

PLAN for the WESTINGHOUSE HOME of TOMORROW

Presented by the North Central Ohio Industrial Museum 26MAY2026

895 Andover Road Mansfield, OH 44907

NCOIM plans on transforming an historic Mansfield Home (that is currently Privately Owned), and built by Westinghouse in 1934 to showcase their Electrical Home Appliances; into a Museum for Tourists. It is a wonderful way to preserve local history, but it requires balancing Historical Preservation with Public Accessibility and Business Planning. The Westinghouse Home of Tomorrow was visited by over 250,000 in 1935 & '36, and then became the home of the Plant Manager, CL VanDerau until 1970; and then a Private Home since then.

1. Vision, Mission, and Governance

Before touching the physical structure of the Home of Tomorrow, we'll define the Museum's core identity.

- **Vision:** This Mansfield Home is of significant importance to the Woodland Area of Mansfield, starting with the Dickson Family Farm in the late 1800's and from the Dickson Woodland Echoes Gardens from 1922 to 1949. Then Mr Dickson's development of the Woodland Neighborhood, beginning in 1926 with the First Home built by William Davey, Founder of the Mansfield Sheet & Tin Plate Company in 1912, and then the Home of Tomorrow in 1934.
- **Mission Statement:** The Westinghouse Home of Tomorrow represents the influence of Art Deco architectural design and the importance of Manufacturing in Mansfield's history. The NCOIM wishes to honor that History, by making the Westinghouse Home of Tomorrow open to Visitors around the world.
- **Governance Structure:** The Museum will operate as a 501(c)3 non-profit, with local oversight, by the Board of Directors who will have a diverse expertise (legal, financial, historical preservation, and fundraising).

2. Historic Structure & Preservation Plan

The house itself is our primary historical artifact, and NCOIM must plan for its care and restoration, along with Westinghouse Appliance, built here in Mansfield.

- **Historic Structure Report (HSR):** We must hire a Preservation Architect to document the home's history, current physical condition, and a roadmap for stabilization and restoration, starting with the First Floor Only.
- **Period of Significance:** The Home of Tomorrow is specific to the era of History in the 1930s, and this guides the Westinghouse Appliances to be Exhibited (possible including Elektro & Sparko from the 1939 NYC World's Fair), paint colors (the Exterior was originally Lavender), wallpaper, landscaping, and furnishings.
- **Conservation & Maintenance:** NCOIM will establish a routine maintenance schedule to protect the building envelope (roof, foundation, plaster and climate control) from deterioration.

3. Regulatory Compliance & Accessibility

As a private residence for the past 90 years, NCOIM must adapt the Home of Tomorrow, to safely handle public visitors.

- **Zoning & Permits:** NCOIM must verify that local zoning laws allow for a Historical/Educational facility in a residential zone, and NCOIM will Apply for a Conditional Use Permit (CUP), thru the Mansfield Planning Commission.
- **ADA Accessibility:** Balance historical integrity with the Americans with Disabilities Act (ADA). NCOIM may need to install ramps, widen specific pathways, or offer robust digital/virtual tours for areas that cannot be physically altered, on the First Floor Only.
- **Life Safety Codes:** NCOIM may have to install hidden or aesthetically integrated fire suppression systems (sprinklers), smoke alarms, emergency exits signage, and have maximum occupancy signage. NCOIM Plans to have Tours by Appointment Only and a maximum allowed by Local Fire Rules & Code Regulations.

4. Collections and Curatorial Plan

NCOIM Curators and Advisors from the Richland County Historical Society, will manage and display items inside the Home of Tomorrow Museum.

- Scope of Collections: NCOIM will have a strict Policy defining what items we will accept, deaccession, or purchase and Display. If an Artifact/Object doesn't fit the Mission, NCOIM will not accept or store it.
- Environmental Controls: Standard residential HVAC systems may be insufficient, and the Home of Tomorrow may not allow New HVAC. NCOIM must Plan for museum-grade climate control (ideally keeping relative humidity around 50% and temperature around 70°F) to protect delicate Artifacts/Objects, textiles, wood, and local Historical Ephemera.
- Interpretation Plan: NCOIM will hire a Local Historian to tell the story of the Westinghouse Home of Tomorrow, that will Plan the visitor flow, provide room barriers (like stanchions), Artifact labeling, and Tours will always be Docent-led.

5. Operations and Visitor Experience

The logistics of daily public operations will be generally Thursday thru Sunday, and Only by Appointment. Once a year, there may be a Donor/Supporters Open House, in which the maximum allowed by Local Rules/Regulations will be in attendance.

- Visitor Amenities: NCOIM will have a Plan for Visitors restrooms, a small ticketing/admissions area, a gift shop (if applicable), and parking spaces that comply with local city ordinances.
- Staffing: NCOIM will have a Museum Director (who will live on the 2nd Floor), the Director will coordinate volunteer docents, educators, and maintenance staff.
- Security: NCOIM will Plan for a discreet security system, including cameras, glass-break sensors, and fire-rated display cases for high-value Artifacts (like the Gold Plated Roaster), from the 1939 NYC World's Fair.

6. Financial and Marketing Plan

Like all Museums, The Westinghouse Home of Tomorrow needs Sustained Funding to keep its doors open.

- Capital Budget: NCOIM will get Estimates of upfront costs for Restoration of the First Floor only and Roof, legal fees, ADA compliance, and Exhibit Design.
- Operating Budget: Project ongoing costs like insurance (specifically specialized Museum/Artifact insurance), utilities, if any staff salaries, and marketing.
- Revenue Streams: NCOIM Plans to have a diverse Income Stream through Admissions, Memberships, Grants (federal, state, and private), Merchandise, and potentially renting out the grounds for private events, with the maximum attendance allowed by Local Codes/Regulations

My Best in MFG History

Jerry Miller, President
North Central Ohio Industrial Museum