sup>th</sup> Anniversary, 1914-1984, pp. 16-17.
- <sup>15</sup> *Ibid.*
- <sup>16</sup> *Ibid.*
- <sup>17</sup> *Ibid*, pp. 19-20.
- <sup>18</sup> *Ibid*, pp. 23-24.
- <sup>19</sup> Interview with Shon Yee Benevolent Association members John Lum and Rick Lam on November 21<sup>st</sup> 2004
- <sup>20</sup> *Ibid.*
- <sup>21</sup> “A Brief History of the Shon Yee Benevolent Association of Canada” (*Jianada Tiecheng Chongyihui jianshi* 加拿大鐵城崇義會簡史) in Shon Yee Benevolent Association of Canada, the 70<sup>th</sup> Anniversary, 1914-1984, p. 24.
- <sup>22</sup> “A Brief History of the Shon Yee Benevolent Association of Canada” (*Jianada Tiecheng Chongyihui jianshi* 加拿大鐵城崇義會簡史) in Shon Yee Benevolent Association of Canada, the 70<sup>th</sup> Anniversary, 1914-1984, p. 24.
- <sup>23</sup> *Ibid*, p. 27-28.
- <sup>24</sup> *Ibid.*
- <sup>25</sup> Interview with Shon Yee Benevolent Association members John Lum and Rick Lam on November 21<sup>st</sup> 2004.

