

Building Owners and Managers Association of Chicago records, 1903-1992

Descriptive Inventory for the Collection at Chicago History Museum, Research Center
By Freida Kraines, 1991; rev.

Please address questions to:

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1601 North Clark Street

Chicago, IL 60614-6038

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Title: Building Owners and Managers Association of Chicago records [manuscript], 1903-1992.

Main entry: Building Owners and Managers Association of Chicago.

Inclusive dates: 1903-1992.

Size:

12.75 linear ft. (28 boxes, 1 v., & 2 pkgs.)

Access: This collection is open for research use.

Provenance statement: Most of the collection is a gift of John Ellis (1990.0110). An addition to the collection related to the 1992 Chicago Loop flood is a gift of Helen Berlin, Public Relations Manager, and Llani O'Conner, Executive Vice President of BOMA Chicago (1992.0353).

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Please cite this collection as: Building Owners and Managers Association of Chicago records (Chicago History Museum) plus a detailed description, date, and box/folder number of a specific item.

This descriptive inventory contains the following sections:

Historical note,

Summary description of the collection,

Description of some material related to the collection,

List of online catalog headings about the collection,

Arrangement of the collection,

Detailed description of archival series in the collection,

List of contents of the collection.

Historical note:

The Building Owners and Managers Association of Chicago was formerly known as the Building Managers' Association of Chicago. The Building Owners and Managers Association International was formerly known as the National Association of Building Owners and Managers.

Summary description of the collection:

Summary: Bulletins, newsletters, correspondence, membership lists, neighborhood business district profiles, litigation files, treasurer's reports, and committee reports of the Building Owners and Managers Association of Chicago (BOMA Chicago; formerly known as the Building Managers'

Association of Chicago), an organization which monitored developments relevant to property management costs, such as assessments, zoning ordinances, and utility fees; also present are information files on the construction of the State Street subway (1930s). The collection also includes BOMA Chicago materials pertaining to the April 13, 1992, Chicago Loop flood of the freight tunnels, including a transcript of two "round table discussions" (14 & 21 May 1992) organized by BOMA Chicago, in which building managers recalled experiences of the flood (49 p.), along with BOMA Chicago press releases and data sheets (in box 16).

Description of some material related to the collection:

Related materials at Chicago History Museum, Research Center, include the Chicago properties photograph collection (1990.0110).

List of online catalog headings about the collection:

The following headings for this collection have been placed in the online catalog.

Subjects:

Building Owners and Managers Association of Chicago--Archives.
Building Managers' Association of Chicago--Archives.
Building Owners and Managers Association International.
National Association of Building Owners and Managers.
Building management--Illinois--Chicago--20th century.
Construction industry--Illinois--Chicago--20th century.
Floods--Illinois--Chicago--20th century. (in box 16)
Office buildings--Illinois--Chicago--20th century.
Real estate business--Illinois--Chicago--20th century.
Real property tax--Illinois--Chicago--20th century.
Subways--Illinois--Chicago--20th century.
Tunnels--Illinois--Chicago--20th century.
Chicago (Ill.)--Buildings, structures, etc.--20th century.
Loop (Chicago, Ill.)

Form/genre:

Correspondence.
Legal documents.
Membership lists.
Newsletters.
Press releases.
Reports.

Added entries:

Building Managers' Association of Chicago.
Building Owners and Managers Association International.
National Association of Building Owners and Managers.
United States--Illinois--Cook County--Chicago.

List of contents of the collection:

box 1

folders:

- 1 Bulletin 1919-1925
- 2 Newsletter, etc. 1926-1927

- 3 Newsletter, etc. 1928
- 4 Newsletter, etc. Jan-Jun 1929
- 5 Newsletter, etc. July-Dec 1929
- 6 Newsletter, etc. Jan-June 1930
- 7 Newsletter, etc. July-Dec 1930
- 8 Newsletter, etc. Jan-June 1932
- 9 Newsletter, etc. July-Dec 1932
- 10 Newsletter, etc. Jan-June 1933
- 11 Newsletter, etc. July-Dec 1933

box 2

folders:

- 1 Newsletter, etc. Jan-Apr 1934
- 2 Newsletter, etc. May-Aug 1934
- 3 Newsletter, etc. Sept-Dec 1934
- 4 Newsletter, etc. Jan-Mar 1938
- 5 Newsletter, etc. Apr-Aug 1938
- 6 Newsletter, etc. Sept-Dec 1938
- 7 Newsletter, etc. Jan-May 1939
- 8 Newsletter, etc. June-Dec 1939

box 3

folders:

- 1 Newsletter, etc. Jan-June 1940
- 2 Newsletter, etc. July-Dec 1940
- 3 Newsletter, etc. Jan-Feb 1941
- 4 Newsletter, etc. Feb-June 1941
- 5 Newsletter, etc. July-Nov 1941
- 6 Newsletter, etc. Dec 1941
- 7 Newsletter, etc. Jan-Apr 1942
- 8 Newsletter, etc. May-July 1942
- 9 Newsletter, etc. Aug-Dec 1942
- 10 Newsletter, etc. Jan 1943
- 11 Newsletter, etc. Feb-May 1943
- 12 Newsletter, etc. June-Sept 1943
- 13 Newsletter, etc. Oct-Dec 1943

box 4

folders:

- 1 Newsletter, etc. Jan-Mar 1944
- 2 Newsletter, etc. Apr-June 1944
- 3 Newsletter, etc. July-Sept 1944
- 4 Newsletter, etc. Oct-Dec 1944
- 5 Newsletter, etc. Jan-Mar 1945
- 6 Newsletter, etc. Apr-June 1945
- 7 Newsletter, etc. July-Sept 1945
- 8 Newsletter, etc. Oct-Dec 1945
- 9 Newsletter, etc. Jan-Mar 1946
- 10 Newsletter, etc. June-Sept 1946

- 11 Newsletter, etc. Oct-Dec 1946
- 12 Newsletter, etc. Jan-Apr 1947
- 13 Newsletter, etc. May-June 1947
- 14 Newsletter, etc. July-Sept 1947
- 15 Newsletter, etc. Oct-Dec 1947

box 5

folders:

- 1 Newsletter, etc. Jan-Mar 1948
- 2 Newsletter, etc. Apr-June 1948
- 3 Newsletter, etc. July-Oct 1948
- 4 Newsletter, etc. Nov-Dec 1948
- 5 Newsletter, etc. Jan-Mar 1949
- 6 Newsletter, etc. Apr-May 1949
- 7 Newsletter, etc. June-Sept 1949
- 8 Newsletter, etc. Oct-Dec 1949
- 9 Newsletter, etc. Jan-June 1950
- 10 Newsletter, etc. July-Dec 1950
- 11 Newsletter, etc. Jan-June 1957
- 12 Newsletter, etc. July-Dec 1957
- 13 Newsletter, etc. Jan-June 1958
- 14 Newsletter, etc. July-Dec 1958
- 15 Newsletter, etc. Jan-June 1959
- 16 Newsletter, etc. July-Dec 1959

box 6

folders:

- 1 Newsletter, etc. Jan-June 1960
- 2 Newsletter, etc. July-Dec 1960
- 3 Newsletter, etc. Jan-June 1961
- 4 Newsletter, etc. July-Dec 1961
- 5 Newsletter, etc. Jan-June 1962
- 6 Newsletter, etc. July-Dec 1962
- 7 Newsletter, etc. Jan-June 1963
- 8 Newsletter, etc. July-Dec 1963
- 9 Newsletter, etc. Jan-June 1963
- 10 Newsletter, etc. July-Dec 1964
- 11 Newsletter, etc. 1965
- 12 Newsletter, etc. June 7-Dec 20 1966

box 7

folders:

- 1 Advertising lineage 1930-1931, Annual dues 1902-1905, 1912-1931 (Ledger at end of collection)
- 2 Annual dues 1909-1919
- 3 Annual dues 1920-1927
- 4 Annual dues 1928-1932
- 5-6 Annual dues 1966
- 7 Annual dues 1967

- 8 Annual dues 1968
- 9 Arcade study 1956
- 10 Assessed Valuation Chicago and County Towns 1919-1929
- 11 Assessments 1910-1919
- 12 Assessments 1920-1924
- 13 Assessments 1925-1930
- 14 Assessments 1965-1966, Budget 1932

box 8

folders:

- 1 Auditing Committee Reports 1922-1931
- 2 Auditor's Report 1950-1958
- 3 Building Assessment costs 1963
- 4 Building Brochures
- 5 Buildings Chicago Information 1956
- 6 Buildings Heights 1924-1928
- 7 Buildings Heights Studies 1955
- 8 Building Sites and Construction Studies
- 9 Chain Stores 1923-1936

box 9

folders:

- 1 Chicago Anniversary Comm. 1952
- 2 Chicago Area Land Values 1921-1930
- vol. Chicago Land Values (binder/volume at end of collection)
- 3 Chicago City Council 1947-1961
- 4 Chicago Office Theatre and Amusement Building Janitors' Union Local 25 1944
- 5 Citizens Civil Service Association of Illinois 1952-1954
- 6 Civic Centers 1953-1954
- 7 Civic Centers Report 1954
- 8 Civil Defense 1950
- 9 Civil Defense 1951

box 10

folders:

- 1 Civil Defense 1951
- 2 Civil Defense 1951
- 3 Civil Defense 1952-1953
- 4 Civil Defense 1954
- 5 Civil Defense 1957-1958
- 6 Civil Defense 1959-1960
- 7 Civil Defense 1962-1967
- 8 Civil Defense Annual Reports 1952-1959

box 11

folders:

- 1 Civil Defense Blackout 1942
- 2 Civil Defense Bomb Shelter Program 1954
- 3 Civil Defense Building Population 1952

- 4 Civil Defense Chicago Civil Defense Corps 1951
- 5 Fallout Shelter 1962
- 6 Fallout Shelter 1963
- 7-8 Fallout Shelter Study 1962
- 9 Fallout Shelter Handbooks 1962
- 10 Fallout Shelter Manuals and Plans 1958-1961
- 11 Fallout Shelter Meetings 1961

box 12

folders:

- 1 Civil Defense Pamphlets and Leaflets 1951-1961
- 2 Papers and Reports 1950, 1941
- 3 Papers and Reports 1951-1954
- 4 Papers and Reports 1959-1961
- 5 Personnel Lists 1951, 1954
- 6 Training and Test Exercises 1954, 1958
- 7 Training and Test Exercises 1959-1960
- 8 Warden Organization 1951

box 13

folders:

- 1 Clippings and Bulletins 1926, 1941-1956
- 2 Coal Strike 1950
- 3 Coal Suit 1962
- 4 Code Data 1933-1934
- 5 Committee on Elevator Enclosure Litigation 1904
- 6 Committee on Local Transportation 1925
- 7 Committee on Local Transportation 1926
- 8 Committee on Renting 1933
- 9 Committee on Rezoning 1954-1957
- 10 Consumers Price Index 1949-1950
- 11 Consumers Price Index 1952-1955
- 12-13 Convention 1952
- 14 Convention Entertainment Committee 1952
- 15 Convention Exhibits Committee 1952

box 14

folders:

- 1 Convention Finance Committee 1952
- 2 Convention New Features Committee 1952
- 3 Convention Program Committee 1952
- 4 Convention Publicity Committee 1952
- 5 Convention Thank You Letters 1952
- 6 Correspondence 1903-1906
- 7 Correspondence 1909
- 8 Correspondence 1910
- 9 Correspondence 1910
- 10 Correspondence 1911
- 11 Correspondence 1911

box 15

folders:

- 1-2 Correspondence 1911
- 3 Correspondence 1911-1915
- 4 Correspondence 1922-1923
- 5-6 Correspondence 1924
- 7 Correspondence 1931-1937
- 8 Correspondence 1938
- 9 Correspondence 1938

box 16

folders:

- 1 Correspondence 1939-1940
- 2 Correspondence 1943-1949
- 3 Correspondence 1950
- 4 Correspondence 1951
- 5 Correspondence 1952-1954
- 6 Correspondence 1967
- 7 Daily Time Plans 1985
- 8 Detroit Civic Center 1954
- 9 Duplicates
- 10 Electric Current Rates 1922-1937
- 11 Elevator Operators Manual 1948
- 12 Flood of freight tunnels in the Loop, 1992 (1992.0353)

box 17

folders:

- 1 Gas Shutoff Litigation 1912
- 2 Gas Shutoff Litigation 1913
- 3 Gas Shutoff Litigation 1914-1924
- 4 Good American Awards Banquet 1962
- 5 Index to Subscription Numbers 1951
- 6 Licenses City 1941-1965
- 7 Litigants Illinois Trusts & Savings 1910-1930
- 8 Junior Real Estate Board of Chicago 1971-1972
- 9 Membership List 1939
- 10 Monthly Statements 1960-1964
- 11 Monthly Statements 1965-1968

box 18

folders:

- 1-2 Off Street Parking Ordinance 1953
- 3-4 Off Street Parking Ordinance 1954
- 5 Off Street Parking Ordinance Study 1950
- 6 Off Street Parking Ordinance Office Building Occupancy Survey 1934-1950
- 7 Off Street Parking Ordinance One Way Streets Chicago 1951
- 8 Off Street Parking Ordinance Population Data 1930
- 9-10 Property Owners Committee on Real Estate Assessments 1940

box 19

folders:

- 1 Property Owners Committee On Real Estate Assessments 1940
- 2 Property Owners Committee On Real Estate Assessments 1940-1943
- 3 Property Owners Committee On Real Estate Assessments 1955
- 4 Property Owners Committee On Real Estate Assessments 1956
- 5 Property Owners Committee On Real Estate Assessments Correspondence 1940-1945
- 6 Property Owners Committee on Subway Assessments 1930
- 7-8 Property Owners Committee on Subway Assessments 1931
- 9 Property Owners Committee on Subway Assessments 1931-1936
- 10 Property Owners Committee on Subway Assessments 1932
- 11-13 Property Owners Committee on Subways 1939

box 20

folders:

- 1-3 Property Owners Committee on Subway Assessments 1939
- 4 Property Owners Committee on Subway Assessments 1939-1942
- 5 Property Owners Committee for Uniform Assess 1928-1930
- 6-8 Property Owners Committee for Uniform Assess 1930
- 9 Property Owners Committee for Uniform Assess 1933-1934

box 21

folders:

- 1 Quasar
- 2 Real Estate Assessments 1940
- 3 Reassessment of Real Estate Study 1927-1928
- 4-5 Reports and Papers 1937
- 6 Sales, Advertising 1939
- 7 Sales Promotion 1939-1940
- 8 Sales Promotion or Material 1940
- 9 Senate Bill 252 1911
- 10 Skyscraper Management 1955

box 22

folders:

- 1 Street file: Belmont & Central 1935
- 2 Street file: Bryn Mawr & Winthrop 1935
- 3 Street file: Chicago & Ashland 1935
- 4 Street file: Chicago & Clark 1935
- 5 Street file: Devon & Western 1935
- 6 Street file: Diversey & Clark 1935
- 7 Street file: Grand & Harlem 1935
- 8 Street file: Howard & Paulina 1935
- 9 Street file: Irving, Milwaukee & Cicero 1935
- 10 Street file: Lake & Harlem 1935
- 11 Street file: Lawrence, Kedzie & Kimball 1935
- 12 Street file: Lincoln & Belmont 1935
- 13 Street file: Lincoln & Western 1935

- 14 Street file: Madison & Crawford 1935
- 15 Street file: Madison & Kedzie 1935
- 16 Street file: Milwaukee & Ashland 1935
- 17 Street file: Milwaukee & Diversey 1935

box 23

folders:

- 1 Street file: North & Clark 1935
- 2 Street file: Roosevelt & Kedzie 1935
- 3 Street file: Wilson, Broadway & Sheridan 1935
- 4 Street file: 26th & Crawford 1935
- 5 Street file: 47th & Ashland 1935
- 6 Street file: 53rd & Lake Park 1935
- 7 Street file: 63rd & Cottage Grove 1935
- 8 Street file: 63rd & Halsted 1935
- 9 Street file: 63rd & Kedzie 1935
- 10 Street file: 71st & South Shore Drive 1935
- 11 Street file: 79th & Halsted 1935
- 12 Street file: 92nd & Commercial 1935
- 13 Street file: 111th & Michigan 1935
- 14 Street file: Evanston 1936-1937
- 15 Street file: Summary Sheets of Stores

box 24

folders:

- 1 Subscriptions
- 2 Sidewalk Space Litigation 1910-1911
- 3 Sidewalk Space Litigation 1912
- 4 Sidewalk Space Litigation 1920-1928
- 5 Sidewalk Space Litigation Subscribers 1906-1908
- 6 Sidewalk Space Litigation Subscribers 1910
- 7 Subway Cost Schedule 1913
- 8 Subway Case 1931
- 9 Subway Clippings 1938-1940
- 10-11 Subway Drawings 1938
- 12 Subway Drawings 1939

box 25

folders:

- 1-2 Subway Drawings 1939
- 3-4 Subway Exhibits
- 5 Subway Exhibits 1-50
- 6 Subway Legal Documents 1931-1932
- 7 Subway Legal Payments 1932-1934
- 8 Ordinances 1938
- 9 Ordinances 1939

box 26

folders:

- 1 Ordinances Papers 1931
- 2-3 Ordinances Project 1931
- 4 Progress Reports Jan-May 1940
- 5 Progress Reports June-Dec 1940
- 6 Progress Reports Jan-May 1941
- 7 Progress Reports Sketches
- 8 Progress Reports Study 1940
- 9 Progress Reports Survey 1930
- 10 Progress Reports Supreme Court of Illinois Booklets
- 11 Progress Reports Survey of Rental Conditions 1926-1932

box 27

folders:

- 1 Treasurer's Reports 1903-1908
- 2 Treasurer's Reports 1909-1919
- 3 Treasurer's Reports 1921-1925
- 4 Treasurer's Reports 1928-1935
- 5 Unemployment Compensation 1936-1938
- 6 Unemployment Compensation 1941-1950
- 7 Week's Work 1948-1950
- 8 Zoning Committee Heights of Buildings 1920-1922
- 9-11 Zoning Committee Heights of Buildings 1922
- 12 Zoning Committee Heights of Buildings 1923-1924
- 13 Zoning Committee Heights of Buildings Clippings

box 28 (record carton)

Gift of Llani O'Conner, Executive Vice President of BOMA Chicago (1992.0353)