

Building *on Success* ANNUAL REPORT

2025



Martin
House

FRANK LLOYD WRIGHT | ARCHITECT



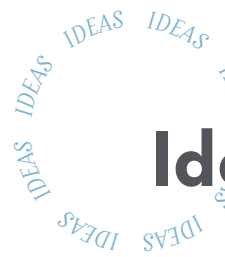
Mission

To preserve, interpret, promote, and sustain an integrated composition of world-class architecture, design, and landscape.



Vision

To be a dynamic and celebrated masterpiece of innovative architecture inspiring and attracting visitors with the power of design in harmony with nature.



Ideas

Inclusion, Diversity, Equity, Accessibility, and Sustainability.

We endeavor to infuse these ideals into the foundations of the Martin House, and we are committed to these principles so as to build a stronger museum for the benefit of all citizens of the city of Buffalo, the region, and beyond.



2025 Martin House Board of Directors & Staff

As of December 31, 2025

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Letter from the CEO

Dear Friends,

As we reflect on another remarkable year at the Martin House, we are filled with gratitude for the donors, members, volunteers, and visitors who continue to make this work possible. Because of you, we are not only preserving a National Historic Landmark, we are building on success in ways that deepen our impact, expand our reach, and strengthen the future of this architectural masterpiece.

2025 was an exceptional year filled with new, engaging programs as well as the continuation of our most popular work. In 2025, our incredible tour program was ranked among the top 10% of attractions **in the world** by TripAdvisor. In addition, thanks to your support, we were able to:

- Present *The Space She Keeps*, an original exhibition exploring the stories and contributions of women connected to the Martin House. Learn more on Pages 6-7.
- Return 36 original art glass windows to the campus following expert restoration and conservation. Learn more on Page 10.
- Launch *FIAT LUX*, an immersive installation by artist Cheyenne Concepcion through our Creative Residency program. Learn more on Pages 12-13.
- Welcome thousands of learners through tours, school partnerships, scout programs, and summer camps. Learn more on Page 14.



Each of these accomplishments reflects a shared commitment to preservation, education, creativity, and community. Together, we are building on decades of restoration and stewardship while ensuring the Martin House continues to grow as a vibrant and welcoming place for people to experience and connect with Frank Lloyd Wright's vision.

Yet this past year also brought unexpected challenges. Due to circumstances beyond our control, international visitation declined significantly. International guests traditionally represent nearly 20% of our annual tour attendance, making this shift especially impactful. But even in the face of these challenges, your generosity ensured that we continued moving forward with strength and momentum.

Thank you for being part of this important work,

Jessie Fisher
CEO of Frank Lloyd Wright's Martin House

EXPANDING THE STORY

In 2025, the Martin House presented *The Space She Keeps*, an exhibition exploring the lives and contributions of the women who have been underrepresented in the site's history. Opening on Valentine's Day, the exhibition invited visitors to experience the campus through a more personal lens while deepening our understanding of the people who shaped life at the Martin House.

Featuring **never-before displayed objects** including a historic dress, suffragette buttons, diaries, and a turn-of-the-century camera, the exhibition offered a vivid look at women's roles in family life, community, and culture in early 20th-century Buffalo. Entirely curated in-house, *The Space She Keeps* marked an important step in expanding how the Martin House story is shared.

At its heart, *The Space She Keeps* highlighted women whose lives shaped the Martin House, including Dorothy Martin Foster, Cora Herrick, and Louise Mueller. Dorothy, the daughter of Isabelle and Darwin D. Martin, dreamed of becoming a concert pianist, a passion constrained by the expectations of her time. Cora Herrick, an educator and companion to Isabelle Martin, left behind diaries that offer invaluable glimpses into daily life in the house. Louise Mueller built a successful career as a professional photographer at a time when such opportunities were rare for women. Together, their stories encouraged visitors to reflect on the broader network of women who lived and worked at the Martin House.

Developed in partnership with organizations including the Buffalo and Erie County Public Library, The Buffalo History Museum, and New York State Office of Parks, Recreation, and Historic Preservation, the exhibition reflected the power of collaboration in bringing lesser-known histories to light. Through these stories, *The Space She Keeps* advanced our commitment to creating more inclusive and engaging visitor experiences.

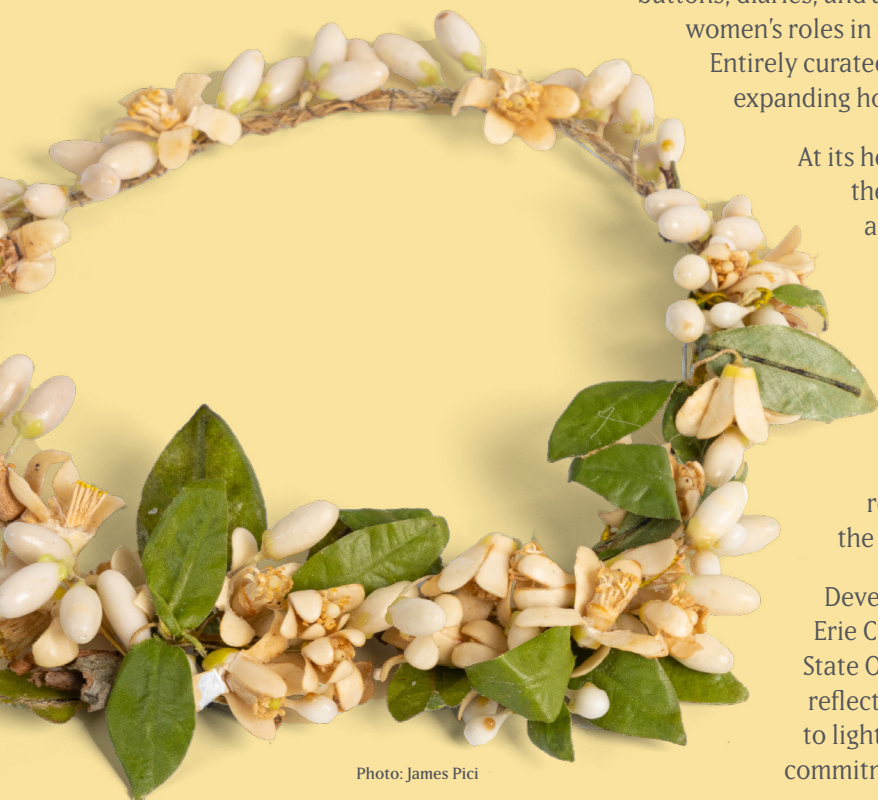


Photo: James Pici



Photo: James Pici

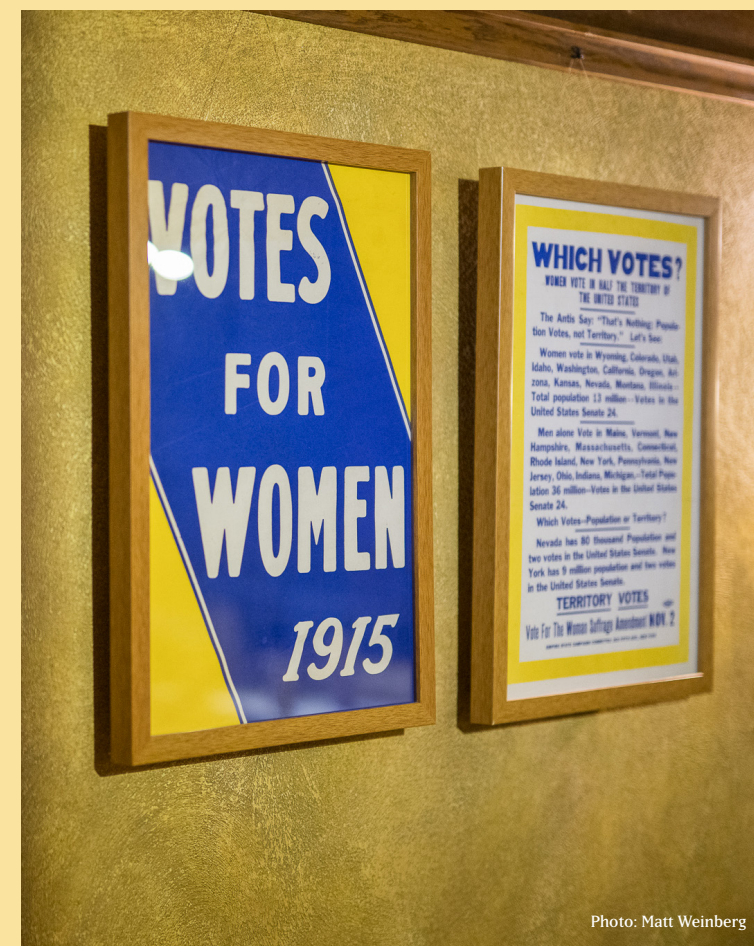


Photo: Matt Weinberg



Photo: James Pici

Bring *The Space She Keeps* Home!

A special exhibition catalogue commemorating this important exhibition is available in the Museum Store.

Sustaining Our Volunteer Community



Photo: Katie Addo

The continued success of the Martin House is made possible by an extraordinary community of volunteers whose dedication strengthens every aspect of the visitor experience.

In 2025, more than 334 volunteers generously contributed 13,720 hours of service, helping ensure that every visitor encounter reflected the care, hospitality, and excellence that define the Martin House experience.

We were also proud to celebrate 31 volunteers who reached milestone anniversaries of service in 2025. Among them, three volunteers marked 25 years of service, four celebrated 20 years, six reached 15 years, 11 celebrated 10 years, and seven commemorated five years of dedication to the Martin House.

These milestones reflect more than years of service—they represent lasting commitment to preserving and sharing the legacy of the Martin House for future generations. We extend our deepest gratitude to every volunteer whose generosity, passion, and enthusiasm continue to help the Martin House thrive.

This dedicated volunteer corps included:



Photo: Katie Addo



Photo: Patrick Cray



Photo: Katie Addo



ADVANCING — RESTORATION



Restoration progress reached another significant milestone in 2025 with the **return of 36 original art glass windows** to the Martin House campus. This achievement represents a key step forward in reassembling Frank Lloyd Wright's integrated vision.

These windows have now been carefully reinstalled in their original locations within the Barton House, Carriage House, and Conservatory, enhancing both the visual experience and architectural integrity of the site. With their return, we are closer than ever to representing the full range of Wright's window designs created specifically for this home, an extraordinary collection spanning sixteen primary patterns.

This milestone was made possible through a combination of expert conservation work and generous philanthropic support. Eight Barton House windows underwent meticulous restoration thanks to the Stockman Foundation and Judith Lipsey, while four additional windows (three for the Carriage House and one for the Conservatory) were acquired through the support of our dedicated supporters, including Mark Stephens and Anthony Latess, Cynthia and David Silverstein, Jackie Simon, Carole Kociella in honor of John Kociella, and Michael Beebe and Lydia Beebe Safulko in honor of Lois Bake. Funds for restoration and installation were provided through our Volunteer Window Fund. Among the returned originals is a rare "narrow" Carriage House window, marking the first return of its kind to the site.

As these original elements find their way back home, the impact is immediate. Light once again filters through Wright's designs as intended, sightlines are restored, and the connection between interior spaces and the surrounding landscape is renewed. Each window reinstalled is another step forward, bringing us closer to experiencing the Martin House as a unified and living work of art.

And as we look ahead, this progress reflects what's possible when preservation, stewardship, and community support come together.

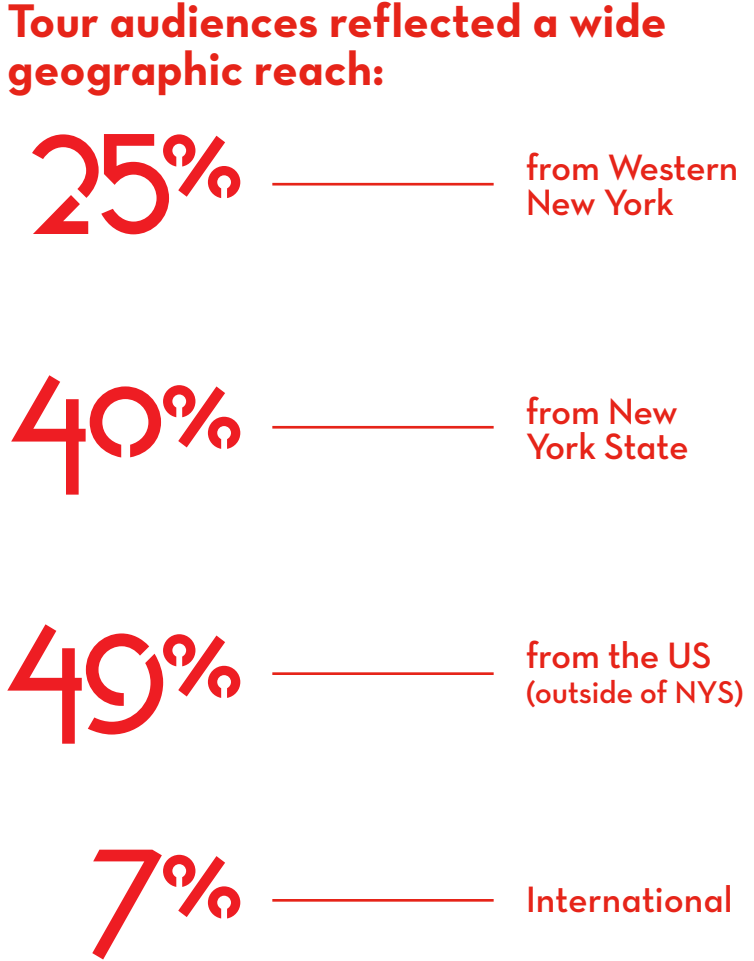
Growing Visitor Engagement

In 2025, the Martin House welcomed **35,164 visitors** to campus across tours, programs, exhibitions, and events, continuing to connect audiences from Western New York, across the United States, and around the world with Frank Lloyd Wright's architectural masterpiece.

More than 1,700 visitors also joined private group tours, including organizations such as the Rochester Woodworkers Society, Preservation League of New York State, Cranbrook Center for Collections and Research, Smithsonian Associates, and Academy Travel from Australia.

New and expanded offerings helped visitors experience the campus in fresh ways, including **Behind the Bricks**, a behind-the-scenes tour highlighting the mechanical systems of our historic home, and the launch of **self-guided audio tours**, which welcomed more than 800 guests through a digital app experience. **Birthday open house celebrations** for Darwin D. Martin and Frank Lloyd Wright offered additional opportunities for flexible, engaging exploration.

Together, these experiences continually expand how visitors connect with the Martin House, encourage repeat visitation, and offer new ways to enjoy Frank Lloyd Wright's opus.



SPARKING CONNECTIONS CREATIVE

The 2025 Creative Residency program brought a new dimension of artistic exploration to the Martin House with **FIAT LUX**, a site-specific installation in the Eleanor and Wilson Greatbatch Pavilion by Filipino-American artist and designer **Cheyenne Concepcion**.

Transforming the space with suspended cyanotypes and vinyl decals, **FIAT LUX** reinterpreted one of Frank Lloyd Wright's most iconic architectural elements, the central fireplace, through an immersive exploration of light, form, and perception.

Drawing inspiration from Wright's intentional use of light to shape spatial experience, Concepcion created an environment that invited visitors to move through it as if walking in a living blueprint. The installation created a dialogue between historic design and contemporary artistic practice, encouraging new ways of seeing familiar forms.

Concepcion, a New York-based multidisciplinary artist, is known for her exploration of cultural memory, migration, and the built environment. Her growing national recognition, including a feature in *The New York Times*, underscores the significance of her contribution to the Martin House campus.

This installation exemplifies how the Creative Residency program continues to foster innovation alongside preservation. By inviting contemporary artists to engage deeply with Wright's work, we create meaningful connections between past and present, ensuring that the Martin House remains a vibrant, evolving cultural resource.



Photos by Patrick Cray

FIAT LUX

Creating *New* Learning Opportunities

In 2025, the Martin House continued to provide opportunities for students to engage with architecture, art, history, and design through dynamic school and community programming. **More than 51 school groups** visited the campus throughout the year, participating in customized experiences designed for learners of all ages and interests—from elementary students discovering design principles to university groups exploring architecture and preservation through specialized tours.

Educational programming also expanded through Summer Camp and Scout initiatives that encouraged hands-on learning and creative exploration. **Summer Camp** welcomed students in grades 1-2 and 3-6 for immersive experiences in architecture, art, and design, with activities including drawing, printmaking, building interior spaces with recycled materials, and creating colorful “Soundsuits” inspired by **Nick Cave** and his wearable art. This year, the Martin House was especially thrilled to welcome Cave himself to campus and share how his work continues to inspire creativity and imagination in camp programming.

Long-standing partnerships with the **Boy Scouts and Girl Scouts of Western New York** also provided engaging opportunities for scouts to connect with architecture, landscape, art, and history. Boy Scouts participated in Architecture Merit Badge workshops presented in partnership with the Buffalo Architecture Foundation, while Girl Scouts explored programs including Women of the Martin House,

Intro to Block Printing, and Fairyland Landscapers. These experiences combined creative activities with opportunities to explore the Martin House campus in meaningful and collaborative ways.

The Martin House also strengthened community partnerships through hands-on outreach programs across Buffalo. Students at **Persistence Preparatory** participated in a series of interactive workshops focused on architecture, art glass, interior design, and structural engineering, culminating in a visit to the Martin House campus. At **West Side Community Services**, teens explored creative practices including screen printing, block printing, and interior design before concluding the program with a student art exhibition.

Students from **Willow Ridge Elementary** and the **Kenton Big Picture Program** also participated in the Junior Docent Program, learning about the Martin House, developing original tours, and presenting them to teachers and classmates. Through these experiences, students built confidence, creativity, and public speaking skills while deepening their understanding of architecture and history.

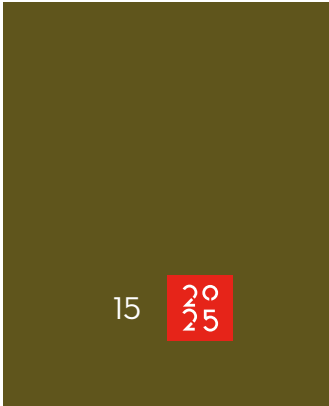
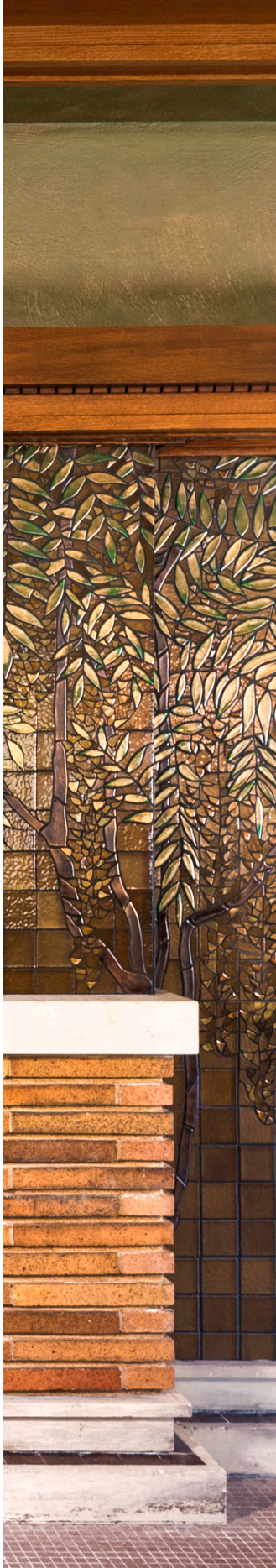
By continuing to expand these partnerships and educational experiences, the Martin House remains committed to inspiring curiosity, creativity, and lifelong learning both on campus and throughout the community.



Photo: Matt Weinberg



Photo: Matthew Digati





Strengthening Community Partnerships

The Martin House takes great pride in caring for its historic landscape and in finding thoughtful ways to extend that stewardship beyond our campus.

Through a growing **partnership with the Buffalo Zoo**, plant trimmings from the Martin House grounds are being repurposed to support animal care and sustainability efforts. Each year, cuttings from honeysuckle, dogwood, willow, and other plantings are collected and delivered to the Zoo, where they serve as enrichment and food sources for animals including the Greater One-Horned Rhino.

Many of these materials are also repurposed for propagation and landscaping throughout the Zoo's grounds, reducing waste while supporting the environmental goals of both organizations.

This collaboration reflects how partnerships rooted in shared stewardship can be impactful beyond what either organization could accomplish alone.



Inspiring Future Leaders



Photo: Matt Weinberg

The **Martin House Junior Board** launched in 2025 to connect emerging leaders with opportunities in architecture, preservation, and nonprofit leadership. The program introduces young professionals to hands-on experience in governance, fundraising, and mission-driven work in support of the Martin House.

A highlight of the inaugural year was the **Martin House Mixer**, a networking event where young professionals mingled, toured the house, and took part in raffles, introducing new audiences to the Martin House and raising funds to support the Martin House mission.

Our Junior Board reflects a growing investment in cultivating the next generation of supporters and leaders for the Martin House.

Earning National Recognition

Buffalo’s reputation as a world-class architecture destination continued to gain national attention in 2025, with the Martin House featured in several prominent publications highlighting the city’s rich architectural legacy.

These national recognitions continue to elevate the Martin House as one of Frank Lloyd Wright’s most significant residential masterpieces and reinforce Buffalo’s growing prominence as a center for architecture, art, and cultural tourism.



Buffalo is a Welcoming Blend of Cool and Old School

“Another master’s artistry is on display and open to tours at Frank Lloyd Wright’s Martin House. The cantilever design is considered one of the architect’s greatest works; Wright himself described the Prairie-style home as a ‘domestic symphony.’”

– CNN Travel, June 2025: “Buffalo is a Welcoming Blend of Cool and Old School”



20 Frank Lloyd Wright Houses That Changed America

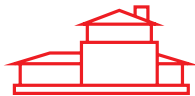
“The Martin House gave Wright unique freedom and space to experiment with his ideas. Unlike his previous work in Chicago, Wright was able to personally select the lot for the Martins’ house.”

– Architectural Digest, May 2025: “20 Frank Lloyd Wright Houses That Changed America”



Photo: Matthew Digati

Bringing Design to Life



The Martin House also partnered with Payton DiGangi of PLD Ink to host **two flash tattoo events** that brought new energy and audiences to campus. Guests selected from exclusive Martin House- and Frank Lloyd Wright-inspired designs, with proceeds benefiting the Martin House. Held on the Barton House verandah, these events offered a truly one-of-a-kind way to connect with our campus and created lifelong connections between Wright’s designs and our community.



Photo: Matt Weinberg



Photo: Matt Weinberg

Celebrating Art and Local Makers



The **Museum Store** continues to be a favorite stop for visitors and the local community alike. Open during regular tour hours and special events, the Store features a curated selection of architecture- and design-inspired gifts that celebrate the spirit of the Martin House.

In 2025, the Museum Store expanded its offerings by welcoming 15 new vendors, adding even more locally inspired and one-of-a-kind items to its collection, available both in person and online at martinhouse.org/shop.



Photo: Katie Addo



Photo: Katie Addo

Statement of Financial Position

ASSETS	2025
CURRENT ASSETS:	
Cash and cash equivalents	\$ 420,500
Current portion of grants receivable	\$ 51,030
Current portion of contribution receivable	\$ 107,191
Inventory	\$ 179,879
Prepaid expenses and other current assets	\$ 93,210
TOTAL CURRENT ASSETS	\$ 851,810
INVESTMENTS – ENDOWMENT	\$ 2,907,593
GRANTS RECEIVABLE, net	\$ –
CONTRIBUTIONS RECEIVABLE, net	\$ 93,264
PROPERTY AND EQUIPMENT, net	\$ 44,974,287
TOTAL ASSETS	\$ 48,826,954
LIABILITIES AND NET ASSETS	
CURRENT LIABILITIES:	
Accounts payable	\$ 38,398
Accrued expenses	\$ 115,009
Current portion of long-term debt	\$ 3,913
Deferred revenue	\$ 252,525
TOTAL CURRENT LIABILITIES	\$ 409,845
LONG-TERM DEBT, net	\$ 135,281
TOTAL LIABILITIES	\$ 545,126
NET ASSETS:	
Without donor restrictions	\$ 45,021,447
With donor restrictions	\$ 3,260,381
TOTAL NET ASSETS	\$ 48,281,828
TOTAL LIABILITIES AND NET ASSETS	\$ 48,826,954

Statement of Activities*

For the fiscal year ending December 31, 2025

	Without Donor Restrictions	With Donor Restrictions	Total 2025
REVENUE:			
Tour income, net	\$ 799,700	\$	\$ 799,700
Contributions	\$ 61,584	\$ 215,871	\$ 277,455
Government and foundation support	\$ 459,470	\$ 40,000	\$ 499,470
Investment income	\$ 8,433	\$ 425,940	\$ 434,373
Gift shop sales, net of cost of sales of \$266,002	\$ 282,735	\$	\$ 282,735
Memberships & annual fund contributions	\$ 350,303	\$	\$ 350,303
Special events	\$ 133,103	\$	\$ 133,103
Facility rental	\$ 38,225	\$	\$ 38,225
Café sales, net of cost of sales of \$42,537	\$ 20,956	\$	\$ 20,956
Other	\$ 58,505	\$	\$ 58,505
Net assets released from restriction	\$ 834,208	\$ (834,208)	\$
TOTAL REVENUE	\$ 3,047,222	\$ (152,397)	\$ 2,894,825
OPERATING EXPENSES:			
Program Activities	\$ 1,917,776	\$	\$ 1,917,776
Management and general	\$ 1,243,326	\$	\$ 1,243,326
Fundraising	\$ 287,117	\$	\$ 287,117
TOTAL OPERATING EXPENSES	\$ 3,448,219	\$	\$ 3,448,219
CHANGE IN NET ASSETS	\$ (400,997)	\$ (152,397)	\$ (553,394)
NET ASSETS beginning of year, as previously reported	\$ 45,802,712	\$ 3,174,460	\$ 48,977,172
PRIOR PERIOD ADJUSTMENT	\$	\$	\$
NET ASSETS beginning of year, as restated	\$ 45,422,444	\$ 3,412,778	\$ 48,835,222
NET ASSETS – end of year	\$ 45,021,447	\$ 3,260,381	\$ 48,281,828

*These are draft financial statements for 2024. Please visit martinhouse.org for the finalized statements when they are available.



Donors

The Martin House extends deep gratitude to the generous donors who supported our efforts in 2024. The following list is comprised of individuals, corporations, foundations, and organizations that have donated \$100 or more. We also wish to thank the many individuals who contributed less than \$100. We are truly grateful for each and every gift.

\$100,000+

- East Hill Foundation*
- County of Erie
- Rich Family Foundation*
- The Ralph C. Wilson, Jr. Foundation*
- Zemsky Family Foundation Trust*

\$50,000 - \$99,999

- Anonymous
- Bill and Mary Gisel*
- M&T Charitable Foundation
- Parks and Trails New York

\$25,000 - \$49,999

- The Paul and Dorothy Borenstein Memorial Foundation
- R. Lorraine Collins*
- National Endowment for the Arts
- New York State Council on the Arts
- Stenclik Family Charitable Fund
- Mark K. Stephens and Anthony Latess

\$10,000 - \$24,999

- Kevin and Kristin Cavalieri
- City of Buffalo/Councilman Joel P. Feroletto
- Community Foundation for Greater Buffalo
- Patrick J. Kaler*
- Assembly Majority Leader Crystal Peoples-Stokes
- The Frank G. Raichle Foundation
- SR Instruments
- Bob and Judy Wetter

\$5,000 - \$9,999

- Anonymous
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- Michael Beebe and Lydia Beebe Safulko
- Delaware North
- Beverly and Paul Eberz
- Kent and Laurie Frey
- Dennis J. Galucki and Barbara Mierzwa

- (C-SAAHN Fund)*
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- Daniel J. and Christine A. Zimmer

\$2,500 - \$4,999

- Connolly Studios
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- Jensen, Marks, Langer & Vance
- Knight Kieffer
- Charles F. Kreiner, Jr. and Louise H. Kreiner
- Holly D. Mergenhausen
- National Fuel Gas Distribution Corporation

- Brian J. Reddington
- Sandhill Investment Management
- Karen and Jim Schultz*
- Robert Skerker
- The Paperbark Maple Fund
- Walsh Insurance
- Richard H. and Janet M. Wetter

\$1,000 - \$2,499

- Connolly Studios
- Czerniak-Linder Family Fund
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- National Fuel Gas Distribution Corporation
- Brian J. Reddington
- Sandhill Investment Management
- Karen and Jim Schultz*
- Robert Skerker
- The Paperbark Maple Fund
- Walsh Insurance
- Richard H. and Janet M. Wetter

\$500 - \$999

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- Alyce Bassoff
- Richard L. Beatty and Rae Ann Engler

*Multi-year pledge



Photo: Patrick Cray

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The Martin House also acknowledges significant ongoing support from M&T Bank Charitable Foundation, Stanford & Judith Lipsey, and the Scott Bieler Family Foundation.

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Photo: Patrick Cray



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Photo: Matt Weinberg



Inked in History

There's a first time for everything!
We hosted a special tattoo pop-up
on the Barton House verandah with
all proceeds supporting our tours
and programs.

**A Top Visited
Wright Site!**

The Martin House continues to rank among the most visited public Frank Lloyd Wright sites in the United States. We are thankful for the many guests who choose to visit and proud to provide a place where people feel welcomed and at home.



Happening *in* 2026

There's so much to experience at the Martin House. From hands-on workshops to live music to unique specialty tours, there are plenty of reasons to visit again and again!

Mark your calendars for these fun and exciting upcoming events:

Friday, July 24: Bricks & Brews

Thursday July 23: Kid's Day: Yoga, Story Time, Art Activity, and Ice Cream

**Thursday, August 20: Music in Bloom with Songbirds: A Fleetwood Mac
Tribute Band**

Saturday, September 12: Familia Fun Day

Saturday, December 5: Tree of Light

Stay up to date on all the Wright things by visiting our event calendar at martinhouse.org/events and follow us on social media! And don't forget, you can explore the grounds and shop the Museum Store throughout the year.