



Annual Report 2024 / 2025



Photo: Gene Avallone for LeChase Construction June 2025

Mission

Graycliff Conservancy is dedicated to the preservation of the Frank Lloyd Wright-designed structures and grounds, along with the Ellen Biddle Shipman-designed gardens and landscape, that comprise Graycliff, the summer retreat of Isabelle & Darwin Martin of Buffalo, NY. The nonprofit organization strives to share the journey and all the stories of Graycliff, advancing the property as a publicly accessible historic site.

Leadership

2024 / 2025 Graycliff Conservancy Board of Directors

- Charles A. Le Fevre, President**, Retired Vice President Corporate Finance, M&T Bank
- John Sozanski, Vice President**
- Lisa A. LaTrovato**, Director of Leadership and Legacy Giving Programs Buffalo/Toronto Public Media
- Lauren Lewis, Recording Secretary**, Partner/Founder, StaffBuffalo LLC
- David M. Mikulski, Treasurer**, Retired Administrative Vice President and Manager of Capital Data Reporting, M&T Bank

- Robert A. Biltekoff, Biltekoff Law Office, LLC
- Ava Hailand, Sr Customer Enablement Consultant, PrecisionLender
- John Kelly, Finance Director, OEM, Commercial Aircraft Group, Moog Inc.
- Christopher Manning, Founder & CEO, Buffalo Creek Academy
- Rex McKeon, Associate Attorney, Barclay Damon LLP
- Constance McMillan PHR, Talent & Culture Manager, Buffalo AKG Art Museum
- Patrick Murphy, Wealth Management Chief Fiduciary Officer and Head of Trust Services Wealth Management Wilmington Trust N.A.
- Scott W. Perkins, Sr. Director of Preservation & Collections, Fallingwater
- Emily Pfalzer, Associate, Hodgson Russ LLP
- Brittany M. Sainz, former Project Superintendent at Amherst Central School District, Turner Construction
- Cynthia Silverstein, Community Health Educator and Docent/Docent Trainer at the Martin House
- Margaret P. Stehlik, Retired Director of Operations, and Director of Tours and Guest Services, Martin House

Staff

(As of December 31, 2025)

- Anna Kaplan, Executive Director
- Ryan Gravell, Director of Operations
- Shawn Weishaar, Director of Facilities & Preservation
- Emma Hahn, Head Gardener
- Alyssa Adler, Events Manager
- Morgan Tracy, Volunteer Coordinator & Guest Services Assistant

- Susan Jones, Head of Housekeeping
- Patricia Chizuk, Tour and Retail Assistant
- Hannah Kadryna, Events Assistant
- Martha Kryszczuk, Senior Tour and Retail Assistant
- Maddie Moore, Tour and Retail Assistant



Photo: Alyssa Davis



Hard hat tour

Letter From Our Board President and Executive Director

Dear Friends of Graycliff,

The years 2024 and 2025 represent a pivotal chapter in Graycliff Conservancy's history—a period of transformation that will define the next generation of our organization. After years of planning and fundraising, we celebrated the culmination of our capital campaign (ultimately raising over \$6.5 million) and broke ground on our new Visitor Center in November 2024. While construction has necessarily shifted our operations, these transitional years have been driven by our unwavering commitment to Graycliff's future.

The completion of our capital campaign was a monumental achievement, reflecting the incredible faith our community has placed in our vision. The enormity of both the public and private investment in this project cannot be overstated. From government support and foundation grants to individual donors who gave at every level, this Visitor Center is truly a community effort. To every donor who believed in this project, who saw beyond the disruption to the possibilities ahead, who invested in Graycliff's future with such extraordinary generosity—we are profoundly grateful. You have not only made this project possible, you have affirmed the importance of preserving and sharing Frank Lloyd Wright's legacy for future generations. Your generosity is literally building the future of Graycliff. The new Visitor Center will allow us to welcome guests with the grace and professionalism our remarkable historic site deserves, to properly interpret our layered history, and to serve as a dynamic community partner in ways our former facilities simply could not support.

2024 marked our final fully operational season before construction began in earnest. We welcomed visitors through our standard tour offerings and had robust complementary programming and special events. When construction commenced, we knew 2025 would bring challenges. Tours continued, albeit much more modestly, as we navigated the realities of an active construction site. We deeply felt the absence of beloved programs like the Market at Graycliff—a reminder of how much these community gatherings have become woven into the fabric of Graycliff's identity.

To our visitors who showed patience and flexibility during construction, to our staff and volunteers who adapted with remarkable grace, and to our neighbors who have supported us through this period of change—we are profoundly grateful.

As we look ahead to 2026, we do so with tremendous excitement! The centennial anniversary of Frank Lloyd Wright's design for Graycliff will coincide with the opening of our new Visitor Center—a fitting celebration of past and future. This new facility will transform how we operate: enhanced spaces for education and interpretation, improved visitor amenities, and the capacity to expand programming in ways we've long envisioned. We will finally be able to properly showcase this exceptional place and tell all of Graycliff's stories with the depth and nuance they deserve.

The journey through 2024 and 2025 has required patience, but it has also strengthened our resolve and clarified our purpose. We are building not just a Visitor Center, but the foundation for Graycliff's next chapter—one that will allow us to inspire, educate, and welcome visitors for generations to come.

Thank you for standing with us through this transformative period. We cannot wait to welcome you to experience the fully realized vision of Graycliff when we reopen in 2026.

With gratitude and anticipation,



Charles A. Le Fevre,
President



Anna Kaplan,
Executive Director

Construction Journey: Building Our Visitor Center

The new Visitor Center stands as the most significant capital investment in Graycliff Conservancy’s history. This facility will revolutionize how we engage with visitors, tell Graycliff’s many stories, and activate our role as a cultural destination. In summer 2024, following a thorough contractor selection process, we partnered with LeChase Construction to bring this vision to life. The ceremonial groundbreaking in November 2024 launched an intensive construction period that dominated 2025.

From November 2024 through 2025, the site hummed with activity as crews worked to expand the M&T Visitor Pavilion—a building that began as a gymnasium constructed by the Piarist Fathers (the property’s second owners) and was rehabilitated over 20 years ago to serve as our visitor center. The construction involved selective demolition of portions of the existing structure, establishing foundations for the substantial addition, erecting the expanded building envelope, and methodically assembling the new spaces that will transform our operational capacity.

The construction timeline meant reduced programming and significant operational challenges in 2025, yet these temporary disruptions pale in comparison to what lies ahead. With completion targeted for 2026—marking exactly 100 years since Wright first conceived his design for the Martin family’s summer estate—this building will unlock new possibilities for education, interpretation, and community connection.

The Graycliff Visitor Center project is a collaborative design by: HHL Architects (Architect-of-Record, Buffalo), SITU (Design Architect, Brooklyn), Bayer Landscape Architecture (Landscape Architect, Rochester), Tredo Engineers (Structural Engineer, Buffalo), M/E Engineers (MEP Engineer, Buffalo), CPL (Civil Engineer, Buffalo). The design was selected for its complementary aesthetic, the elegant functionality of the design, and the way it appropriately achieves an elegant balance with the Wright-designed historic houses.







Photo: Brett Deneve

2024 / 2025 Tours & Programmatic Offerings

2024 Core Tour Offerings:

Standard Tour

Extended Tour

Open House Tour

Home & Garden Tour

2025:

90-minute Standard Plus Tour

We welcomed a total of **11,253** guests on a guided tour or ticketed program. **45%** of our 2024 visitors came from New York State with **5,672** guests. Visitors traveled from across the country and around the world, as far as New Zealand and Singapore, representing **49** states and **15** countries across the globe. In 2025 **6,943** guests witnessed Graycliff's transformation firsthand, with visitors traveling from **47** states and **9** countries.



Graycliff's 2025 Tour Season was made possible through the generous support of:

The M&T Charitable Foundation, Ralph C. Wilson, Jr. Legacy Funds administered by the Community Foundation for Greater Buffalo, The Audrey and Lawrence Silverstein Foundation, Hodgson Russ LLP, and The Hooper Legacy Foundation

Guided Tour Program

2024 began on track to be another banner year for Graycliff. Through October, we welcomed 11,253 guests on guided tours and ticketed programs. Visitors traveled from as far as New Zealand and Singapore, with representation from 49 states and 15 countries across the globe.

In November 2024, we closed to tours as construction commenced, allowing for disruptive site work to begin immediately. Tours resumed in March 2025 with a streamlined offering: a single comprehensive 90-minute tour covering both floors of the main house. While 2025 visitation was understandably reduced due to construction constraints, we welcomed 6,943 guests who had the unique opportunity to witness Graycliff's transformation firsthand. Visitors came from 47 states and nine countries.

New York State remained Graycliff's strongest visitor base throughout this two-year period. In 2024, over half of our total visitation—5,672 guests—came from across New York State. Even during the construction-impacted 2025 season approximately 45% of our visitation was from New York State.



Photo: Brett Deneve



Photo: Avye Alexandres



Photo: Brett Deneve

Collaborative Programming

Theatre at Graycliff

We continued our collaboration with Fredonia’s Play on Arts in 2024, expanding to two theatrical performances on our historic lakeside lawn. In June, audiences enjoyed Cabaret (Songs & Selections), followed by Shakespeare’s Macbeth in September. Building on the success of the previous year’s Romeo and Juliet, the partnership brought professional theater reimaged for Wright’s unique lakefront setting.

Spring Strings

In April 2024, we hosted a trio of world-class musicians for an intimate sunset concert in the living room of the main house. Led by violist Joshua Lohner of the Buffalo Philharmonic Orchestra, the program featured classics from the string trio repertoire including Mozart and Schubert. This event marked a milestone as the first time the public was invited inside our restored interior specifically for a musical performance. The limited-capacity evening allowed 40 attendees to enjoy a self-guided tour of the first floor before the concert began, creating an immersive experience that blended Graycliff’s architectural beauty with chamber music.

Graycliff Transformed by Jon Lehrer Dance Company

In August 2024, we hosted a remarkable site-specific performance by Jon Lehrer Dance Company. Following a week-long residency, the critically acclaimed NYC-based company choreographed a unique experience that animated the main house through movement and dance. Attendees were led throughout the property, during three intimate performances, to experience different vignettes inspired by Wright’s architecture, the natural surroundings, and our rich history.



Photo: Brett Deneve



Photo: Lee Williams



Photo: Lee Williams

Penn Dixie Fossil Park and Nature Reserve

Wright Rocks! A Geology Tour of Graycliff continued in both 2024 and during construction in 2025 with a brand new element: guests are now led down to the beach and the base of the eponymous cliff to fossil hunt! These tours are jointly led by a Graycliff docent and a Penn Dixie staff member with an expertise in the geology of our site and make for a unique offering that supports both organizations.

Memory Cafes

In 2025, we partnered with the Martin House to launch “Memory Café” gatherings, offering a supportive and social environment for individuals with early to mid-stage memory loss and their caregivers. Together, we jointly organized, promoted, and supported six free café sessions—three held at Graycliff and three at the Martin House—where participants explored architecture and art themes through informal conversations and shared activities. Despite the challenges of active construction at Graycliff, we welcomed guests into the living room of the main house,

providing respite and fostering connections in a comfortable setting. This collaboration demonstrated both organizations’ commitment to accessibility and community engagement, creating meaningful opportunities for caregivers and individuals with memory challenges to experience Wright’s designs in welcoming, supportive atmospheres.



Photo: Lee Williams

◀ *The Graycliff and Martin House Memory Café was made possible by Exhale and its funders: Ralph C. Wilson Jr., Foundation, the Community Foundation for Southeast Michigan, Blue Cross Blue Shield of Michigan, the Blue Cross Blue Shield of Michigan Foundation, the Michigan Health Endowment Fund, and Ann Arbor Area Community Foundation.*



The Eclipse at Graycliff • April 8, 2024

On April 8, 2024, Graycliff was positioned directly on the path of totality for the solar eclipse—an alignment that won't occur again in Western New York for decades. We celebrated this once-in-a-lifetime celestial event with approximately 300 guests who gathered to experience the moment together. We offered special self-guided tours throughout the day, allowing visitors to explore the gardens, grounds, and first floor of the main house at their own pace while awaiting totality. Despite cloudy skies, the experience was magical as the landscape darkened and guests gathered on our historic lakefront property to witness the phenomenon. Eclipse glasses were provided with admission, and vendors were set up offering food and beverages, along with a mini-Market featuring local artisans. Witnessing this extraordinary celestial event from Graycliff's Wright-designed lakefront setting made an unforgettable day even more remarkable.



Fundraising Events

Summer Solstice Garden Party Recognized as “Best New Fundraiser” by Buffalo Spree in 2024!

The Summer Solstice Garden Party has become a beloved Graycliff tradition. It is believed that Wright, whose deep love for the natural world inspired so much of his architectural approach, intentionally designed the corner window in the “view room” of the main house to perfectly frame the setting sun around the longest day of the year. We celebrated this unique phenomenon in both 2024 and 2025, with the 2025 event demonstrating remarkable resilience as we hosted guests amid active construction. Both years featured live music, entertainment, a silent auction of fine art installed in the main house, and festive atmosphere on our historic lakefront grounds.

Celebrate Graycliff

Graycliff’s annual fundraising dinner continued in both 2024 and 2025, held each October at the historic Twentieth Century Club in downtown Buffalo—where Isabelle Martin was herself once a member. In 2024, the format evolved to a vibrant cocktail-style dinner event with live music, and we took the opportunity to celebrate the success of our Visitor Center capital campaign and honor those essential to the campaign’s success and the start of construction: HHL Architects, New York State Senator Sean Ryan, Erie County Executive Mark Poloncarz, and Catherine Schweitzer, Executive Director of The Baird Foundation. Both years brought together supporters, donors, and friends of Graycliff to celebrate our mission and this transformative moment in our organization’s history.

Wines by the Lake

In 2025, we launched Wines by the Lake, a new fundraising initiative that became one of the few programming efforts we could offer outside of our guided tour program during construction. This elegant wine tasting series, held inside the main house, featured four seasonal tastings led by Johnson Estate Winery with accompaniments by Dailys of East Aurora. Sponsored by Johnson Estate Winery, the series raised critical funds for Graycliff thanks to their generous support. Each event offered carefully curated wine selections paired with hors d’oeuvres, providing an approachable and sophisticated experience for wine enthusiasts of all levels.



Fundraising efforts were critical during 2024 and 2025, particularly as construction dramatically reduced our earned revenue in 2025. These events not only raised essential funds but also provided opportunities to celebrate the success of our Visitor Center capital campaign and the exciting transformation underway. We are grateful to everyone who celebrated these milestones with us and supported Graycliff during this pivotal period.



Photos: Brett Deneve



The 2024 Market at Graycliff was made possible thanks to support from: M&T Bank (presenting sponsor), Buffalo Spree (media support), and additional support from the Audrey and Lawrence Silverstein Foundation, Hodgson Russ, the Hooper Legacy Foundation, The Baird Foundation, Highmark Blue Cross Blue Shield, Pour & Penchant, the Town of Evans, Nickel City Wax and Wane, StaffBuffalo/HRBuffalo, Wolf Agency, the Buffalo History Museum, and the Southtowns Regional Chamber of Commerce.

The Market at Graycliff (7th Annual!)

The seventh annual Market at Graycliff ran for eight Thursday summer evenings in July and August 2024. The Market continued to be a beloved free community gathering that drew thousands to the property. Vendors set up along the historic drive and on the tennis court, offering specialty food items, homemade baked goods, locally produced wine, flowers, quality handmade pottery, candles, and other products. The Market remained a producer-only market, supporting local vendors from the eight counties of Western New York.

The 2024 season featured themed evenings, live music each week, and free community yoga sponsored by Highmark Blue Cross Blue Shield. Market-goers also enjoyed the opportunity to explore the first floor of the main house through self-guided tours at a reduced rate.



The absence of the Market in 2025 due to construction was deeply felt by our community.

Visitors, vendors, and neighbors alike expressed how much they missed this beloved Southtowns summer tradition. The strong response to the Market's pause reinforced what we already knew—the Market at Graycliff has become a cherished part of the community's summer rhythm. We look forward to welcoming the Market back in 2026 with our new Visitor Center complete.



Graycliff Volunteers

Our volunteers contributed a collective **4,571** of total hours in 2024 and **3,663** hours in 2025.

Volunteer Commitment. The generous commitment from our dedicated volunteers is absolutely essential to keeping our organization running smoothly. It is our core group of nearly **150** volunteers that give their time to lead and assist our tours, care for our gardens and landscape, thoughtfully clean our restored historic interiors, support programmatic and fundraising events, and so much more. It is thanks to these enthusiastic and passionate individuals that we are able to further our mission

Graycliff Docents. Our docents create the educational and inspiring Graycliff experience for our visitors. They invest countless hours studying our history to best present all of Graycliff’s stories. Our talented docents led **715** tours in 2024 and **608** tours in 2025.

Green Team. The Graycliff landscape needs continue to grow as we maintain the lush gardens restored according to Ellen Biddle Shipman and Frank Lloyd Wright’s vision; we rely on volunteers to care for this landscape and keep it healthy and beautiful for our visitors. Our Green Team volunteers assist with essential activities such as weeding, deadheading, and trimming.

M&T Bank Volunteers. We are grateful for our continued relationship with M&T Bank, Graycliff Conservancy’s first corporate sponsor. M&T staff dedicate several days each season to assist with grounds tasks that require many hands, such as laying compost and mulch and raking leaves. M&T’s support at key points in the season has been invaluable.

New York State Office for People With Developmental Disabilities. Since 2021, we have welcomed volunteers and their caregivers from OPWDD on a weekly basis. In 2024, this group reliably and enthusiastically assisted with Graycliff’s Green Team, contributing more than **125** volunteer hours in 2024. We paused this partnership in 2025 due to construction but look forward to resuming in 2026.



Donors

The **generosity of our supporters** is what allows us to further our mission. We are incredibly grateful for each and every gift. The following list acknowledges those who have contributed \$100 and more in a single gift. **Please note this list covers both 2024 and 2025 and the levels reflected are cumulative with donors who gave in both years starred.**

\$250,000+

New York State Council on the Arts **
Walter E. Schmid Family Foundation **

\$100,000 - \$199,999

Erie County **
M&T Charitable Foundation **

\$50,000 - \$99,999

Community Foundation for Greater Buffalo **
The East Hill Foundation
The Margaret L. Wendt Foundation

\$25,000 - \$49,999

Audrey and Lawrence Silverstein Foundation **
The Baird Foundation **
The D-B Trust at the Community Foundation
for Greater Buffalo

\$15,000 - \$24,999

Anonymous **
Arts Services Inc. (ASI)

\$10,000 - \$14,999

Tom Fontana **
Hodgson Russ LLP **
LeChase Construction **
The Ralph C. Wilson, Jr. Legacy Fund
for Community Assets
Kathleen M. Reilly **
Catherine Schweitzer **
West Herr Automotive Group **

\$5,000 - \$9,999

Diane Chrisman **
Delaware North
Fisher Family Fund at the Community
Foundation for Greater Buffalo
Frank Lloyd Wright Building Conservancy
Hooper Legacy Foundation **
Patrick & Ann Murphy **
Collette Schoellkopf **
Diane and Fred Schrenk **
Amber Slichta
Carol Wahlenmayer **

\$2,500 - \$4,999

Edward & Monica Chuhna **
Ann Marie & David Gaydosh **
Jay & Alana Kelly **
Susan Ljungberg & Michael Buyers **

National Fuel
The OSC Charitable Foundation
Marilyn & John Sozanski **
Margaret & Edward Stehlik **

\$1,000 - \$2,499

Advanced Alarm, Inc. **
Anonymous
Barry and Toby Muskat Family
Restricted Endowment Fund at the
Foundation for Jewish Philanthropies
Melissa Baumgart
James M. Beardsley and Ellen M. Gibson **
Robert and Darcy Biltekoff **
Nancy & John Blaschak **
Sandra Brant **
Bruce & Carol Bronnenkant **
Linda Buerk Matt **
Gloria Cannon **
Marlene and Todd Capron **
Caren D. and Stuart C. Shapiro Endowment
Fund at the Foundation
for Jewish Philanthropies **
Charles F. and Louise Kreiner Restricted
Endowment Fund at the Foundation
for Jewish Philanthropies
Patricia and John Connolly **
Steve & Suzanne Evans
FARM
Joan Fedyszyn & Bernhard Huber **
Heather Flaherty **
Betsy Frazer and John Boerden
FreedMaxick
Gypsum Systems, LLC
Thomas B. Hagen **
Michelle and Matt Hanzly **
Highmark Western & Northeastern New York
Innovation Philanthropy
Anna Kaplan & Stephen Malczewski **
Kimberley LaVare **
Angela Laviano Hamister
and Daniel Hamister **
Lucia Leone
Mary L. Kenzie Foundation **
The McKeon Family **
Kathy and Joe Mehlretter **
Maureen & Peter Meyers **
Susan and David Mikulski **
Keith & Tommye Miller

Betsy and Rick Mudra **
Betsy Murrett & Lori Nielsen **
Susan Nickson **
Richard & Priscilla O'Brien
Michael Osika and Daniel M. Salcedo, M.D. **
Richard Pedersen **
Arlan Peters & Dominic DeFillippo **
Anne Postyn **
Sara Quinlan **
Red Top Foundation
Jenny Reid
Paul & Sandy Ringstrom **
Lisa Schen & Dawn Harbatkin **
Gail & Bruce Skeldon **
Bob & Sara Skerker **
Karen & Rick Spaulding | Spaulding
Family Foundation **
Lynn Stievater **
Turner Construction Company **
Vogt Family Foundation at the Community
Foundation for Greater Buffalo
Linda and Doug Ward
Lisa Whitman **
Christopher Wilk & Christine Standish
Marcelene Workman **

\$500 - \$999

Academy Travel
Mark Andrzejewski & Douglas Abare
Monica Angle and Sam Magavern
Anonymous **
Jozef Bajus
Jason Bartz & Kelliann Carney **
Bazzone Family Charitable Fund
Eve Berry
Rebecca Brooks Hardy
Michela Calabrese
Steven Cheskin
Patricia & Joe Chizuk **
Marie & Larry Cobado **
R. Lorraine Collins **
James Cooper **
Elaine and Arthur Cryer **
Victoria D'Angelo & Paul Comeau **
Dôme Art Advisory
Celia & Mark Domser **
Mary & Frank Eberl **
Maureen Emerling **
Whitworth Ferguson **

Donors

Ruth and Robert Fleming
Dick & Jerri Gernold **
Dr. Andrew & Mrs. Laura Giacobbe **
Brad Hahn
Karen and Ed Healy **
Colleen Heidinger
Christine Hoyler & Robert Jackson **
Thomas & Paula Janicki **
Matt Kaplan
Brendan Keim
The Kim and David Adler Fund
David Koehler & Kristin Graham Koehler
Jill and Michael Komm **
Darlene Krawczyk **
Margaret Lamb **
Beverly LaRowe **
Donald Latt **
Judith & Charles Le Fevre **
Lauren Lewis **
Gwen & Stuart Lichtman **
Sheila and Len London **
Rick Maloney
Altynai and Christopher Manning
Elizabeth McPhail
Jennifer Meka **
John Michael **
Morris Masonry Restoration
Christopher Nickson
Scott W. Perkins **
Robert Pfohl **
R. Mark Pierzynski & Giuseppe Erba **
Rivalry Projects
William Russell **
Sandy & Gary Schiff **
Andrea Schillaci & Bill Altreuter
Claudia Schillaci Thomas
Carole Sedita
Cynthia and David Silverstein **
Jacqueline Simon **
Phyllis Spears **
Sylvia Spelman
Cheryl St George-Calleri & John Calleri **
Catie Stephenson & Dan Brady
Carolyn and Brent Stoltman
Garrett Suffoletto
JoAnne Sundell
Beth Swift **
Nancy & Tom Syron
Grace Szakacs
Christine and Isaac Thomas III
Tim Victor & Rachel Good
Alison Williams
Wolf Agency, Inc
Fred Zelt **
Kayla Zemsky

Deirdre & John Ziegler
Karin Ziegler **
\$250 - \$499
Rhonda Adkins **
David Adler
Michael Andrews
Jason Aronoff
Joan S. Baizer **
John Baker **
Dr. Robin D. Becker & Kathy Becker
Benevity Community Impact Fund
Michael Bizovi **
The Blackbaud Giving Fund by YourCause
Bruno Blazicko **
Phillip & Judith Brothman
Sarah and Dan Cotter
Tim Crail **
Jonica DiMartino
Scott & Stacie Donovan
John Dzuryak and Francine Rajski-Dzuryak
Kelly Eckler **
Kathy Fitzgerald
Sheila & John Flint **
Kathy Foote & Patti Foote **
Brent Franklin **
Mary Lou George
E. Joseph and Lynne Giroux **
Robert Gosden **
Ryan & Kayleigh Gravell **
Robert Greene **
Lyndon Gritters **
Keith Grover **
Ava Hailand **
Nancy Hammond **
Sandra & Alexandra Hasselback
Christine Hawrylczak **
Reid Heffner **
Fred & Patricia Hemmer **
Howard Hoffman **
Kristen Horn **
Sue & Gary Hotto **
Paul Jaye **
Deborah Johnson & Curtis Hussey
Sue & John Jones
Thomas & Joan Joyce
Barbara Kickbush & Kirby Kay **
Sherri Lathrop **
Lisa A. Latrovato and Todd Schupbach **
Holly Lawson **
Donna Leone
Gustavo & Raquel Lima
Lima-Guz Family Charitable Fund
Angela Lukas **
Kristin and Patrick Mahoney **
Dale and Kathy Marriott

Joseph Marx **
Noreen McAllister **
Nancy & PJ McNaughton **
Gerald Mead
Matt Meier
Sharon Metz **
Anita Mitchell **
Alexandra Moll
Moog Inc
Maria Mozzetti-Stock & George Stock **
Philip Niswander **
Denise & Bill O'Shei
Barbara Parker
Theodore Patterson **
Wendy Pierce
Marion Polasik **
John & Betty Preble **
Sam and Mariah Reisner
Lawrence & Melissa Robb
Andie & Tim Ruff
Brittany Sainz & Debbi Sainz
Andrea Schen
Edna Scherf
Sharon Schiffhauer **
Marion Schmidt **
David Schreck **
Valerie Schultz **
Ruth Shoemaker **
Rayme Shore
Heather and Bryan Sidorowicz
Sheryl Smith **
Carol Snook **
David & Gail Solowski **
Glenn Steffen **
Eric Stencilik
Donald F Stevens
Jodi Stiner **
Joseph Sucevic **
Mary Test
Judith Was
Ann Wittkowsky
\$100 - \$249
Deborah Abgott **
Joseph Acocella
Julie Adamczyk
Barbara & Bill Adelsberger
Janet Agostini
Janet Akcakal
Thomas Alcamo
Rebecca Allan
& Laura Kaminsky | Painterly Gardens
Wade Allen
Sharon Alukonis **
Stephanie Andrews
Raymond Andrews **

Donors

Richard Andrus **
Annie E. Casey Foundation
Anonymous **
Audra Azoury Design
Susan Ballard
Jill Barrile **
Jennifer Barton
Judith Basinski **
Tracey Bedford
Kenneth Behrens
Matthew Benner
Barbara Billingsley
Cortney Bird
James Bird
Edward and Eileen Blackman
JoAnn Borg
Andrea Borgioli
Matt Boyle
Margaret Brechtel
Thomas & Patricia Browne **
Michael Buck **
Beth Cadenhead **
Paul Cafarella **
Darlene Carroll **
Susanne Carter **
Mike & Mary Casella
Ann & Colin Casey
Glenn & Maria Ceponis
Josephine Chan **
Alex Chang-Lam
James & Leslie Charlier **
Richard Chiarilli
Yu-Lun Chiu
Judith Clark
Kathleen Clarke
Dorothy Cokinos **
Cate Concannon
Virginia Conway **
Harold Corwin **
Anthony Cracolici **
Janet Crowell
Kate Crowley
Seamus Cunningham
Luke Cusak and Denis Guerin
Robert Danic & Michael Petty
Debbie Davis
Susan Davis **
Patricia Dietrich **
Diane Dillon
Deborah DiMatteo **
Rose Donohue
The Dreishpoon Family
Jennifer Dulac-Silverman
Lester Dupes **
Nathaniel Dysard

RaeAnn Engler & Richard Beatty
Karen Erickson
Joan & Ed Eschner **
Maureen Evans
Marlene Faust
Laura Favaro
Wendy Fechter
Glenn Ferguson **
Gail Fetterly **
David Fieramusca **
Susannah Fine
Sharon Fischette
Michelle Fisher
Karen Flaherty
Michael Flaxman **
Jill Fleming **
Charlotte Fooks
David & Debra Foote **
John Fowler
Nancy & Richard Fox **
Anthony Frandina
Marcus French
Melissa Frey
Brian Furlong
James Gallery
George Gauthier
Muriel Gaynor & Mary Gaynor **
Laura Geary
Lise Gelernter
Julie Gibert **
John Gillet
Camille Gilligan **
Henry & Linda Gintner
Give Lively Foundation
Dr. Philip Glick and Dr. Drucy Borowitz
Denise Goldbach
James Gordon **
Theresa Gosselin **
Debra Graczyk
Chris & Camie Greene
Kirsten Greenzweig **
Valerie Greiner
Kim Griswold
Winston Hagborg & Deborah Dewey **
Mari Hall
Marie Hallock **
Elizabeth Hamilton
Michelle Hawes
Nina Hawes **
Susan Heitzenrater
Joseph Hilbert
Don Hilbinger
Susan Hirsch **
William Hornbuckle
Sam & Constance Hoyt

Shih-Ting Huang **
Alex Huddleston
Nathan Huff **
Jean and John Hughes **
Paul Hurley **
Russell Irving
William Jacoby
Donald Jarosz
Maricela Jauregui
Friedrich Jensen
Daniel Johnson
Carla Johnson
Judith Johnson
Amy Joscelyn
David Kabel
Keith Kanaley
Dan Kaplan & Amy Graydon
David Kaufman
Claire & Reilly Kehoe
James Kerns
Kim Kirsch **
Nancy Knechtel
James Koelmel
Lawrence Korducki
Gary Kormos
Danice Kowalczyk
Claire and Ned White
Barry Kropf
Martha & Joe Kryszczuk **
Andrew Kuczowski **
David Kurasch
Nancy LaChiusa
Lake Shore Central Teachers' Association
Shirley & Nelson Lam
Patrizia Lampe
Justine Lampe
Arlene Lappen
Cheryl Lappen
Joseph Laprell
Erik Larsen
Lisa Lazur
Marilyn Julia Lechner **
Chung-Han Lee
Mary Lee
Anthony Lee **
Meaghan and Bryan LeFauve
Dennis Lell
Mark Ler
Jeffrey Leyonmark
Yi-Ling Lin **
Alicia Linek
Ben & Karen Little
Yowchyi Liu **
Joseph Lonzi
Veronica Lorenzo

Donors

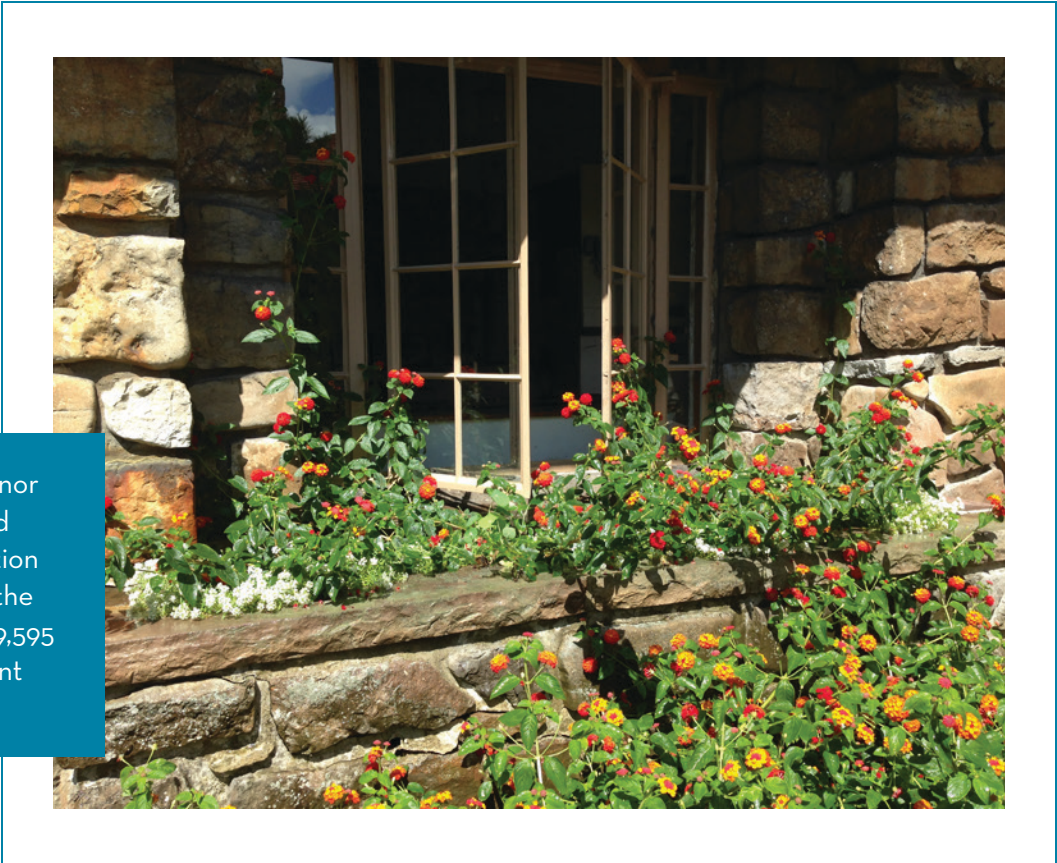
Chris Lowry **
Cindy and Kevin Malchoff
Nancy Malcolm
Mark Malinowski
Joe Margarucci **
Jeanne Markin
Linda Markott
Michele Martens
Leon Mast
Linda Mazgaj
Maura McCarthy George
Floyd Mccollum
Cindy Mckeehan
Margaret McLaughlin **
McMillan's Landscaping, LLC
Keith McWherter
Diane Meacham **
Jo Ann Mecca
Kathleen Mecca
Ronald Mellerski **
Robert Mellon
Roy Melton **
Jorge Mendez
John Menna
Mary Mettler
Brenda Miller
Matthew Miller
James Mitchell
Joan Murray
Steve Musso
Marilyn Natke **
GayLynn Neal
Beverly Nenno
Jourey Newell
Thaddeus Nizialek **
Denise Noel
Eric Norton
Steve Orlovitz & Carol Abrams
Ann Overhulse
Julie Palmer
Kate Park
Robert & Kathy Parker **
Vicki Perlman
Emily & Matthew Pfalzer
Amy Picinich **
Jan Pisarski-Carmer **
Richard Pizzo **
Jerome & Michelle Puma **
Linda Rak **
Joe Ralabate **
Anna Ramirez
Thomas Rashman
Matthew Redmond
John Reid **
Barb Reynolds **

Darlene Ricciardella
Barbara & George Riedel
Sarah E Riestler
Patricia Riley
Stephen Rinaldo **
Marta Rizzo **
Elizabeth and Wayne Robinson **
Diane Rogers
Mary Anne Rokitka **
Carl Rubino
Arthur Russ
Eileen Ryan **
Kristin Saperston
Erin Saviola
Tracy Sawicki
Herschell Sax **
Craig Scalzo
Christoper Scanlon **
Joanna Schade
James & Barbara Schaus **
Fred Scheer & Diane Carey
David Schopp
Scott Schultz
Paulette Schwanekamp
Rita Scoggins
Madalene Scott
Edwin Sewastynowicz **
David Sheck **
Helene Sheena **
Jodi Shippee
Deborah Shprentz **
Jerome Sidley
Laura Siuda **
Nina Slack
Lawrence Smith
Doreen Smith
Denise Smith **
Daniel Smutz & Michael James
Joel Snitzer
Chris & Joe Sonnenberg
Irina Sozonova
Willa St Middaugh
StaffBuffalo
Sandra & Michael Starks
Roger Steck **
Lori Steele
Sean Steinmarc **
Charles Stoddart
Ken & Connie Stone
Dennis Stuart
Evelyn Sullivan
Jeff Sultar **
Jennifer Swegle
Joanne Szymanski **
September Taylor

Mark Taylor **
Ed Thompson
Glenn Thompson **
Thomas Tirabassi
Sarah Toman **
Judith Tomassi
Judy Trapp **
Kathy Tucker
Timothy Tucker
Emily Tucker
Tehsuan Tung
Anne Turberg
Lynne Ann Turner **
Sebastian Tyski
Under Fire Pizza
Benjamin VanderWindt
Ed VanderWindt
Judith VanNostrand **
Brent Vecchi
Steve Vinzani
Lori Volp
Harold Walders
Ward Wallau
Kevin Walters **
Susan Warren
Jill Webster
Sherry and Richard Webster
Jody Weissler
Samantha Wells
Linda Weyand **
Cheryl Whitehead
David Wierbowski
Mary Wilde **
Julie Williams
Jan Williams
Linda Williams **
James Wilson **
David Wood **
Kathleen & James Worley
Worley Giving Fund
Nina Wright
Yu-Sheng Yeh
Eser Yildirim
Halit Yildirim
Don Young **
Ellen Zasowski
Daniel J. and A. Christine Zimmer
Kent Zimmerman
Bruce Zimmerman **
Mark Zimmerman **

Tributes

In Memory of Edward Bran
 In Memory of John Kociela
 In Memory of Rita Schillaci
 In Memory of Cliff Whitman
 In Memory of Jerry Workman
 In Memory of Jean Zadvorney
 In Honor of Anna Kaplan
 In Honor of Victor Shanchuck
 In Honor of Cynthia Silverstein
 & Margie Stehlik
 In Honor of M. Dianne Sippel



In 2025, an anonymous donor stepped forward to fund essential masonry restoration of the lantana planter on the main house, contributing \$19,595 to complete this important preservation project.



Wooden Block Recognition Campaign

In 2025, we established the Wooden Block Recognition Campaign to honor donors to the Visitor Center project while generating critical operating support. These commemorative blocks, crafted from trees necessarily felled during construction, pay tribute to Friedrich Froebel's educational blocks that profoundly influenced young Frank Lloyd Wright's design principles. The following supporters contributed to this effort in 2025, and their names will be recognized in perpetuity inside the new Visitor Center.

Stuart Barrie
 James M. Beardsley & Ellen M. Gibson
 Sandra Brant
 Bruce & Carol Bronnenkant
 Rebecca Brooks Hardy
 Gloria Cannon
 Marlene & Todd Capron
 Diane Chrisman
 Marie & Larry Cobado
 Patricia & John Connolly
 Ann Marie & David Gaydosh
 Fran & Carol Goddu
 Christine Hoyler & Robert Jackson
 Anna Kaplan & Stephen Malczewski
 Jay & Alana Kelly

Mary Kenzie
 Kim & David Adler Fund
 Margaret Lamb
 Angela & Daniel Hamister
 Gwen & Stuart Lichtman
 Dale and Kathy Marriott
 Maureen & Peter Meyers
 Matt Morris
 Betsy & Rick Mudra
 Patrick & Ann Murphy
 Christopher Nickson
 Michael Osika & Daniel M. Salcedo, M.D.
 Scott W. Perkins
 Arlan Peters & Dominic DeFillippo
 R. Mark Pierzynski & Giuseppe Erba

Kathleen Reilly
 Paul & Sandy Ringstrom
 Bill Altreuter & Andrea Schillaci
 Claudia Schillaci Thomas
 Lisa Latrovato & Todd Schupbach
 David & Cynthia Silverstein
 Jacqueline Simon
 Gail & Bruce Skeldon
 Marilyn & John Sozanski
 Karen & Frederick Spaulding
 Cheryl St George-Calleri & John Calleri
 Nancy & Tom Syron
 Grace Szakacs

Donors to our Capital Campaign for a Visitor Center

Our capital campaign for the new Visitor Center reached a tremendous milestone in 2024 with the completion of fundraising and the start of construction. The successful campaign raised over \$6.5 million through public investment, foundation support, and individual generosity, demonstrating the deep commitment our community holds for Graycliff’s future. This transformative project—designed to provide enhanced functionality, expanded visitor amenities, and a thoughtfully designed space—was made possible through the extraordinary support of government partners, foundations, and individual donors who believed in Graycliff’s vision. The new Visitor Center will allow us to properly interpret our layered history, serve as a dynamic community partner, and appropriately showcase this exceptional place. To every donor who contributed to this campaign, we extend our deepest gratitude. Your investment is building the foundation for the next chapter of Graycliff’s story.

- The Baird Foundation
- John & Julie Baldo
- Eve Berry
- Rev. Joseph Blatz
- Phillip & Judith Brothman
- Sarah Carney
- Ann & Colin Casey
- Diane Chrisman
- Edward & Monica Chuhna
- Community Foundation for Greater Buffalo
- The D-B Trust at the Community Foundation for Greater Buffalo
- The East Hill Foundation
- Empire State Development
- Erie County
- FARM
- Joan Fedyszyn & Bernhard Huber
- Rev. Dr. Whitworth Ferguson
- Fisher Family Fund at the Community Foundation for Greater Buffalo
- Tom Fontana
- The Gerald A. Wahlenmayer Trust
- Ken Graham
- Thomas B. Hagen
- Darice & Michael Hickey
- Hooper Family Foundation
- Hooper Legacy Foundation
- Dr. Thomas Jambro
- Jay & Alana Kelly
- Michael & Jill Komm
- Lisa LaTrovato & Todd Schupbach
- Charles & Judith Le Fevre
- Gustavo & Raquel Lima
- Lima-Guz Charitable Fund
- The M&T Bank Charitable Foundation
- Patrick & Kristin Mahoney
- Jeff & Joeleene Manhardt
- The Margaret L. Wendt Foundation
- Michael McGuigan
- Rex & Catherine McKeon
- Jeff & Brenda Mendola
- David & Susan Mikulski
- Marianne Myles
- New York Power Authority
- New York State Council on the Arts (NYSCA)
- Nick & Emily Notarius
- Holly & Andy Nowak
- Office of New York State Senator Sean M. Ryan
- R. Mark Pierzynski & Giuseppe Erba
- Jerome & Michelle Puma
- Kathleen Reilly
- The Richard W. Rupp Foundation
- Wayne & Elizabeth Robinson
- Marion Schmidt
- Michael & Sara Schraft
- Diane & Fred Schrenk
- Catherine Schweitzer
- John & Marilyn Sozanski
- Phyllis Spears & Alan Kelley
- Sandra & Michael Starks
- Douglas Swift
- Turner Construction Company
- Carol Wahlenmayer
- Walter E. Schmid Family Foundation
- Linda & Doug Ward



Rendering by HHL Architects, SITU Studio, and Bayer Landscape Architecture

Statement of Financial Position/ Statement of Activities 2024

GRAYCLIFF CONSERVANCY, INC.

STATEMENTS OF FINANCIAL POSITION
December 31,

ASSETS	2023	2022
Current assets:		
Cash and cash equivalents	\$ 813,563	\$ 686,824
Contributions and pledges receivable, net	138,190	108,200
Grants receivable	-	496,109
Prepaid expenses	2,500	22,500
Inventory	32,909	30,429
Total current assets	<u>987,162</u>	<u>1,344,062</u>
Fixed assets:		
Land	277,000	277,000
Buildings	394,092	394,092
Improvements/restoration	8,202,055	8,202,055
Furniture and equipment	234,794	214,794
Building restoration in progress	440,802	251,484
	<u>9,548,743</u>	<u>9,339,425</u>
Less: accumulated depreciation	<u>(6,005,547)</u>	<u>(5,384,608)</u>
Total fixed assets	<u>3,543,196</u>	<u>3,954,817</u>
Other long-term assets:		
Contributions and pledges receivable, net	35,058	25,099
Other assets	111,021	53,460
	<u>146,079</u>	<u>78,559</u>
Total assets	<u>\$ 4,676,437</u>	<u>\$ 5,377,438</u>
LIABILITIES AND NET ASSETS		
Current liabilities:		
Accounts payable and accrued liabilities	\$ 44,164	\$ 114,415
Line of credit	-	495,986
Current portion of long-term debt	22,872	30,957
Total current liabilities	<u>67,036</u>	<u>641,358</u>
Long-term debt	277,407	298,557
Total liabilities	<u>344,443</u>	<u>939,915</u>
Net assets:		
Without donor restrictions	2,966,448	3,603,917
With donor restrictions	1,365,546	833,606
Total net assets	<u>4,331,994</u>	<u>4,437,523</u>
Total liabilities and net assets	<u>\$ 4,676,437</u>	<u>\$ 5,377,438</u>

Statement of Financial Position/ Statement of Activities 2025

GRAYCLIFF CONSERVANCY, INC.

STATEMENTS OF ACTIVITIES AND CHANGES IN NET ASSETS
For the Years Ended December 31,

	2023		
	Without Donor Restrictions	With Donor Restrictions	Total
Revenues:			
Contributions:			
Individual contributions	\$ 80,688	\$ 263,608	\$ 344,296
Foundation contributions	-	300,855	300,855
Other contributions	487	1,200	1,687
In-kind contributions	18,613	-	18,613
Government - grants	72,200	-	72,200
Special event income	130,279	-	130,279
Tour income	281,332	-	281,332
Retail sales	125,801	-	125,801
Membership dues	35,750	-	35,750
Rental income	5,450	-	5,450
Interest and dividends	917	22,254	23,171
Gain (loss) on investments	10,211	-	10,211
Net assets released from restrictions	55,977	(55,977)	-
Total public support	<u>817,705</u>	<u>531,940</u>	<u>1,349,645</u>
Expenses:			
Program services	549,895	-	549,895
Management and general	173,673	-	173,673
Fundraising	110,667	-	110,667
Total expenses, before depreciation	<u>834,235</u>	<u>-</u>	<u>834,235</u>
Change in net assets, before depreciation	(16,530)	531,940	515,410
Depreciation expense	620,939	-	620,939
Change in net assets	(637,469)	531,940	(105,529)
Net assets - beginning	<u>3,603,917</u>	<u>833,606</u>	<u>4,437,523</u>
Net assets - ending	<u>\$ 2,966,448</u>	<u>\$ 1,365,546</u>	<u>\$ 4,331,994</u>

Beam Signing

During summer 2025, we invited supporters, Board members, volunteers, and staff to participate in a ceremonial beam signing as construction progressed on the new Visitor Center. Participants signed their names on a structural beam that would soon be installed in the building, literally becoming part of Graycliff's future. This meaningful tradition allowed our community to leave a lasting mark on the project and symbolized the collective effort that made the Visitor Center possible.

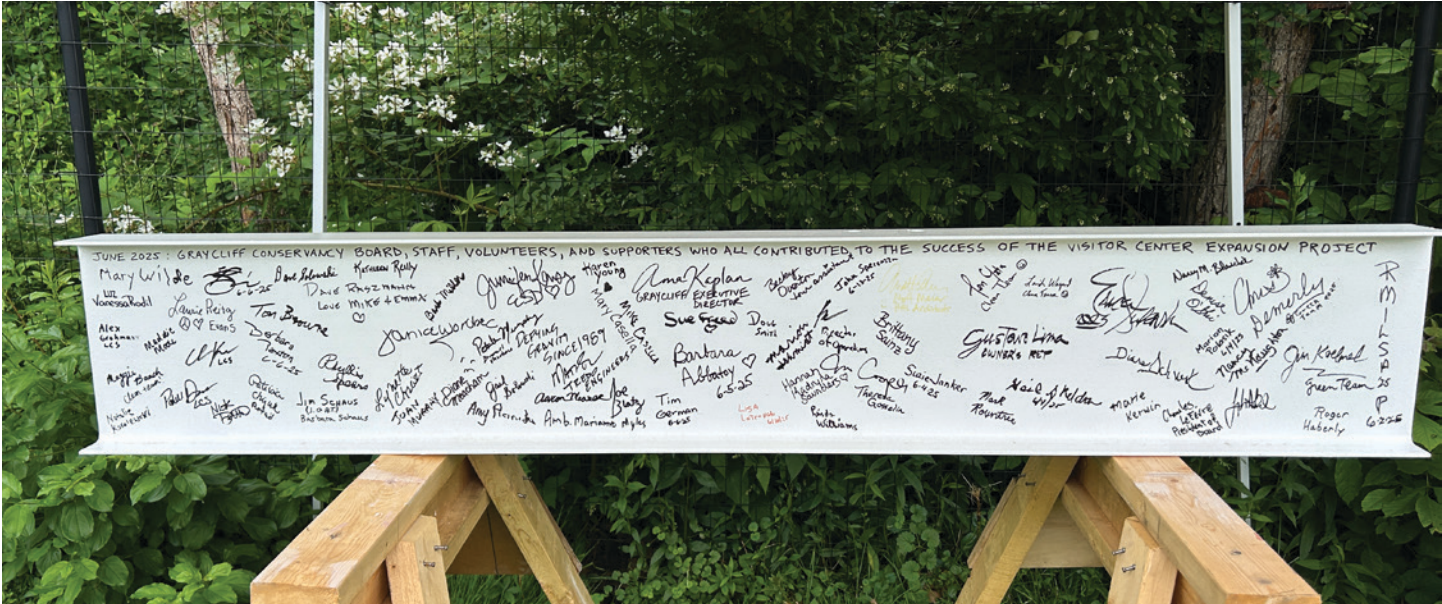




Photo: Chris Kalisiak



Martin Family Members and Guests Visit Graycliff



Photo: Matthew Digati

Following Graycliff @flwgraycliff



Facebook over
7,500 followers
and **6,500** likes



Instagram over
5,800 followers



2024 & 2025
Travelers' Choice
Tripadvisor recognition

