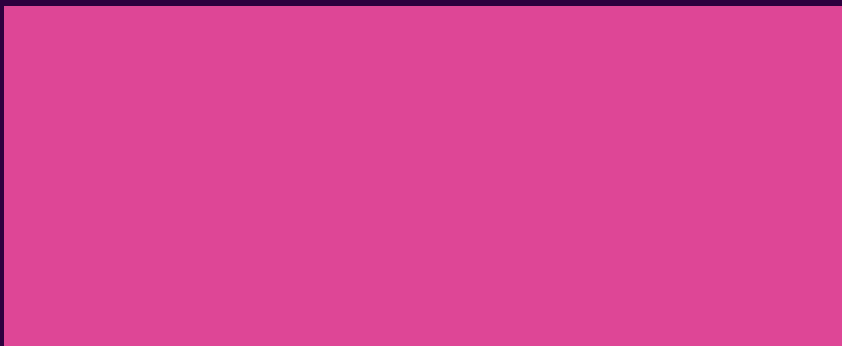


**OPEN
HOUSE
NEW
YORK**



ANNUAL

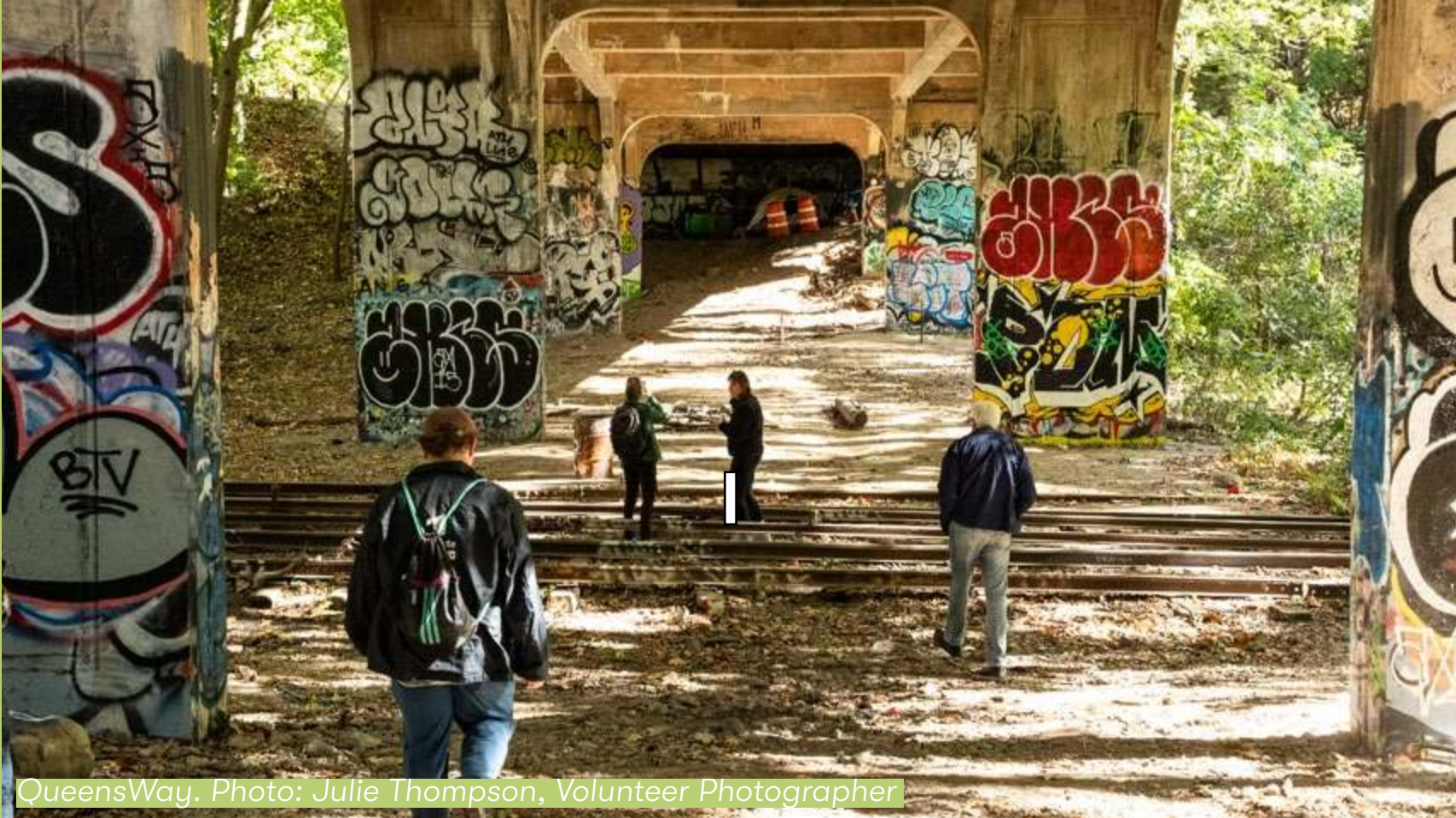


REPORT



2024

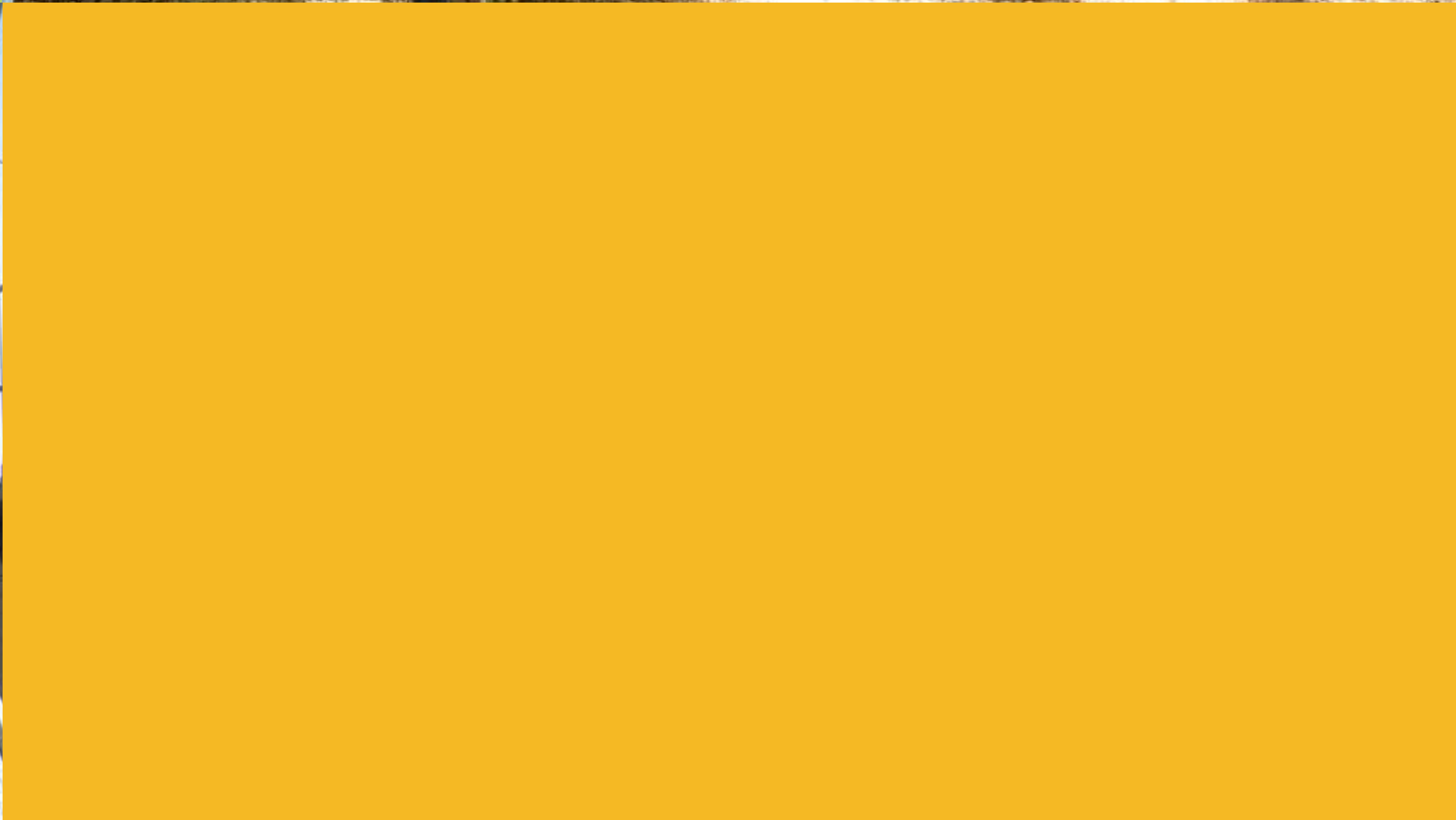




QueensWay. Photo: Julie Thompson, Volunteer Photographer



Mount Morris Fire Tower. Photo: Ben Helmer, Volunteer Photographer



Bethany Terraces. Photo: John Ng, Volunteer Photographer



122 Frame Street. Photo: ©2024 Robert A. Ripps, Volunteer Photographer



DIRECTORS LETTER



OHNY Weekend Opening Night Party at DUMBO Archway Plaza. Photo: Michael Lee, Volunteer Photographer.



Dear Open House New Yorker,

After six years on staff, I am humbled and honored to now serve as the executive director of Open House New York and to continue this organization’s powerful legacy of opening doors to reveal why our city looks, feels, and functions the way it does.

From a visit to the MTA Signal School to a boat tour to the Bronx, a panel discussion on redlining to a backstage pass to United Palace in Washington Heights, our work is rooted in the power of access.

This access strengthens the social fabric of our city. Indeed, bringing people together to experience the city—to participate in our shared civic and cultural life—is a profoundly simple yet deeply democratic act.

Open House New York is a testament to the generosity of New Yorkers. I am deeply grateful to all who make our work possible: our donors, our program partners, our board members, our ever-talented staff, and the nearly 1,000 volunteers who help us unlock the city.

In the year ahead, with your support, will will produce public programming that demystifies this complex, kaleidoscopic city and makes New York a little more accessible, inclusive, and open for us all.

Thank you for being an Open House New Yorker. I look forward to exploring the city with you.

Warmly,

Kristin LaBuz
Executive Director



Left to right: **Kristin LaBuz**, Executive Director, **Alison Pirie**, Development & Communications Manager, **Beth Haines**, Program Manager, **Elis Shin**, Deputy Director, **Alba Cruz**, Volunteer Manager.

ABOUT OHNY

Open House New York promotes broad, unparalleled access to the city—to the places, people, projects, systems, and ideas that define New York and its future. Through year-round programming, including the annual Open House New York Weekend festival, OHNY is a citywide platform for education, exploration, and engagement about the connections between quality of place and quality of life for all New Yorkers.

Architect Scott Lauer founded Open House New York in 2001 to engage New Yorkers in the city's architecture, public space, and the future of urban life. Following the events of September 11, when much of the city was closing itself off through increased security measures, OHNY offered a countervailing force, one that advocated for openness and access as key components of a vibrant civic life.

OUR REACH

55,000+

PARTICIPANTS

83%

NYC ZIP CODES

OUR DELIVERY

250+

FESTIVAL DESTINATIONS

1,058

HOURS OF FREE PROGRAMMING

3,512

HOURS OF VOLUNTEER SUPPORT

OUR IMPACT

76%

VISITED A PLACE THEY COULDN'T ACCESS ON THEIR OWN

66%

VISTED A PLACE THEY LEARNED ABOUT FROM OHNY

OHNY WEEKEND

From October 18-20, 2024, The 22nd OHNY Weekend unlocked doors for guided tours, performances, workshops, and behind the scenes access. The largest festival of its kind in the country, more than 270 places were opened in collaboration with 256 partner organizations spanning the breadth of the city's cultural, commercial, and civic sectors. Infused with new energy, more than 31% of the festival lineup was a brand new offering.

Over 51,000 visitors explored historic houses, arts institutions, spaces of worship, community gardens, manufacturers, open studios and beyond. OHNY Weekend delivered more than 1,000 hours of free programming.

Highlights included:

- Opening celebrations for a new cultural center in Melrose
- Rare access to WPA murals in a Harlem hospital
- An ultra energy-efficient Passive House home in Bed-Stuy
- Science tours of New York Botanical Garden's laboratories
- A studio dedicated to the art of hand-painted signage
- A display of historic Bronx maps by the borough's president

250+ DESTINATIONS 5 BOROUGHES 3 DAYS



Sendero Verde. Photo: Ben Helmer, Volunteer Photographer



Apollo Stages at the Victoria Theater. Photo: Nicolas Lemery Nantel, Volunteer Photographer.



The Refinery at Domino. Photo: Ben Tso, Volunteer Photographer.



New York Sign Museum at Noble Signs Photo: Tiffany Truong, Volunteer Photographer.



Fillmore Place Passive House Hard Hat Tour. Photo: ©2024 Robert A. Ripps, Volunteer Photographer.



PROGRAM OVERVIEW

“**OHNY IS INVALUABLE. IT’S A TICKET TO BEHIND-THE-SCENES WORKINGS, ARCHITECTURAL WONDERS AND THE PEOPLE OF THIS GREAT CITY.**” - PROGRAM ATTENDEE

From maps and murals to subway signals and seltzer, Open House New York offered unexpected ways of looking at the city’s history and inner workings through 46 programs and one citywide festival in 2024.

We invited a variety of industry experts to share their knowledge about why the city looks and functions the way it does with a broad audience of curious New Yorkers. **The Urbanist**, co-produced with The Shed and Monacelli Press, celebrated the civic accomplishments of Dan Doctoroff, former Deputy Mayor for Economic Development and Rebuilding, and the crucial role he played in NYC’s post-9/11 growth and revitalization. **Art Works** brought together program heads from MTA Arts & Design, NYC Health + Hospitals Arts in Medicine, and the Public Housing Community Fund to discuss the many ways these organizations use art to further their public missions. Two **Port Infrastructure** boat tours with the PANYNJ

Port Director Bethann Rooney sold out in record time and gave 1,000 attendees an insider’s look at the immense scale and complexity of modern shipping.

New editions of program series brought new stories and new voices. Our winter book talk series, **OHNY Stacks**, took a close look at two perspectives of two very different neighborhoods: community activists fighting for equitable development in the new edition of the classic history *South Bronx Rising*, and the rarified world of luxury supertalls in *Billionaire’s Row*. Live recordings of **Person Place Thing**, shared personal stories of Harlem preservationist Michael Henry Adams, affordable housing expert Marc Norman, and social justice architects Sara Caples and Everardo Jefferson. **OHNY at Night** lit up December with tours by award-winning lighting designers of notable projects including The Spiral, PENN 2, and St. Nicholas Greek Orthodox Church.



Dan Doctoroff: The Urbanist. Photo: Michael Lee, Volunteer Photographer.



Person Place Thing: Marc Norman. Photo: Ben Helmer, Volunteer Photographer.



Port Infrastructure Boat Tour. Photo: Michael Lee, Volunteer Photographer.

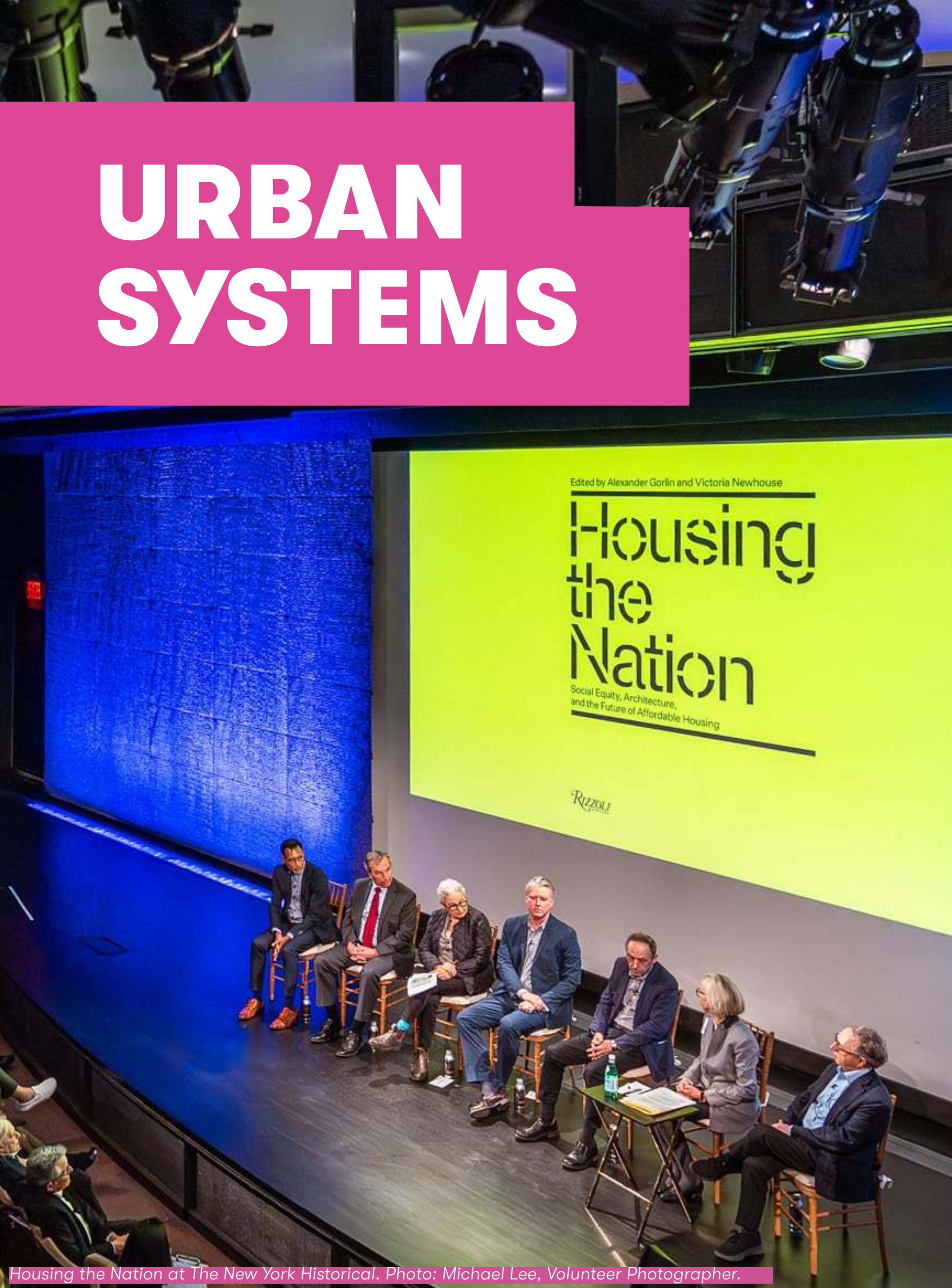


OHNY at Night: PENN 2. Photo: Michael Lee, Volunteer Photographer.



To the Bronx and Back Boat Tour. Photo: Ben Helmer, Volunteer Photographer.

URBAN SYSTEMS



Housing the Nation at The New York Historical. Photo: Michael Lee, Volunteer Photographer.

LEGACIES OF REDLINING

This year, we also wrapped **Building Capital: The Value of Place**, the multi-year series exploring how financial capital from municipal bonds to park development and the work of community organizations impact quality of place and quality of life in New York City.

In partnership with AIA New York’s Planning and Urban Design Committee and the Historic Districts Council, Open House New York produced **Legacies of Redlining**, two roundtable discussions about how landmarking can be used in more inclusive ways to protect the historic and cultural assets of communities most impacted in Manhattan and Staten Island. To provide an opportunity for deeper exploration of the themes and techniques raised in the roundtable discussions, we also hosted walking tours of **San Juan Hill** (Manhattan), **Abolitionist Place** (Brooklyn), and **Morrisania** (Bronx) for a block-by-block look into the ways redlining paved the way for dramatic redevelopment and the difficulties

of preserving cultural heritage sites after decades of disinvestment and demolition.

The series capstone, **Affordable Housing: The Big Picture**, examined the multiple complex causes of the nationwide crisis in housing affordability and the changes needed to create housing justice in the United States. Architects, community organizers, and scholars with backgrounds in public and private housing development came together for a thought-provoking conversation that emphasized possible solutions—alongside the magnitude of work and public support needed to achieve them. The event was produced in partnership with The Architectural League and Rizzoli.

BOAT TOURS



Port Infrastructure Boat Tour. Photo: Michael Lee, Volunteer Photographer.

SUNSET CRUISES

With 520 miles of waterfront, New York’s harbors are home to projects and places generating economic, environmental, and cultural value for the city. In 2024, from June to October, we explored the city’s waterways with the people who know it best, from port experts to maritime historians. Each of our four boat tours drew more than 500 participants, from industry insiders to curious New Yorkers.

Building Capital along the East River

From community land trusts to the industrial food center at Hunts Point, this tour with Andrew Gustafson, Vice President of Turnstile Tours and member of the New York Council Navy League, highlighted areas of investment from the tip of Manhattan to the mouth of the Bronx River.

Port Infrastructure

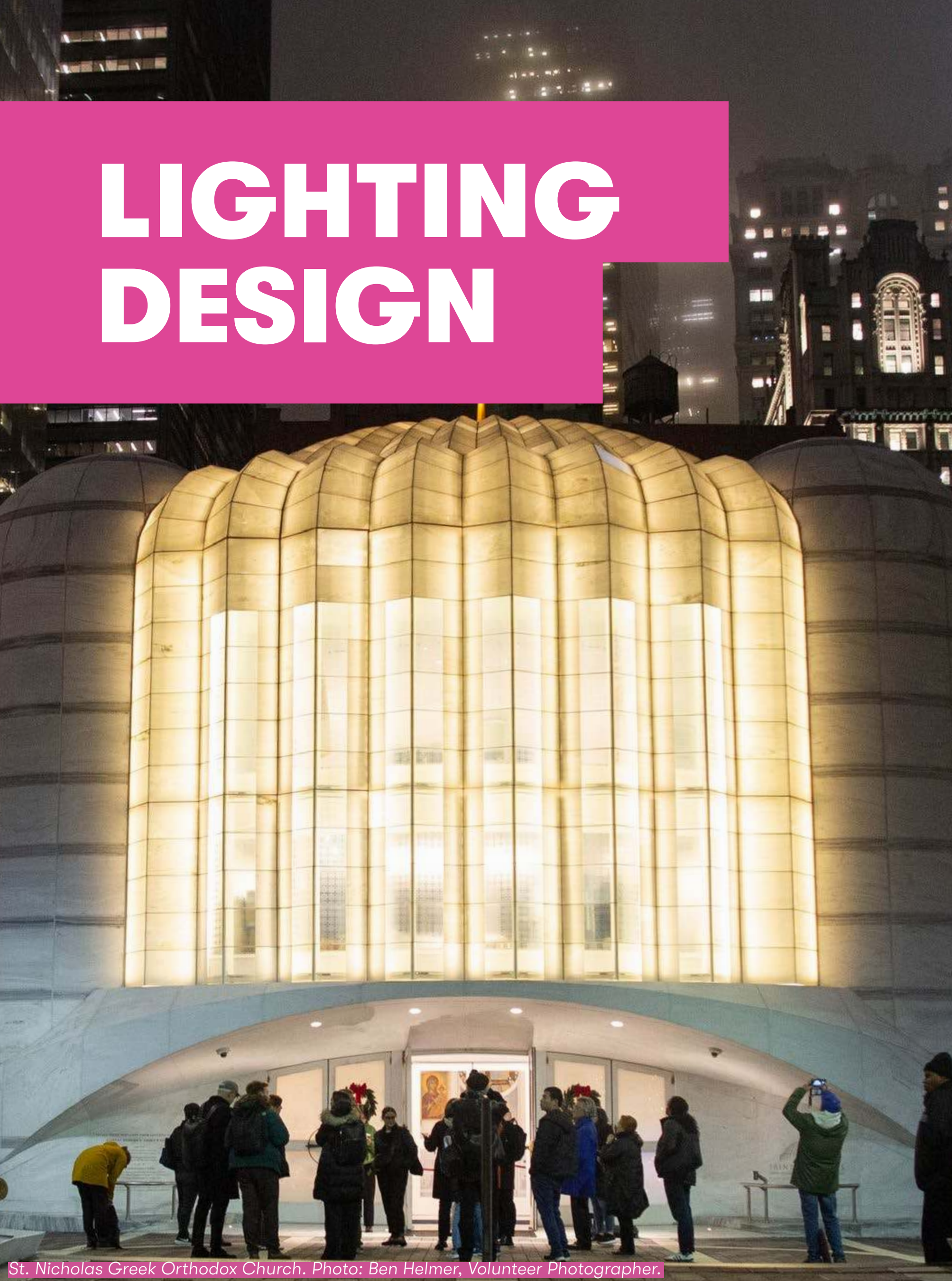
Bethann Rooney, Director of the Port Department at the Port Authority of New York and New Jersey and a 30+ year veteran in

the maritime industry, guided us to the Port Newark–Elizabeth Marine Terminal and the shipping industry’s past, present, and future in New York Harbor.

Green Economy

We unpacked New York City’s Green Economy Action Plan and how the city is rethinking transportation, construction, workforce training, and our waterfront spaces to achieve its climate goals with Matthew Harrison, Senior Vice President of Development at the Brooklyn Navy Yard; Nicole Spina, Vice President of Climate Innovation & Industry Development at NYC Economic Development Corporation; Alex Brady, Vice President, Real Estate & Planning at the Trust for Governors Island, and Alice Shay, Principal and leader of BuroHappold’s Cities team.

LIGHTING DESIGN



St. Nicholas Greek Orthodox Church. Photo: Ben Helmer, Volunteer Photographer.

OHNY AT NIGHT

In December 2024, Open House New York offered New Yorkers a moment of brightness with a special series of evening tours spotlighting the work of lighting designers. Produced in partnership with the Illuminating Engineering Society New York City Section (IESNYC), the series was an opportunity to hear directly from award-winning designers about how they envision, plan, and execute the illumination of the city's buildings.

Touro University Times Square
with Anita Jorgensen Lighting Design

One Vanderbilt
with Tillotson Design Associates

The Spiral
with Fisher Marantz Stone

St. Nicholas Greek Orthodox Church
with DLR Group

Penn Station
with HLB Lighting Design

James Turrell's "Leading" Skyspace
at Friends Seminary

Moynihan Train Hall
with Domingo Gonzalez Associates

Jen Lewin Studio
with Jen Lewin

PENN 2
with CBB Lighting Design



OPEN CITY BENEFIT

Open House New York bestows the Open City Award to the team behind a project of singular importance to New York City at the Open City Benefit. The event underscores the power of collaboration, community, and sustainable development and is our largest fundraiser, raising 30 percent of our operating budget.

On April 18, 2024, the Benefit took place at the **Rooftop Pavilion and Farm at North Javits** and celebrated the design-build team of the \$1.5 billion expansion of the Jacob K. Javits Convention Center. Led by Lendlease Turner, WXY Studio, TVS, Moody Nolan, Stantec, Magnusson Klemencic Associates, and Jaros, Baum & Bolles, the project transformed the busiest convention center in the nation into a model for sustainable urban development and green infrastructure.

In addition to behind-the-scenes tours and a festive dinner, the event spotlighted Open House New York's volunteer program and the 1,000 dedicated volunteers who support our programs each year. More than \$41,000 was raised during the event to support volunteer operations.

A CELEBRATION OF THE POWER OF PLACE AND NEW POSSIBILITIES FOR OUR CITY



Photo: Jenna Bascom Photography



OPEN CITY BENEFIT



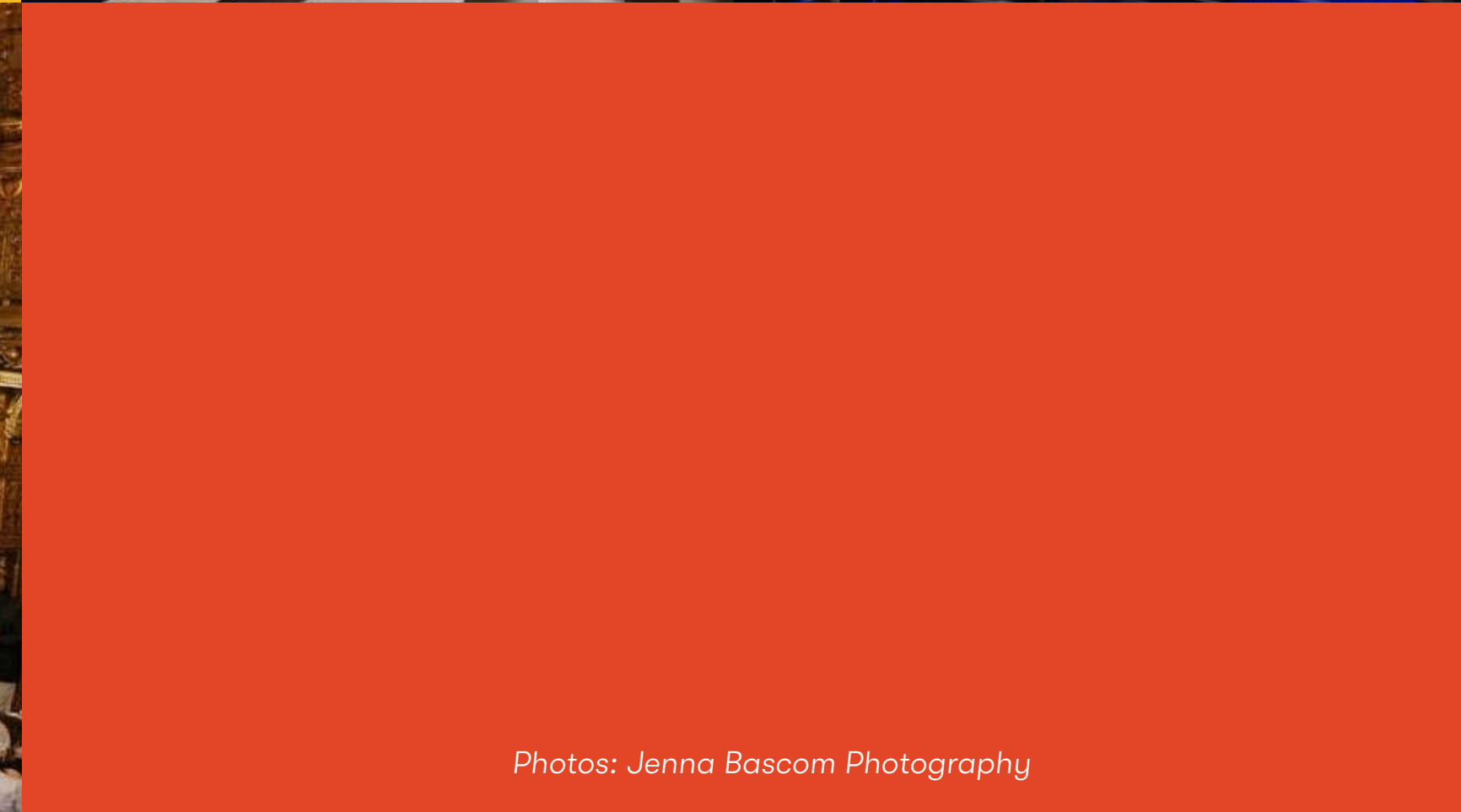
LAUNCH PARTY

The Open House New York Weekend Launch Party is the official kickoff and a special fundraiser for the festival. Over 400 supporters—decked out in sequins, gold, and eclectic flair—joined us on Thursday, October 17, at **United Palace** in Washington Heights.



Photo: Jenna Bascom Photography

LAUNCH PARTY



TESTIMONIALS:

I'M AN OPEN HOUSE NEW YORKER BECAUSE...



“Open House New York takes what is usually a closed door and turns it into a classroom for New Yorkers.”

*Derrick Ruiz,
Member*



“Cities, neighborhoods, and communities can be understood so much better through personal experience. Nothing beats Open House New York’s eye-opening access to New York City.”

*Gisela Garrett,
Supporter*



“I believe in the importance of shared community architecture and community connections in building a more equitable and united society.”

*Zoheb Z. Iqbal,
Volunteer*



“Peeling back the layers of architecture, engineering, history, and art shows us how absolutely amazing our built environment is.”

*Dennis Lin,
Member*



“I have the rare opportunity to learn the stories woven into the city’s walls and see the places that hold its past, present, and future.”

*Natalie Salinas,
Supporter*



“I get to explore and learn about the best city in the world! At the same time, I get to meet and talk to people who love New York City like I do.”

*Sue Ling Mark,
Volunteer*

VOLUNTEERS

Open House New York programs are made possible with the support of 1,000 volunteers who donate more than 3,500 hours of service—almost 150 days. From greeting visitors to helping document the festival experience volunteers provide critical support for our work.

In 2024, we revamped our volunteer program and renewed our focus on creating a welcoming and engaging community. We recruited 368 new volunteers and every volunteer shift was carefully created to ensure volunteers and partners had a positive experience. Our community felt the new energy—96% of volunteers reported having a positive experience and a dedicated group of leadership volunteers established a self-governing Volunteer Council to support our work.

“OUR CITY NEEDS MORE FRIENDLY FACES TO REVEAL WHAT AMAZING PLACES AND SPACES NEW YORK HAS TO OFFER.” -JUSTIN DINKINS, VOLUNTEER



Izu Chi Center. Photo: Karina Feng, Volunteer Photographer.



Fifth Avenue Presbyterian Church. Photo: Karina Feng, Volunteer Photographer.



The Refinery at Domino. Photo: Ben Tso, Volunteer Photographer.

MEMBERS

“OHNY MAKES ME FEEL INVESTED AND INVOLVED IN THE PULSE AND FUTURE OF THE CITY.” -BREE MOBLEY, MEMBER

Our work is made possible with the support of more than 1,200 members whose contributions totaled more than \$100,000 in 2024. Member support is vital and enables us to offer programs all year long.

MEMBERS

Members enjoy discounted admission, invitations to members-only tours and events, and an advance preview of OHNY Weekend.

METROPOLITAN

Metropolitan is a membership circle for emerging professionals with a passion for

urban exploration. From kayaking on the Hudson River to tours of artist studios, it provides members with opportunities to connect and experience the city in new ways.

OPEN COUNCIL

Open Council is a community of major donors and supporters. Members enjoy highly curated programs, including private tours of award-winning projects and briefings with city leaders about critical issues shaping New York.



Brooklyn Paramount. Photo: Albert Tan, Volunteer Photographer.



Hudson River Kayak Tour. Photo: Manhattan Kayak.

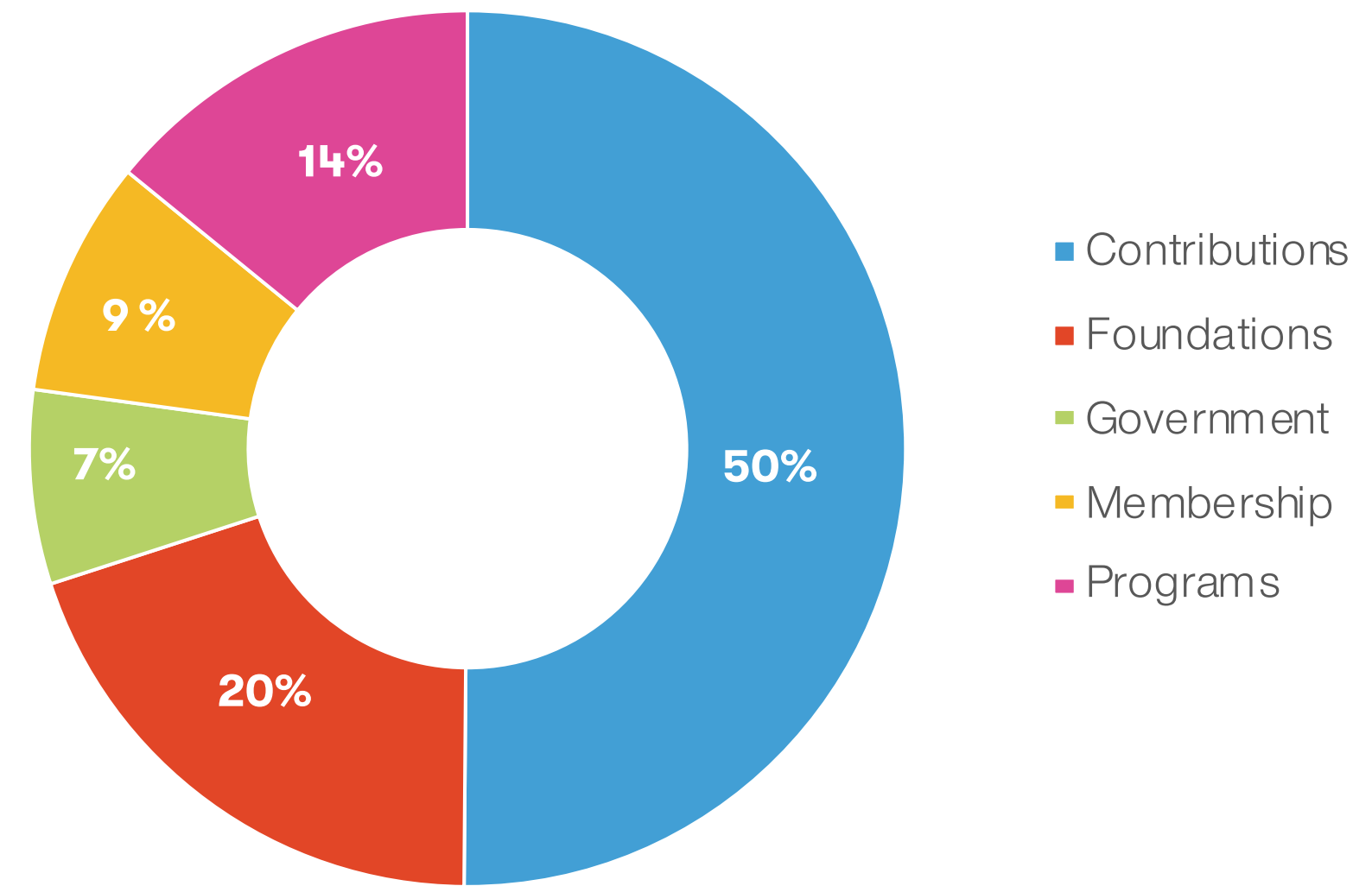
FINANCIALS

Open House New York ended the year with a \$226k change in net assets. Approximately 65% of our funding was invested in program delivery.

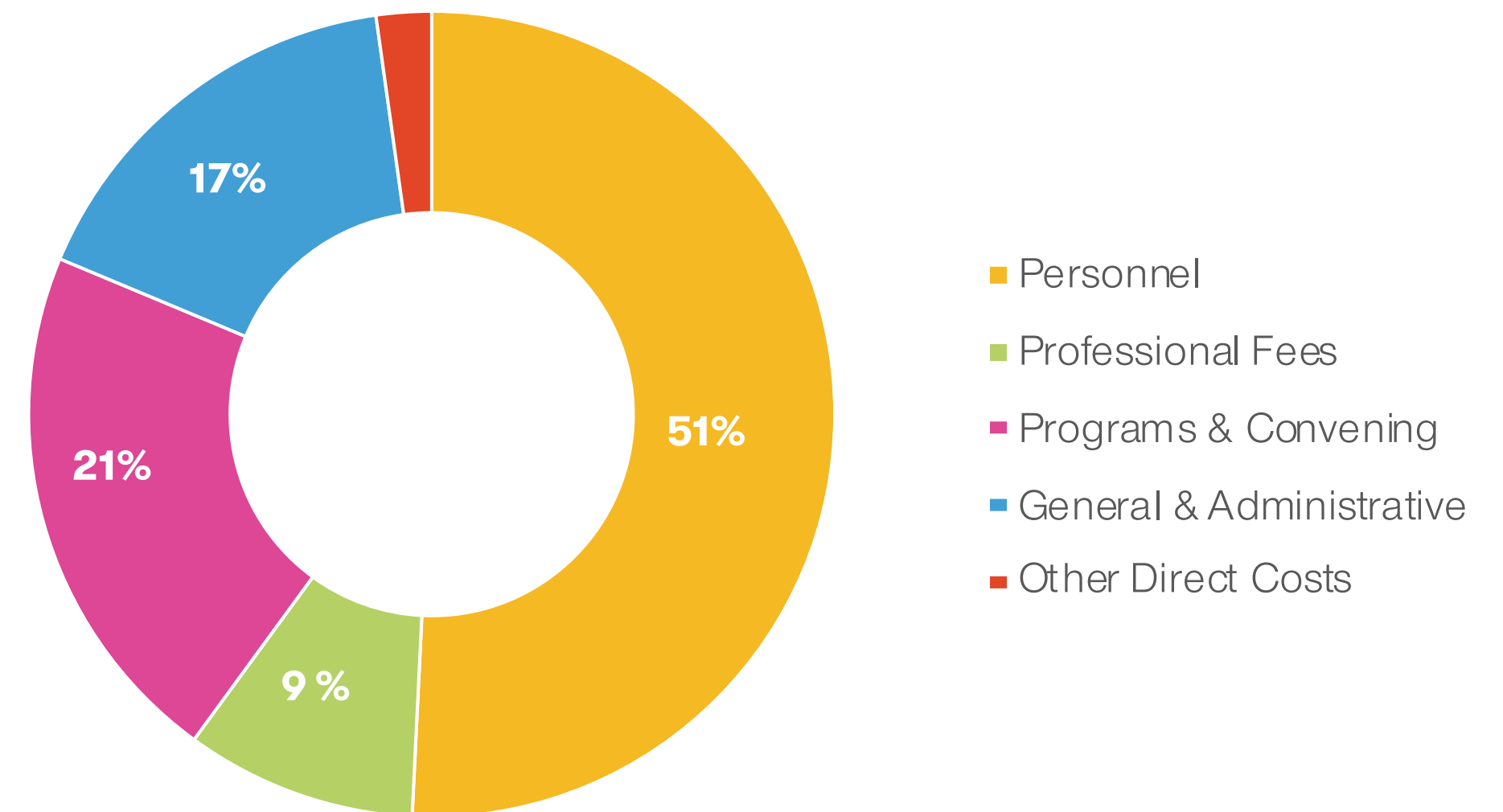
To view our latest financial statements, visit ohny.org/990.

EIN Number 02-0540261

REVENUE
\$1,234,000



EXPENDITURES
\$1,008,000



SUPPORTERS

MAJOR SUPPORT

**Bloomberg
Philanthropies**

PUBLIC SUPPORT



\$15,000-24,999

Robert and Edge Baker
Mark Diffley
Great Performances
Lily Auchincloss Foundation
A. Woodner Fund

\$10,000-14,999

Bloomberg LP
Jean M. Gardner
Amy Gilfenbaum
The Infatuation
Jacob K. Javits Convention Center
Kohn Pedersen Fox Associates
Lendlease
Sara Lopergolo and Edward Wood
The M&T Bank Charitable

Foundation
Richard Hampton Jenrette
Foundation
Studio InSTITUTE
TD Bank
Waterworks
WXY

\$5,000-9,999

A. Alfred Taubman Foundation
Anonymous
Beyer Blinder Belle Architects and
Planners
Charles and Lynn Schusterman
Family Philanthropies

Cristobal Correa and Michael
O'Loughlin
Dattner Architects
Eurostruct Inc.
Fogarty Finger
HOK
Rachel Jaffe and Zach Oberman
Margaret Sullivan Studio
Kirsten and Craig Nevill-Manning
Karim and Ashraf Rehmat
Robert A.M. Stern Architects
Rob Rogers and Alissa Bucher
Sciame Construction
SilverLining
Skidmore, Owings & Merrill
Saundra Thomas and Susan Siegel
Thornton Tomasetti

\$2,500-4,999

AECOM
Lori Bongiorno
Buro Happold Engineering
CES
Sharon Davis Design
Double-R Foundation
Dorothy Dunn
Entro
Jason and Serenity Gardner
Gotham Organization
Jonathan and Erin Gouveia
H&L Electric

Michael Hirschorn and Cristina
Roig
Jaros, Baum & Bolles
KATZ Architecture
Kohler Ronan Consulting Engineers
KUBANY LLC
Susan Lang
Stephen Maharam and Camila
Pastor
Marrus Family Foundation
Andrea Monfried and Michael
Harshman
Murray Engineering
New York University
New York City Tourism Foundation
Nth Consulting Group
Caroline Otto
Quinlan Development Group
Anne Rieselbach and Grant Marani
Adam Rolston
Think Construction
Ty Trippet & Ivan Villegas
The Trust for Governors Island
TVS
WABC-TV

\$1,000-2,499

Agencie
Architecture Research Office
The Architect's Newspaper
Jane Bartman
Paul Bauer

Bench Architecture
Brookfield Properties
Christopher Buck and Dr. Hara
Schwartz
Build NYC
Carolyn Baburka
Casco Bay Engineering
Ashpica Chhabra
CM KLING + ASSOCIATES
COOKFOX Architects
Christopher and Rebecca Corbett
Ilva Dodaj
Duce Construction Corp
DVDL
DXA Studio Architecture
Richard and Carolene Eaddy
Brooks Englehardt
Envoie Projects
Flora Esterly and Guyon Knight
Suzanne Frye, MD
FXCollaborative Architects
Gisela Garrett
Goetz Fitzpatrick LLP
T.J. Gottesdiener
Glenn Gundersen
Louise Harpman
Ben Helmer
Pamela Hogan and Jeffrey Kimball
Steve Hogden
Jack Intrator and Debrah Welling
Jaklitsch/Gardner Architects
JG Neukomm Architecture

Ken Smith Workshop
Eve Klein
Lisa J. Kleist
Jane Koltsova
Joseph D. and Karen I. Lambert
Joseph Laraia
Scott Lauer and Jeff Hand
Dennis Lin
Carol Loewenson
Lubrano Ciavarra Architects
Robin Lynn
Yael Melamede
Brian Messana
Moody Nolan
Paul Needham
Liz Neumark and Chaim
Wachsberger
Marc Norman
Offit Kurman
Betsy and Rob Pitts
Radii
Annabelle Selldorf
Carrie Shapiro and Peter Frey
Cassim Shepard
Silman Structural Solutions
Minerva Tantoco
Yellow House Architect
Zubatkin Owner Representation, A
Cumming Group Company

\$500-999
Aerial Design & Build Services
Jennifer Allan Soros
George Baer Wallace and Erika
Freund
Erin Bartling
Neal Bascomb
Patricia Berge and Bruce Parnas
Maud and Bartley Bryt
Elisabeth Cannell
Shamik Chaudhuri and Amanda
Walker
Corey Chivers
Michael A. and Joanne W. Ciccone
Jill Cole
John Cucci
Mary Galligan Dawe
Mary Farrell
Krzysztof Fiedor
Michael Steven Goldman and
Karen Falk
Randy Goya
Benjamin Grandjean
Guttman Community College
Hargreaves Jones
Ruth Ann Harnisch
Matt Harrison
Kathleen and Chris Hartzell
Orin Herskowitz and Dohra Ahmad
Iconiq Capital
Jobe Moore & Partners Architects
Iva M. Kravitz

Kushner Studios
David Lebenstein
Jeannine and Glenn Lostritto
Eric McLaughlin
Meyer Davis
Janet Pew
Maryann Pfeiffer
Mary Quandt
Andrew Redd
Reflectel Mirror TV
Rizzoli New York
Robert Svedberg
Kristen Turner
Walter P. Moore
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Lauren Weigel
Gregory Wessner
Lisa Wiggins
Jennifer Young

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and Urbanism



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Founder,
Great Performances



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Jadenn Cabiness
Intern



Daniel Glenn-Schultz
Intern



Emma Sit
Intern

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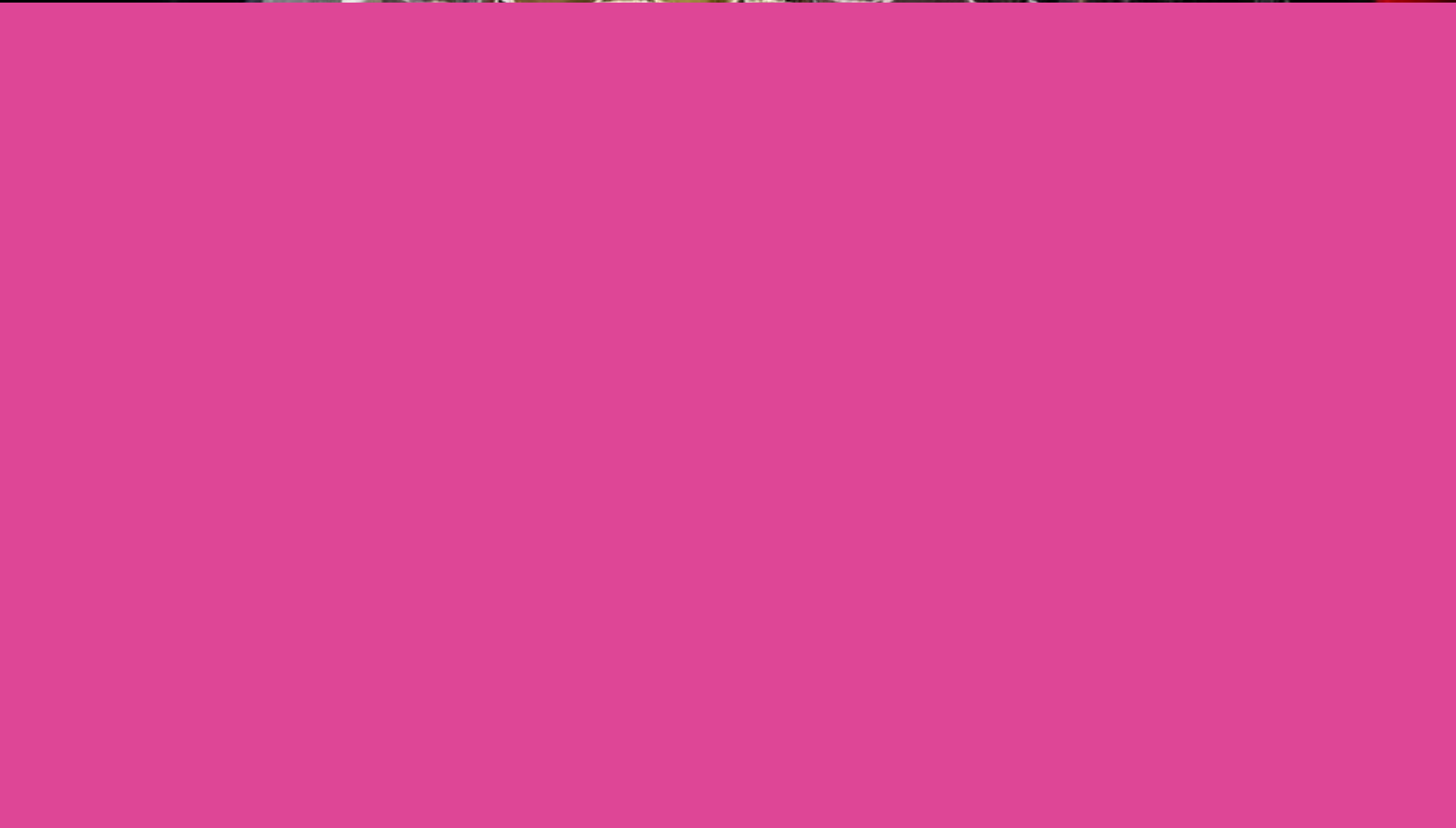
STAFF



Colossal Media. Photo: Nicolas Lemery Nantel, Volunteer Photographer.



Claremont Hall. Photo: Ben Helmer, Volunteer Photographer.



Bronx Music Hall. Photo: Ben Helmer, Volunteer Photographer.



LES Punk Walking Tour. Photo: Buvana Murali, Volunteer Photographer.



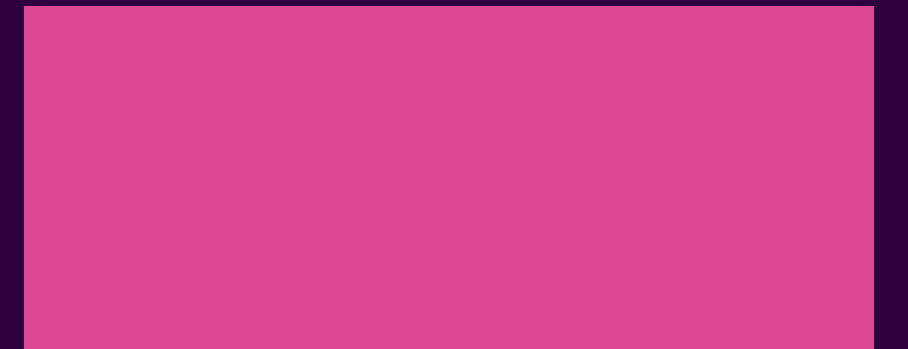
Sure We Can. Photo: ©2024 Robert A. Ripps, Volunteer Photographer.

**OPEN
HOUSE
NEW
YORK**

OHNY.ORG



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New York City**



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