

SUPPLEMENTAL MATERIALS

Westinghouse Home of Tomorrow Museum

895 South Andover Road | Mansfield Planning Commission

Purpose

These materials supplement the Application Binder previously provided to the Mansfield Planning Commission. They do not replace or revise the original submission. The addendum provides one additional letter of support received by email, a letter of support from the Richland County Historical Society, and information concerning Hawthorn Hill, an Ohio historic residence that is preserved and interpreted as a museum.

Supplement	Relevance
Letter of Support	Melanie A. Riggleman supports the application and addresses Jerry Miller's preparation, diligence, and record of follow-through.
Historical Society	The Richland County Historical Society supports the proposal based on its long experience preserving and operating Oak Hill Cottage as a house museum in a residential neighborhood.
Hawthorn Hill	A relevant Ohio example of a historically significant residence preserved as a museum and operated through controlled visitation.

Submitted by: North Central Ohio Industrial Museum

Contact: Jerry Miller | (419) 564-5585 | contact@NCOIM.org

Date: July 28, 2026

Hawthorn Hill: A Relevant Ohio Example

Hawthorn Hill is Orville Wright's former residence in Oakwood, Ohio. Completed in 1914, the home was carefully preserved for decades and is now owned by Dayton History, interpreted for the public, and included in the Dayton Aviation Heritage National Historical Park.

Why It Is Relevant

- It demonstrates that a historically significant residence can retain its identity as a home while being preserved and interpreted as a museum.
- Public access is controlled rather than unrestricted. Dayton History lists tours on Wednesdays and Saturdays at designated times, requires advance prepaid admission, and states that space is limited.
- The property is being returned toward its historic appearance, showing that museum use can serve preservation rather than commercial alteration.
- Its operation illustrates a practical principle also central to the Westinghouse proposal: preservation, limited visitation, and careful management can coexist with a residential setting.

Appropriate Use of the Comparison

Hawthorn Hill is offered as a practical example, not as a legal precedent and not as a claim that the two properties have identical site conditions. Hawthorn Hill's visitors currently reach the site by shuttle from Carillon Historical Park, while the Westinghouse proposal relies upon limited advance-reservation tours and on-site parking. The relevant parallel is the preservation and controlled public interpretation of an important historic home.

Source

Dayton History, *"Hawthorn Hill - The Wright Family Mansion."* Accessed July 27, 2026.

<https://daytonhistory.org/visit/things-to-do/hawthorn-hill/>

Letter of Support

Reproduced as submitted by email on July 24, 2026.

From: Melanie Riggleman <mriggleman1672@gmail.com>

Date: July 24, 2026 at 9:46:47 AM EDT

To: NCOIM <contact@ncoim.org>

Subject: Re: WHoT Binder for MPC Meeting

To the Mansfield City Planning Commission:

I have reviewed the Westinghouse Home of Tomorrow binder and I fully support the Application for Exemption being requested. I have known Jerry Miller for many years through his membership in the Regional Manufacturing Coalition (RMC). Jerry is not someone to go into a project without fully vetting the current situation as well as future implications. I believe he has dotted every i and crossed every t in the binder. He has addressed all potential issues brought out at the hearing from neighbors and other concerned individuals. I think Jerry has proven himself with the NCOIM as a person with big plans, but also big follow through.

I urge you to vote to approve the exemption.

Melanie A Riggleman
1672 Wilmington Pt
Mansfield, OH 44904
419-564-9447

The RICHLAND COUNTY HISTORICAL SOCIETY

Founded 1898

Oak Hill Cottage
310 Springmill St.
Mansfield, Ohio 44903

Subject: Letter of Support — Westinghouse Home of Tomorrow House Museum, 895 Andover Road

Dear Mr. Miller:

On behalf of the Board of Trustees, the Richland County Historical Society is pleased to express its strong support for the North Central Ohio Industrial Museum's proposal to acquire, restore, and interpret the Westinghouse Home of Tomorrow at 895 Andover Road as a public house museum.

Our Society offers this support from direct experience. In 1965, we acquired Oak Hill Cottage and its contents from the last member of the Jones family, preserving a historic residence that had remained in the family's ownership for over a century. Although the house required extensive restoration, we carefully rehabilitated the property, furnished it to the appropriate historic period, and opened it to the public in 1984. We have successfully owned and operated Oak Hill Cottage as a house museum ever since.

That experience leads us to several observations that we believe are relevant to the Planning Commission's consideration of this proposal.

Historic house museums are a proven and appropriate preservation strategy. Historic residences are best preserved when they remain occupied, maintained, and interpreted by organizations whose mission is long-term stewardship. NCOIM's proposal appropriately recognizes that the Home of Tomorrow is itself the primary artifact and proposes restoring its principal living spaces to reflect their original 1934 appearance. This approach follows well-established preservation practices and is consistent with the standards we have successfully employed at Oak Hill Cottage.

Institutional ownership provides long-term protection for significant historic resources. The Home of Tomorrow has benefited from conscientious private ownership, but private ownership inevitably changes over time. A nonprofit organization governed by a board of trustees and dedicated to historic preservation provides continuity, accountability, and a permanent commitment to protecting the property for future generations.

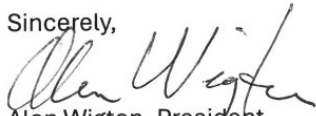
The RICHLAND COUNTY HISTORICAL SOCIETY

House museums can operate compatibly within established residential neighborhoods. We understand that questions have been raised regarding traffic, parking, and operating hours. Our experience at Oak Hill Cottage demonstrates that these concerns can be successfully managed. Oak Hill is generally open for guided tours on Sunday afternoons from April through December, with additional group tours by appointment. During more than four decades of public operation in a residential neighborhood, our museum has not created significant traffic, parking, or neighborhood impacts. We believe similar operational practices—including limited public hours, guided tours, and clearly defined parking arrangements—allow historic house museums to coexist successfully with surrounding residential properties.

The Home of Tomorrow represents an irreplaceable part of Mansfield's history. Oak Hill Cottage and the Westinghouse Home of Tomorrow tell different chapters of the same community story. John Riley Robinson built Oak Hill in 1847 overlooking the valley where Mansfield's industrial economy would emerge. Nearly ninety years later, Westinghouse constructed the Home of Tomorrow to demonstrate the products, technology, and modern living made possible by that industrial success. Preserving both properties allows future generations to better understand the city's architectural, industrial, and social development.

For these reasons, the Richland County Historical Society believes the proposed adaptive reuse of the Westinghouse Home of Tomorrow as a nonprofit historic house museum is an appropriate and responsible preservation strategy that serves the public interest while remaining compatible with the surrounding neighborhood. We respectfully encourage approval of the necessary planning and zoning actions to allow this project to proceed.

Sincerely,



Alan Wigton, President

(On behalf of the Board of Directors)

Letter drafted by Blair McClenathan based on a Board resolution of 7/24/2026

Dayton History Source Summary

The following facts are drawn from Dayton History's official Hawthorn Hill visitor page. This summary is included in place of printing the full webpage, which contains unrelated navigation, ticketing, and site-wide material.

Topic	Official-page information
Historic significance	Hawthorn Hill was completed in 1914 as the residence of Orville Wright, Katharine Wright, and their father, Bishop Milton Wright.
Preservation	After Orville Wright's death, NCR used the property as a corporate guest house for 58 years and carefully preserved the historic home.
Museum stewardship	Dayton History manages and interprets the home; ownership transferred to Dayton History in 2013.
Public access	The home is open to the public through limited scheduled tours on Wednesdays and Saturdays.
Visitor controls	Advance prepaid admission is required, space is limited, and tours begin with shuttle access from Carillon Historical Park.
Restoration	Dayton History is working to return the property toward Orville Wright's original interior appearance.

Official webpage

<https://daytonhistory.org/visit/things-to-do/hawthorn-hill/>

Accessed July 27, 2026.