

# Woodmen of the World Building Standard of Perfection



WOODMEN OF THE WORLD BUILDING.

By C. A. PATTERSON.

The strides in skyscraper development have been astonishing even to those who are actually factors in big building activity. The newspapers which only a few years ago ran column after column on the impossibility of further achievements in building construction, today are almost subdued, for their prognostications have been shattered by actual accomplishment. Some buildings have achieved greatness by size, others have become prominent by their height, but the Woodmen of the World building in Omaha lays claim to respectful attention because of its wonderful equipment and service to its tenants.

Architectural beauty, except as it bears directly and favorably on the revenue, will not be discussed in these articles, but instead it is hoped to demonstrate the vital connection between the construction and equipment to the returns on the investment.

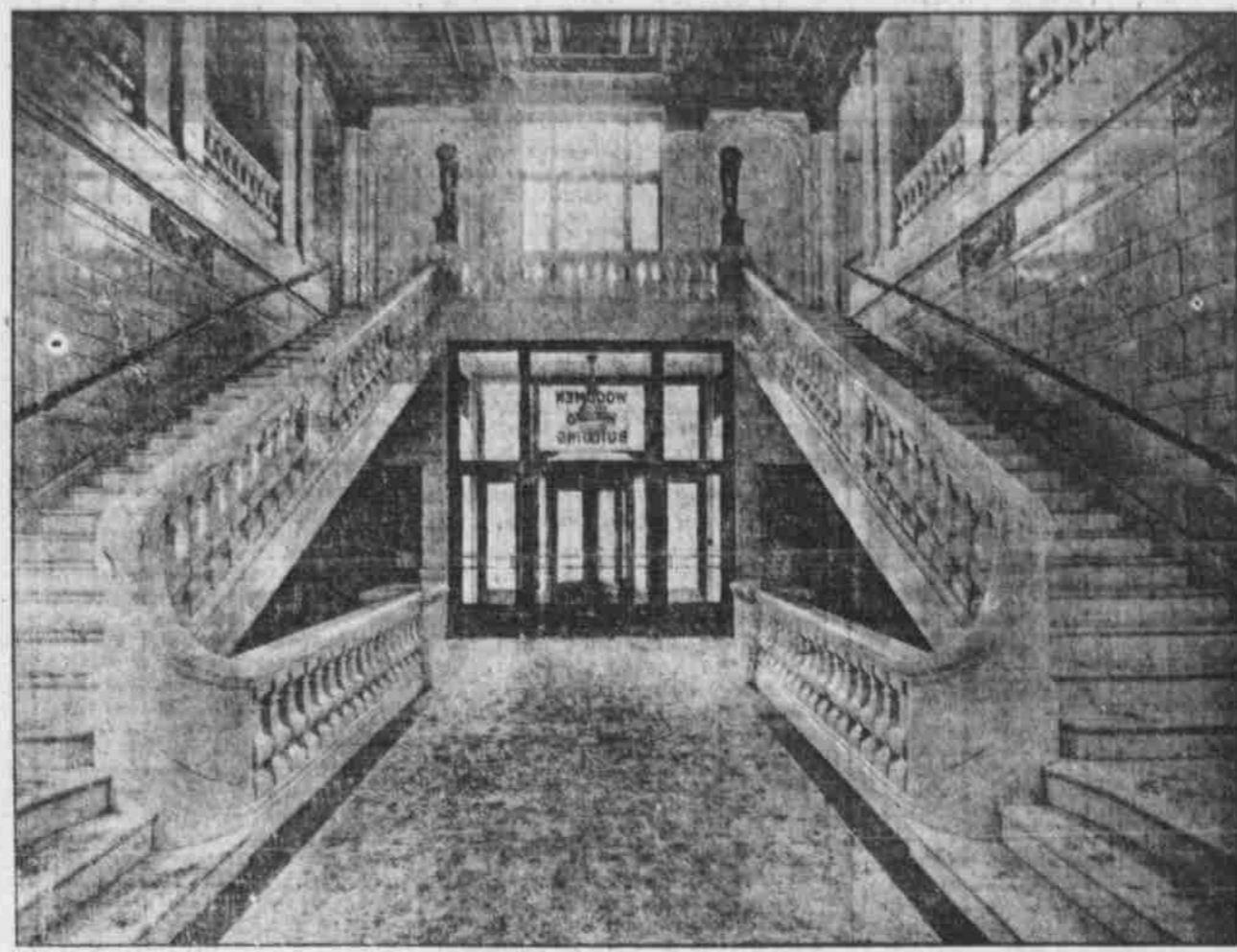
The Woodmen of the World building is an excellent example of spending the money where it will be most appreciated by the tenant, who, after all, is the deciding factor on the success or failure of an office building.

In this article there will be no attempt to describe the Woodmen of the World building in the average prosaic description of a building, but simply to write the impressions of this skyscraper from the standpoint of a personally conducted inspection tour.

The building is eighteen stories high with an attic for electrical machinery, giving a height of nineteen stories above the basement, but while not unusual in size, the brains of the architect, the building committee, and the building specialist were concentrated in the idea of making a distinctive building and no money has been spared to accomplish this purpose.

**World-Wide Search for New Ideas.**  
This country and even Europe was gleaned for practical innovations and as a result the very best features of buildings everywhere have been introduced in the Woodmen of the World building.

The building is owned by the Woodmen of the World fraternity as its national headquarters. To adapt it for the purpose with a reservation of space for commercial and club occupancy as well was a problem that has been successfully solved by the capable building committee composed of Joseph Cullen Ross, the founder of the order and its sovereign



ENTRANCE TO THE BUILDING, SHOWING GRAND STAIRCASE, AN ARTISTIC PIECE OF ARCHITECTURE

commander; William A. Fraser, sovereign advisor; John T. Yates, sovereign clerk; and James E. Fitzgerald and Napoleon B. Maxey, sovereign managers, under whose avaricious supervision has been constructed a well-built and equipped building.

Holabird & Roche, Chicago, with whom were associated Philip S. Laurie of Omaha, were the architects, and John M. Walsh, temporary building manager, also acted in an advisory capacity under direction of the building committee. Sedon Breck Construction company of St. Louis were the contractors.

The building was started July 17, 1911, and officially dedicated in October, 1912. On March 1, 85 per cent of the building was leased, which is a remarkable record when one appreciates that the first tenants did not move in until December, 1912, and the renting season has only just commenced.

Almost 1,000 persons occupy offices in the building and the occupancy is so diversified that within its four walls can be found almost everything within the need of mankind.

**The Building from the Outside.**  
Being the newest and highest building in Omaha, naturally the Woodmen of the World building is conspicuous. The exterior is built of pink granite base, white terra cotta and red brick, with panels in relief of the emblems of the society. The effect of this can be seen from the illustration. A row of electric lights are encased in the cornices at the top of the building. Unlike most exterior decorative lighting, however, powerful reflectors direct this light toward the sidewalk and the lights themselves are not visible. The brilliant outlining of the building at night is both unique and artistic.

**The Lobby and Lighting Effects.**  
Entering the building by a motor-driven revolving door, we find a lobby that should be seen to be appreciated. The grand stairway winds up over the outside vestibule, as can be seen from the illustration. The most distinctive feature here is the lighting scheme. Up two steps and at the head of the stairway in the balcony on either side are located four large bronze urns of Egyptian design. Each contains a concealed 500-watt Mazda and mirrored reflector. This reflects the light to the paneled gold leaf ceiling several feet above. The illumination is so well distributed and the light so carefully hidden that it is quite surprising to the uninitiated. Many believe

that actual sunlight is illuminating the lobby.

The vestibule elevator lobby and anteroom to wait are all lighted by large bronze fixtures of the semi-indirect type with beautiful shades of etched glass. On the pilasters outside on either side of the main entrance are two large bronze torches with 400-watt units. The elevators are laid out in two banks of three each, on either side of the elevator lobby, which is just back of the staircase described above.

The elevators on the first and second floors are back of solid bronze grills, which keeps back the tremendous draft that is always evident in elevator shafts.

On either side of the lobby set in a corner of the pilasters six feet six inches from the floor are two sets of "position indicators," one for each bank of elevators. They are so arranged that the starter can stand at any door to a car and see the position of every other car and still face the main entrance. Every action of the car and public in the main entrance of the building is under the constant and watchful eye of the elevator starter. At night and on Sundays and holidays a switch turns these indicators into annunciators. Under one of the position indicators, easily accessible, is located a set of six push buttons, one connected to a buzzer concealed in each car, so the starter may govern the operator during all portions of his trip. Back of the elevators on one side is the directory of new type as made by the C. M. Kinney company, New York. The name strips are removable and made up in the office and easily placed in the board. Back of this and facing the main entrance is the large vault and anteroom. This vault is a mammoth affair and holds the \$16,000,000 bonds of the emergency fund of the Woodmen of the World.

Opposite the directory is a door into the freight passage which leads directly from the alley at the rear of the building to the combination freight and passenger elevator, which is the rear car of the right hand bank. The side folds back against the back of the car and gives free passage of large packages directly through iron doors to the freight passage, so that no freight, express or other packages come through the main lobby. Freight is received only between 7 a. m. and 10 a. m. and 2 p. m. and 5 p. m. This freight passage acts as a rear entrance to all but two of the stores on the first floor.

**Features in the Elevators.**  
In the elevator cars themselves one finds many original, clever and efficient ideas. The threshold light, which is advantageously placed in the post of the cab and through a glass-protected opening, throws a reflected light across the threshold perfectly illuminating the car and car platform. The sides of the car are solidly paneled in red gum five feet three inches high. The car switch is a special design and enclosed in cabinet work. The floor is covered with specially designed corrugated perforated half-inch rubber mats, furnished by W. H. Salisbury & Co., Chicago.

**Gates that Cannot Spring Open.**  
All of the elevator gates are specially constructed. The usual latch handle is lengthened to over twelve inches and it requires a one-quarter turn of the knurled rod to draw the latch down to release the gate.

The latch at the top has three steps, which allows the gates to be opened up to five inches and yet be locked. This feature eliminates the usual danger of gates rebounding and remaining unlocked, because if these particular gates do rebound they usually catch on the second step and if by any possible chance the latch misses this one it is sure to catch on the third step.

In the lobby it is noticed that the individual corrugated and perforated mat in front of each elevator is set flush with the landing in sunken brass-bound recesses in the tile floor.

The signal system is entirely different than the usual type of extending lanterns. There are two bull's-eyes about four inches in diameter set in a box flush with the face of the elevator enclosure and on the right side of the elevator doors six feet six inches from the floor to the center of the bull's-eyes. This places all the signals in the range of vision of anyone waiting for a car and gives instant and direct notice of the next car. This scheme was worked out

after many hours of careful study of the action of the tenants and patrons of an office building. Even the height at which the signal lamp should be placed was actually tested out before being decided upon. Mr. Walsh mentioned this at the national convention last year.

Another unique idea of this signal lantern is that the back facing into the elevator shaft is glass and its position is directly in line with the operator's vision; therefore, adding an extra signal should be by any chance miss those in the post of the car.

The upper portion of the building is "L" shaped and corridors lead from the elevator lobby into each wing. The elevator and stair fill in the corner nicely, making use of this usually undesirable space. The smokestacks run upon the outer wall just back of one bank of elevators.

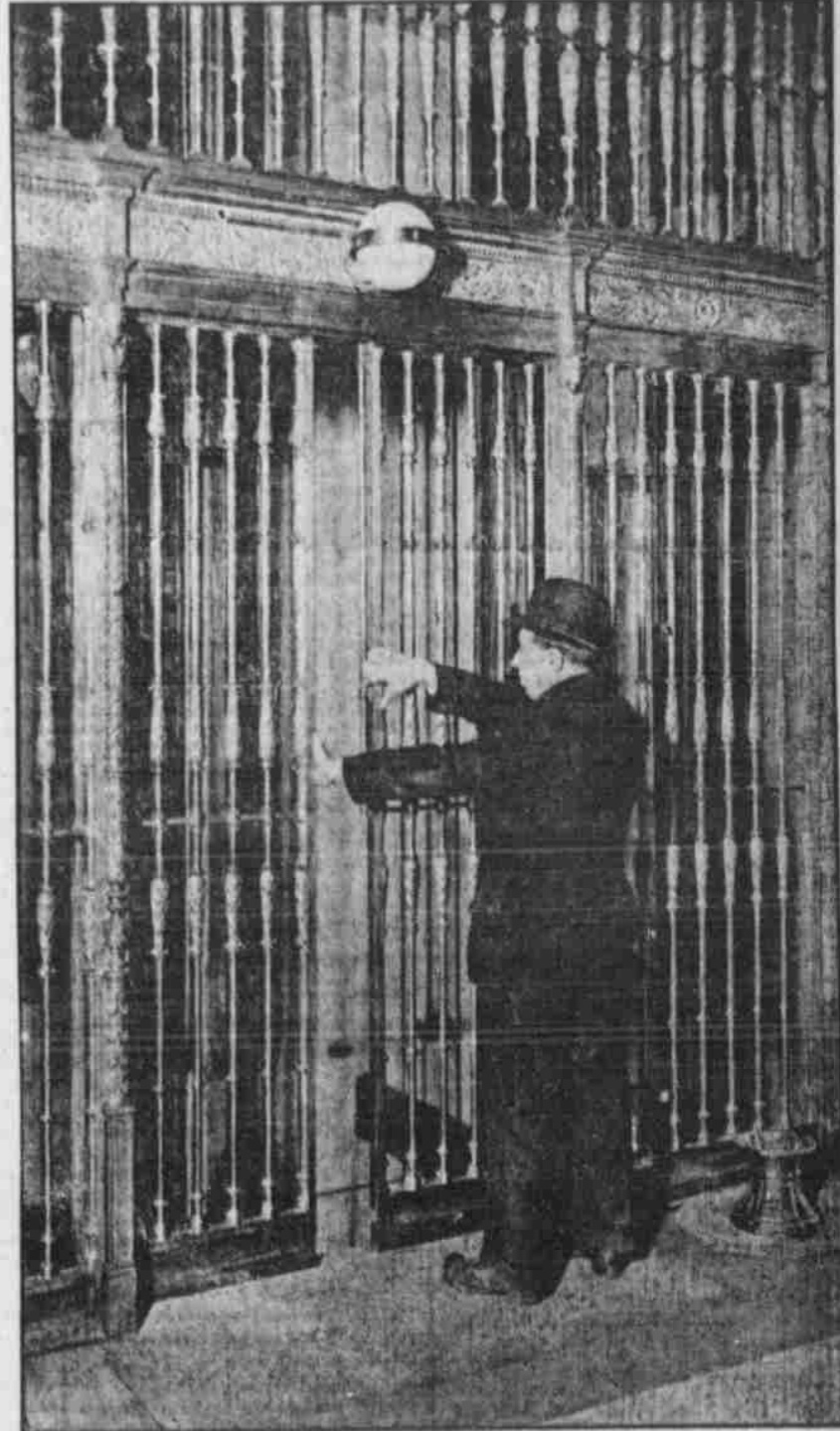
**Prism Glass in All Top Sashes.**  
The brick lining of the stack forms an outer stack which carries the air from the exhaust fan and ventilates the engine and boiler rooms in addition to keeping the stack cool and giving a better draft.

The floors in the corridors are ceramic mosaic of three-quarter square tile with white field and black border. The wainscot is of Colorado marble thirty inches high. Above this the borrowed lights are filled with prism plate glass. The corridors are perfectly lighted by natural daylight, and no artificial light is necessary during the day. Every top sash in every outside double hung window is filled with prism plate glass which perfectly lights the inner offices of all suites and the corridors. This glass also diffuses the direct rays and heat of the sun and greatly lessens the usual objection to offices facing west.

This building has the largest installation of prism glass in the world. Some doubt has been expressed about the cleaning of the glass, as several managers have stated that it would be impossible to keep this glass clean. The window washers of the Woodmen of the World building, who are experienced men, declare, however, that they can clean within ten days as many windows per day as they could if they were clear plate glass. They average about eighty to ninety windows a day, which renders the difference in cost negligible in comparison with the great advantage.

**Noteworthy Features in Hardware.**  
The janitor and fire hose closets are located at the ends of the elevator shafts, accessible, convenient and well laid out for efficient operation. The pipe shaft opens off the janitor's closet and contains all the main risers in the building.

The hardware on the doors presents another innovation. A special design letter plate on one side, matching the escutcheon and knob on the other rail is a noteworthy feature. Rixson checks are on all doors throughout, even inner office doors. Every door in the building is fitted with a cylinder lock of the same pattern. All utility doors, such as toilets, pipe shafts, janitor's closets, public



NO DANGER OF GATES BOUNCING OPEN. THREE CATCH STOPS PREVENT THIS.

doors and all doors in employees' and working quarters are all fitted for grand master key. Each floor is master keyed, and these master keys are hung on large tags and kept in the office. A "manager's key" is a new idea, being the first installation of its kind. This key, when put in the cylinder of any lock in the building, will throw the thumb bolt on the inner side of the door, locking out all other keys.

**One Way to Cure Negligent Tenants.**  
If a tenant fails to pay his rent, the manager simply uses this key in the lock and the tenant must come to him to arrange to open the door, as no other key will open it. If a tenant wishes his door locked again all other keys at any time during absence from city or vacation, or any other cause, this key serves the purpose. A key cabinet in the manager's office is so laid out that all keys in the building are instantly accessible. The system comprises a cabinet with a hook for each door on each floor in horizontal lines. The floors are numbered vertically to the offices horizontally; therefore, to find a key find the floor and move to the right to find the office number. Each hook contains a tag giving full description of key and location of lock. A key receipt appears on the hook, also, for all keys missing. Keeping a positive check on all keys. At the bottom is a row of hooks for miscellaneous keys. Here also are two extra cylinders for each floor properly set in holes prepared and marked for them. Should a key be lost or taken at any time, the old cylinder is taken out of the door and one of the extra cylinders put in, and the keys exchanged on two hooks and all identity of that cylinder is lost, as it is impossible to say when or where that cylinder will be used again.

The toilets on every other floor are locked and all office keys fit the toilets.

**Something New in Phone System.**  
The intercommunicating phone system is advantageously used in this building. A house telephone system connects to all departments, and a phone in the corridor of each floor. The push buttons are on a separate circuit, and any push button will ring five bells located at different portions of the building. Each head of department has a call, and the man-

ager or any of his assistants can be reached over this phone within a minute. In addition to this by a clever scheme of wiring this bell system is connected to the bell phone in the manager's office and at night a switch is thrown over which connects an extension phone in the combination freight and passenger elevator and at the same time throws into service a connection which will ring all the house phone bells, so that should the manager or any tenant want to reach the night watchman at any time during the night, by calling over the phone in the regular way the night watchman, no matter where he may be in the building, could hear the house bells and would immediately go to the telephone in the elevator and answer the call. This car, being used by the night watchman, is always on the floor in which he is making his rounds. Another feature is added to the house phone system, and that is that a lock cylinder is placed outside the front door of the building where a push button would be set, and all office keys will fit this cylinder, which is connected electrically with the bells on the house phone system, so that should a tenant want to get in after the building is locked up he simply inserts his office key in this cylinder and turns the cylinder, which action rings all the bells on the house phone system, and the watchman, no matter where he is, hears the signal and immediately lets the tenant in. Some managers seem to think this system of phone service would be abused, but it has not proved so, and has been a great success in operating the building.

**Thoroughness in Record Keeping.**  
A slip card system is used to keep a record of the tenants and information concerning them. All communications between departments are made on pads in duplicate, the original goes to the department to receive the order, the copy goes to the manager's office, and is held here in a "tickler" system until the original is sent back with a notation that the order has been filled or reason for not doing so. No verbal orders are given. All orders for new work must be approved. Requisitions for material are all handled in this way and notified each department when his material has been ordered, and of whom.

## SOCIAL LIFE IN WASHINGTON

**Wilson's Cabinet Brings Interesting People to National Capitol.**

### MEMBERS OF "OFFICIAL SET"

**"Who's Who" Biographies of the Leaders and Near-Leaders of the Social Side of the Administration.**

The political overturning in Washington, occasioned by the new administration, has not been more complete than the overturning in that part of Washington society known as the "official set."

One should understand that there are in Washington three circles of society, entirely distinct from one another. There is the "old Washington crowd," which has been submerged to a considerable extent—or, to use another figure of speech, run over as with a road roller—by the fashionable set, composed chiefly of the diplomats and persons of wealth who have come to Washington from other cities. The official set is the third division.

Position in the first named of these circles is given by birth; in the second, by money or social influence, and in the third, by a office of adequate magnitude under the government.

So much being explained, it is easy to perceive how and why women of the cabinet are leaders in official society. One or another of them may, if possessed of large means, be likewise widely known in the fashionable circle, but that is simply a matter of accident.

In any case, they are persons of importance; and, under the law of succession, which makes every member of the cabinet a possible president should those

ahead of him in rank die, all of them are to be regarded as possible mistresses of the White House.

**Mrs. Bryan the Most Important.**  
Of course, the most important of all the cabinet women is the wife of the secretary of state, Mrs. William Jennings Bryan. She was, before her marriage, Mary Baird, the daughter of John Baird, a Pennsylvania oil stock. Educated at the Presbyterian academy in Jacksonville, Ill., she was graduated from that institution in June, 1881, and three years later she was married to Mr. Bryan.

The fact that the Bryans have taken this house indicates that they expect to be active socially. Indeed, the wife of a secretary of state cannot very well escape the necessity of doing some entertaining. She must receive the members of the diplomatic corps and the women of their families and must give dinner parties now and then. With the other women of the cabinet the matter is one of choice. If they lack either the means or the inclination to entertain, they can get out of the difficulty by living in an apartment, which, from the Washington point of view, is accepted as indicating that they will take no very active part in social affairs.

The new secretary of the treasury, William G. McAdoo, is a widower. His eldest daughter, Miss Nona McAdoo, made her debut a short time before the death of her mother last year. She will keep house for her father in Washington.

Mrs. Bryan is a clever and accomplished woman. She can speak several languages and is an especially good German scholar. In addition, she has an excellent head for business. After she was married she started to study law in order to be more helpful to her husband and was admitted to practice before the supreme court of Nebraska.

Mrs. Bryan is the kind of a woman

who knows how to be a companion to her husband in the best sense of the word. She has always accompanied him on his political campaigns, and was close by and acting as his adviser at the time when he made the "cross of gold and crown of thorns" speech which earned for him the democratic nomination for the presidency. In later years she went with him on his trip around the world.

When Mr. Bryan was in congress he and his wife lived, as most congressional families do at the capital, in a boarding house near the capitol. Just now they are staying at the New Willard hotel. Mr. Bryan has leased Calumet Place, the home of Mrs. John A. Logan, at Calumet place and Thirteenth street, northwest, and with his family will shortly take up his residence there. The house is a large double dwelling and well suited for entertaining.

Mrs. Lindsey M. Garrison, wife of the secretary of war, is a daughter of an officer of the regular army, Captain Samuel H. Hildebourn. Being herself an army woman, she is well acquainted with most of the army people, which is important in view of her husband's new position.

Born in the west, she was taken by her parents to Philadelphia as a small child and made her home in the Quaker city up to the time of her marriage in 1900. She has no children. Mrs. Garrison has closed her house in Jersey City and will stay with her husband at the Shoreham hotel until summer. Next autumn they will look for a home in Washington.

The wife of the new secretary of the navy, Mrs. Joseph Daniels, comes of an old southern family. She is a daughter of the late Major William H. Bagley, who was a distinguished officer in the confederate army, and her grandfather was Jonathan Worth, the first

governor of North Carolina after the close of the reconstruction period.

Mrs. Daniels comes of fighting stock. Her brother, Ensign Worth Bagley, was the only American naval officer who lost his life in the Spanish war. A younger brother, David Worth Bagley, is now in the navy.

She was married in May, 1888, and since then has made her home in Raleigh, N. C., where she was born. Her mother and two sisters, the Misses Belle and Ethel Bagley live in Washington, where she herself has long been widely known socially. She is fond of society and popular.

Mrs. Daniels' four children are all boys. After the inauguration she went back to Raleigh to see about the removal of her furniture to Washington, where she will take and occupy a house as soon as may be practicable.

**Mrs. Lane a Favorite.**  
Mrs. Franklin K. Lane, wife of the secretary of the interior, has long been a favorite in Washington society, her husband having been a commissioner of interstate commerce. She was Anne Wintermute before her marriage and is a daughter of Peter W. Wintermute of Elmira, N. Y. She was married in Tacoma, Wash., in 1882. Handsome and distinguished looking, she is a woman of intellectual type and is devoted to art and music. Her home in Washington is on Wyoming avenue.

The new attorney general, James C. McReynolds, is the only bachelor member of the cabinet. If he remains one through four years in Washington, where eligible men are scarce and much sought after in society, he will exhibit a remarkable measure of resistance. Postmaster General Hitchcock, the bachelor member of the last cabinet, gave

some notable entertainments and was very decidedly a beau.

The wife of the new postmaster general, Mrs. Albert Sidney Burleson, has already a host of friends in Washington, her husband having been in congress for twelve years. Hers is an old family of Swiss origin, which settled in Maryland nearly two centuries ago. She was Adeline Steiner, daughter of Dr. Joseph Selner, an officer of the old army, who fought in the Mexican and civil wars. He migrated from Maryland, where his great-grandfather was the first Lutheran clergyman, to Austin, Tex.

She is highly educated and accomplished, having finished her education with two years in Europe. She speaks Spanish like a native. She has written much for magazines and a few years ago a series of newspaper letters for her pen, signed "Mrs. and Mrs. New Congressman," attracted attention. They were a satire on Washington affairs, political and social. She has also produced several witty plays.

Mrs. Burleson is described by her friends as a wonderful cook—in fact, she has specialized in housewifery. She belongs to the Society of Colonial Dames and to the Thankful Hubbard chapter of the Daughters of the American Revolution.

She has three daughters. The eldest of these is Mrs. Richard Van Wick Negley of San Antonio, Tex. The others are Lucy Kyle and Adeline Sidney Burleson, who are now at school.

The Burlesons are living at the Hotel Powhatan in Washington and have no definite plans at present relating to their future place of abode.

**Mrs. Houston from Texas.**  
Mrs. David Franklin Houston, wife of the new secretary of agriculture, was a Texas girl, Helen Beall, and was married in 1888, when her husband was a pro-

cessor in the University of Texas. She was born in the city of Austin. Her family and the Burlesons have long been intimate friends. Her great-grandfather was W. P. Du Val, territorial governor of Florida in Jackson's time.

Mrs. Houston is interested in studies relating to sociology. She has three children, Franklin, 15 years of age; Helen, 3 years old, and Lawrence, a baby of 10 weeks. After the inauguration she went back to her children in St. Louis, but she means to take a house in Washington in the fall.

The wife of the new secretary of commerce, Mrs. William Cox Redfield, was Elsie Fuller, daughter of Humphrey R. Fuller of Brooklyn, a banker. Born in New Jersey, she was married in 1886 and has spent most of her life in New York. She has two children, Mrs. Charles K. Drury, who lives in Montreal, and Humphrey Fuller Redfield, a freshman at Amherst college.

Mrs. Redfield is a very strong advocate of woman's rights. She is bringing her furniture from her home in Brooklyn to install it in an apartment in the Highlands hotel.

Mrs. William Hauchop Wilson, wife of the first labor secretary to take a seat in the cabinet, has nine children and devotes her time to taking care of them. During the six years of her husband's service in congress she stayed at her home in Blossburg, Pa., while her eldest daughter, Agnes, looked after her father in Washington.

Like her husband, Mrs. Wilson is of Scotch birth. She and he played together as children on the banks of the Clyde before their people emigrated to this country. Her name was Agnes Hart Williamson and her father came to the United States in 1817, settling at Arnot, Pa.—Philadelphia North American.

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## CALDRON THAT BREW STORMS

**Popular Errors Regarding Their Origin and the Cause They Purse.**

The occurrence of a destructive storm in America has once more caused people on this side of the Atlantic to be alarmed over the prospect, or, rather, the supposed prospect, of the storm ravaging the British Isles. This is a survival of a very popular error which was started when the modern method of studying the weather was in its infancy.

It is, of course, well known to meteorologists that atmospheric disturbances may travel thousands of miles; in fact, one has been traced from the Philippine Islands and Japan across the north Pacific, North America, and the north Atlantic to the Baltic. But these cyclonic systems are not constant in their behavior.

It seems to be the general rule that continental storms lose their energy on passing out to sea, while storms which are developed over the water, near a coast line, become more energetic after they arrive over the land. Some of the worst gales which afflict western Europe are generated off the Irish coast or on the Bay of Biscay. The storms which visit the inland states of America either collapse before they reach the Atlantic, or they undergo complete modification after arriving over the ocean, thus differing in an important manner from sea-generated storms, such as West India hurricanes, which maintain their activity as they sweep round from the tropics along the West Indies and the American coast and reach the northern part of the Atlantic, carrying gales to western Europe or to Iceland and the Arctic—Fall Mail Gazette.

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