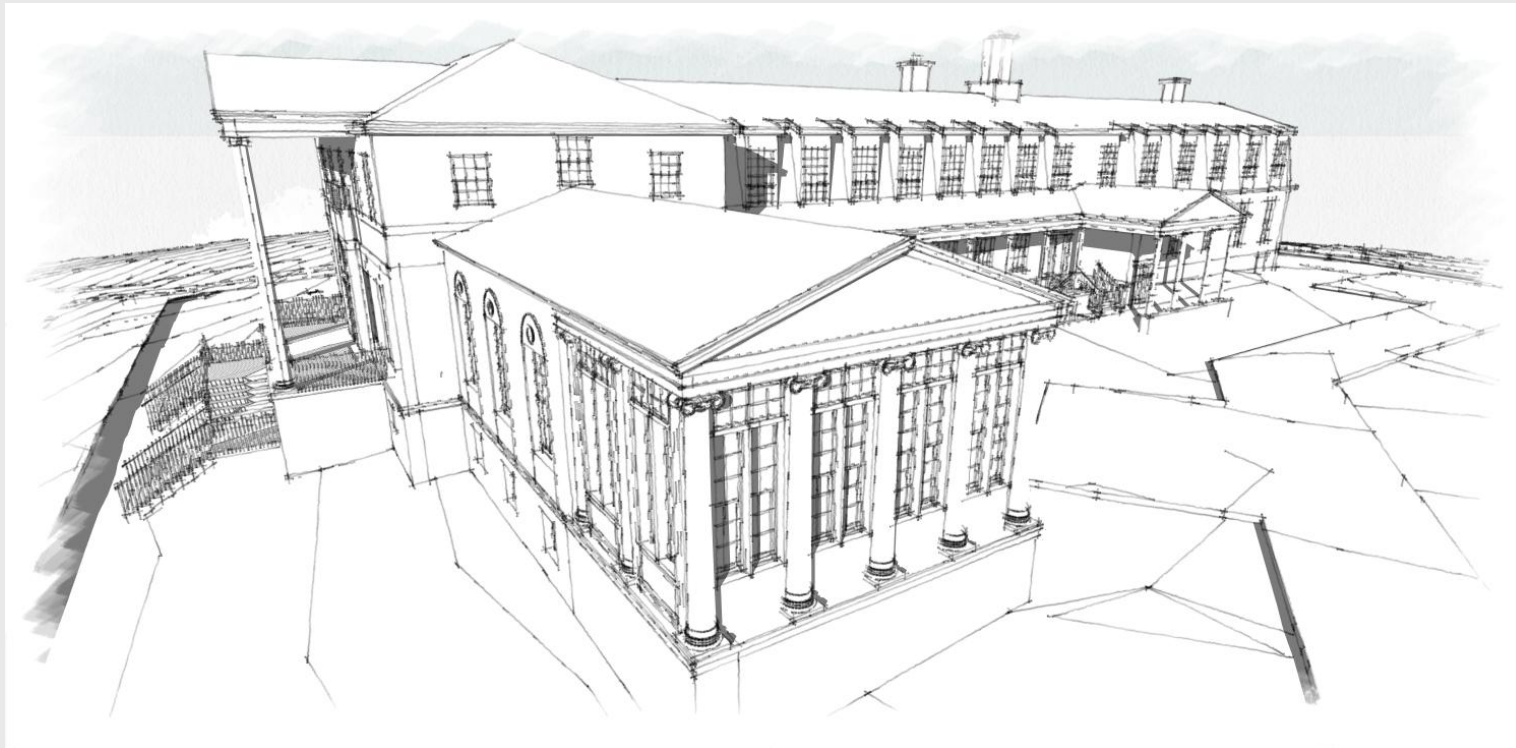


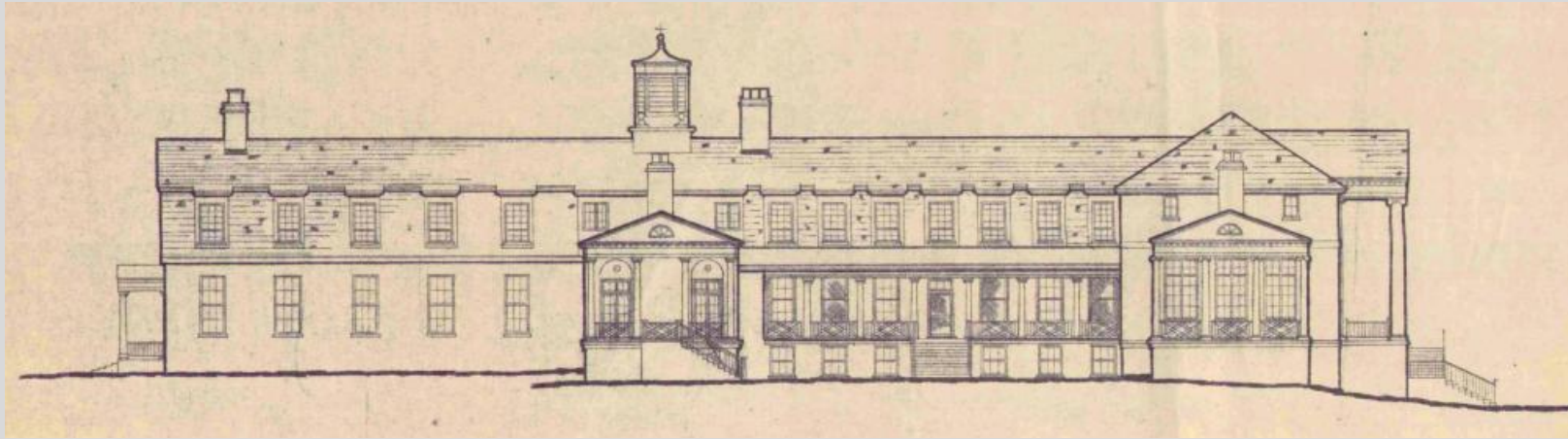
HISTORIC FIELD HOME

# Historic Field Home

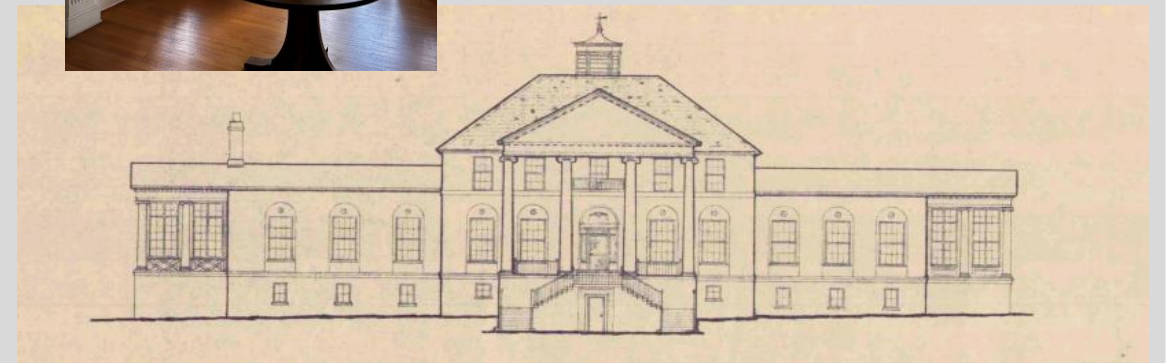
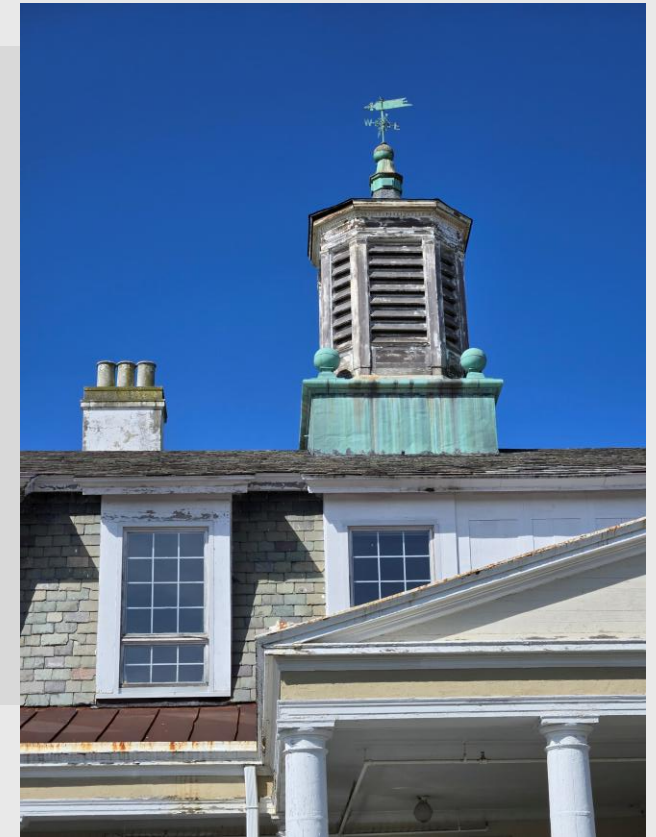
YORKTOWN HEIGHTS, NEW YORK



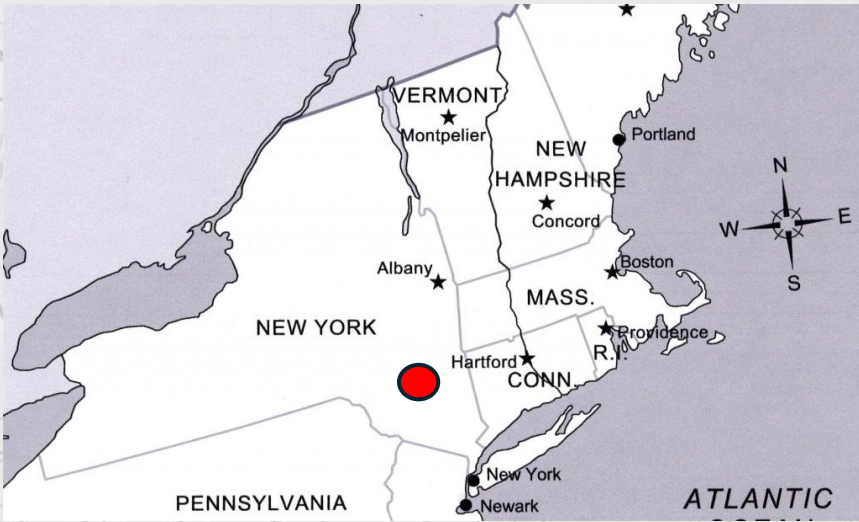
# HISTORIC FIELD HOME



**HISTORY, HERITAGE, HOSPITALITY**



# HISTORIC FIELD HOME

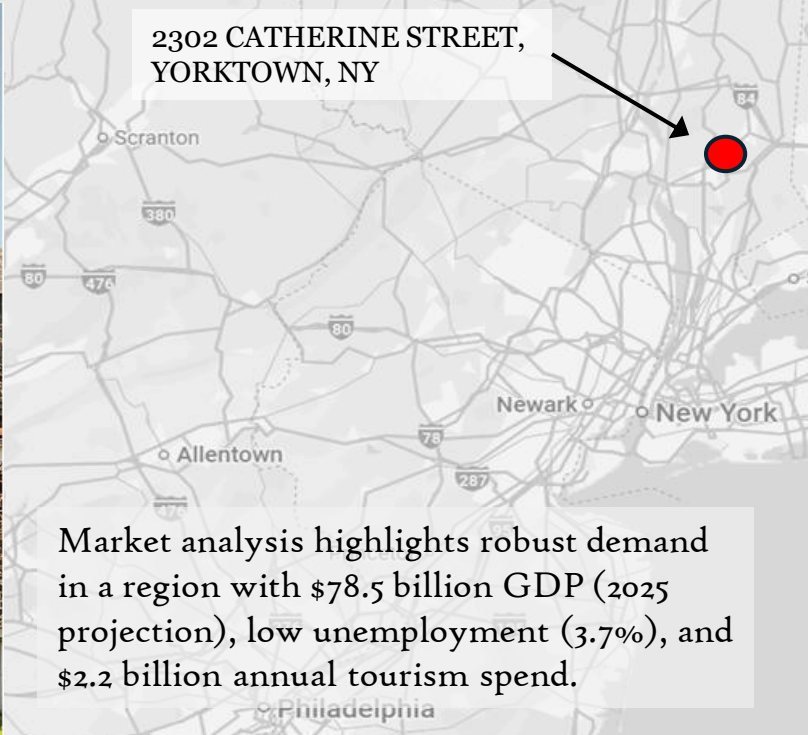


Situated in affluent northern Westchester County, 40 miles north of Manhattan, the site benefits from proximity to major employers like IBM's Thomas J. Watson Research Center, easy access from U.S. 202 and the Taconic State Parkway, and Hudson Valley tourism attractions.

## PROPERTY LOCATION



2302 CATHERINE STREET,  
YORKTOWN, NY



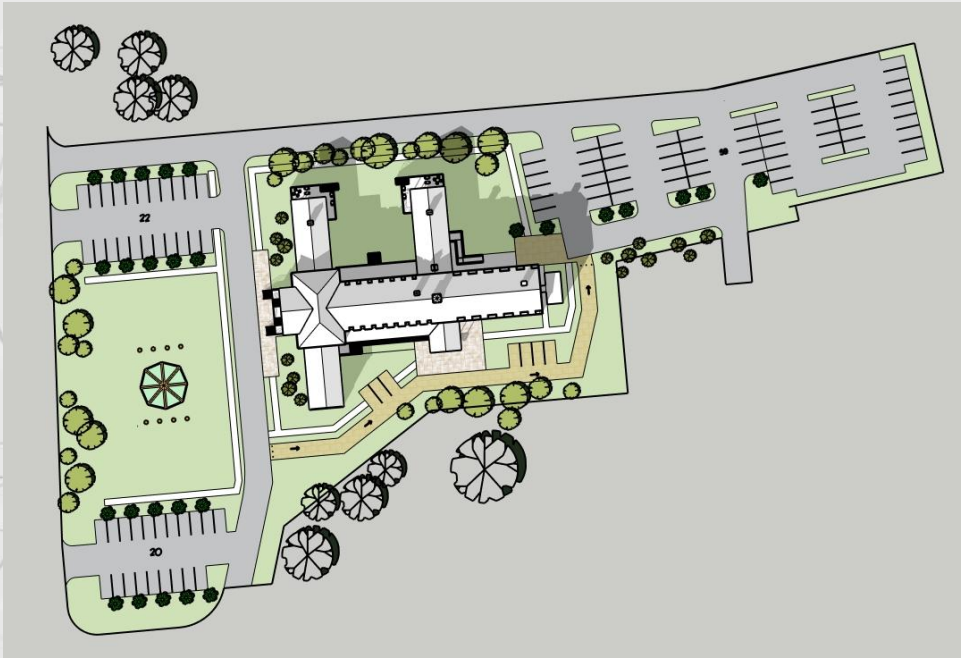
Market analysis highlights robust demand in a region with \$78.5 billion GDP (2025 projection), low unemployment (3.7%), and \$2.2 billion annual tourism spend.



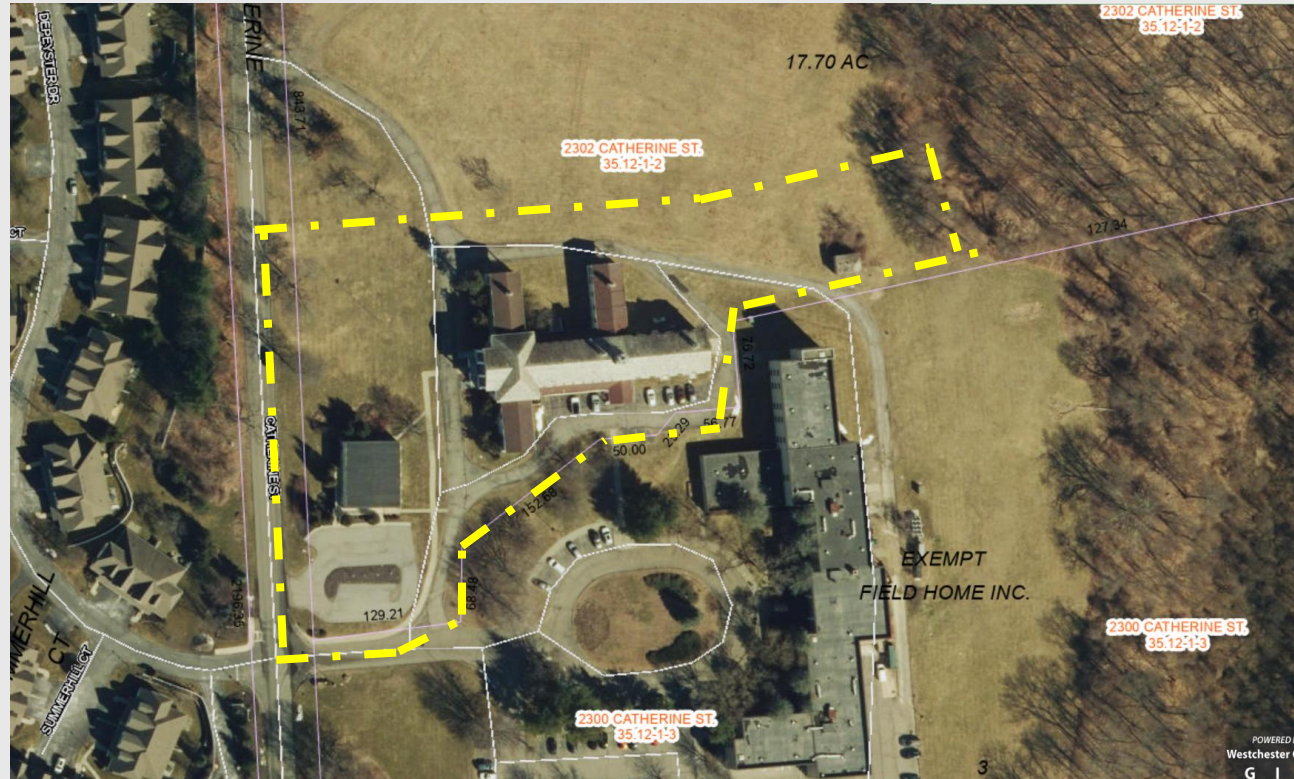
FIELD HOME

TACONIC PARKWAY

# HISTORIC FIELD HOME



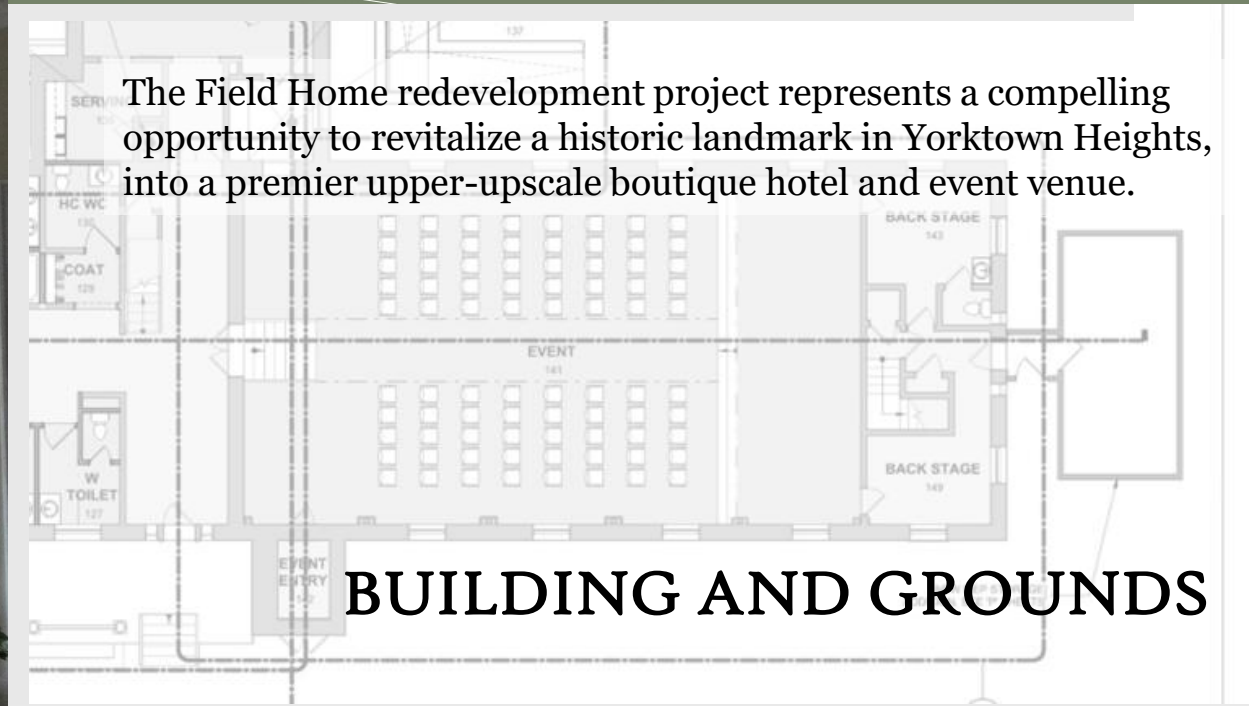
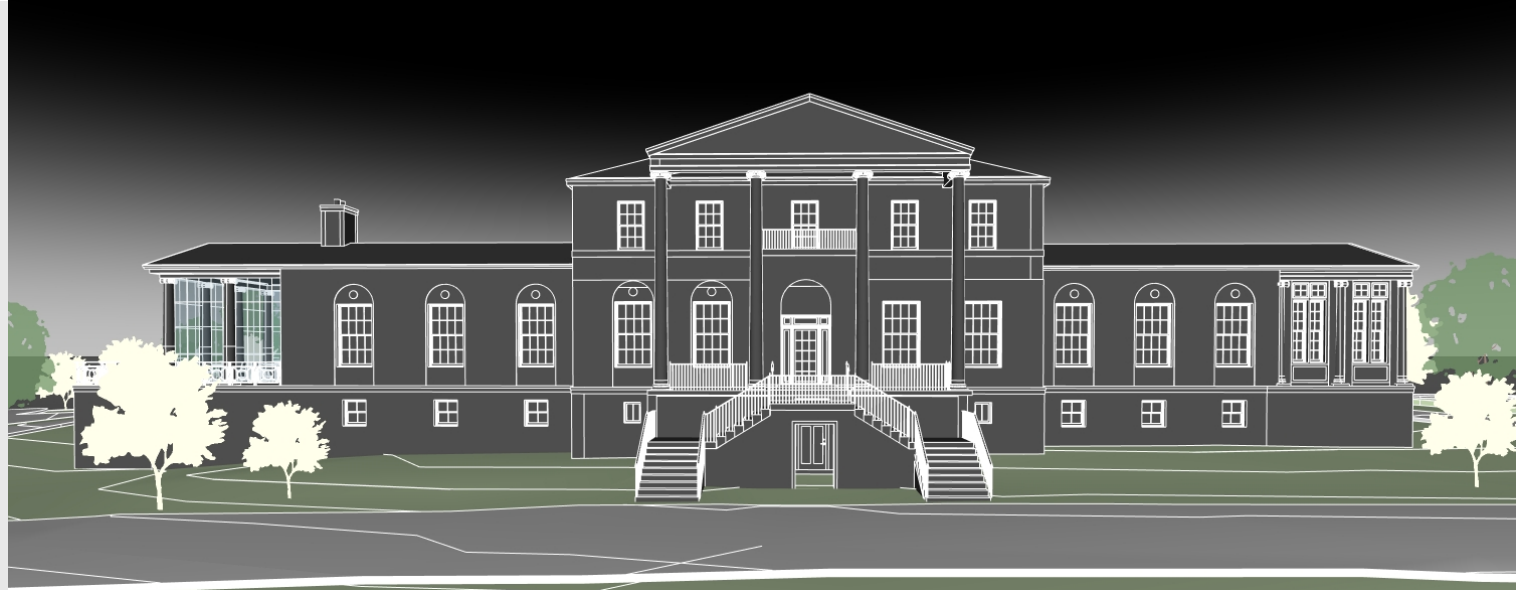
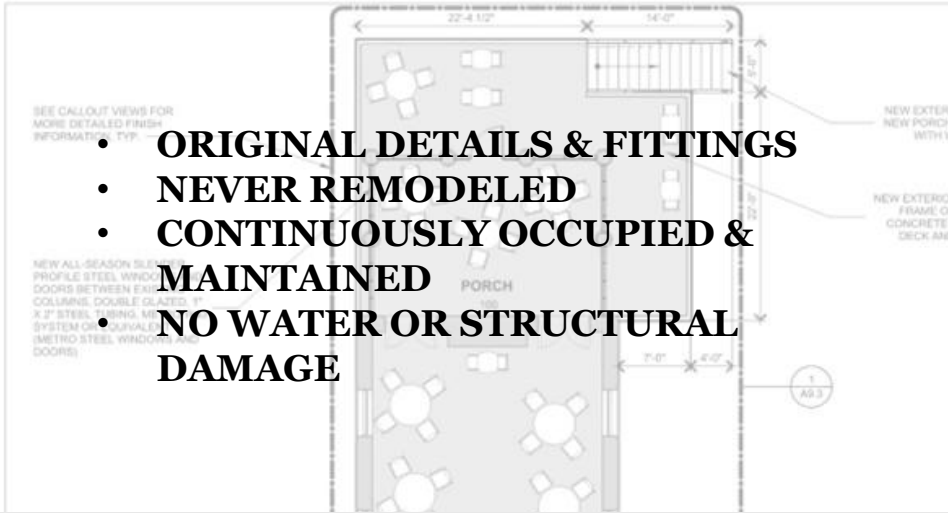
The Field Home was established in the nineteenth century as a home for older women. The oldest portion of the building is the Chapel, constructed by Cortlandt de Peyster Field by 1889 on family farm property. The second addition, completed in 1897, maintained the massing and gambrel roofline of the Chapel, added a wrap-around porch and significantly increased the number of residential rooms. The grand, symmetrical Greek temple front with pavilions to each side was added in 1924.



## SITE & PROPERTY LINES

- 2.45 ACRES
- ZONED RSP-2 (TOWN IS AMENABLE TO CHANGE OF USE)

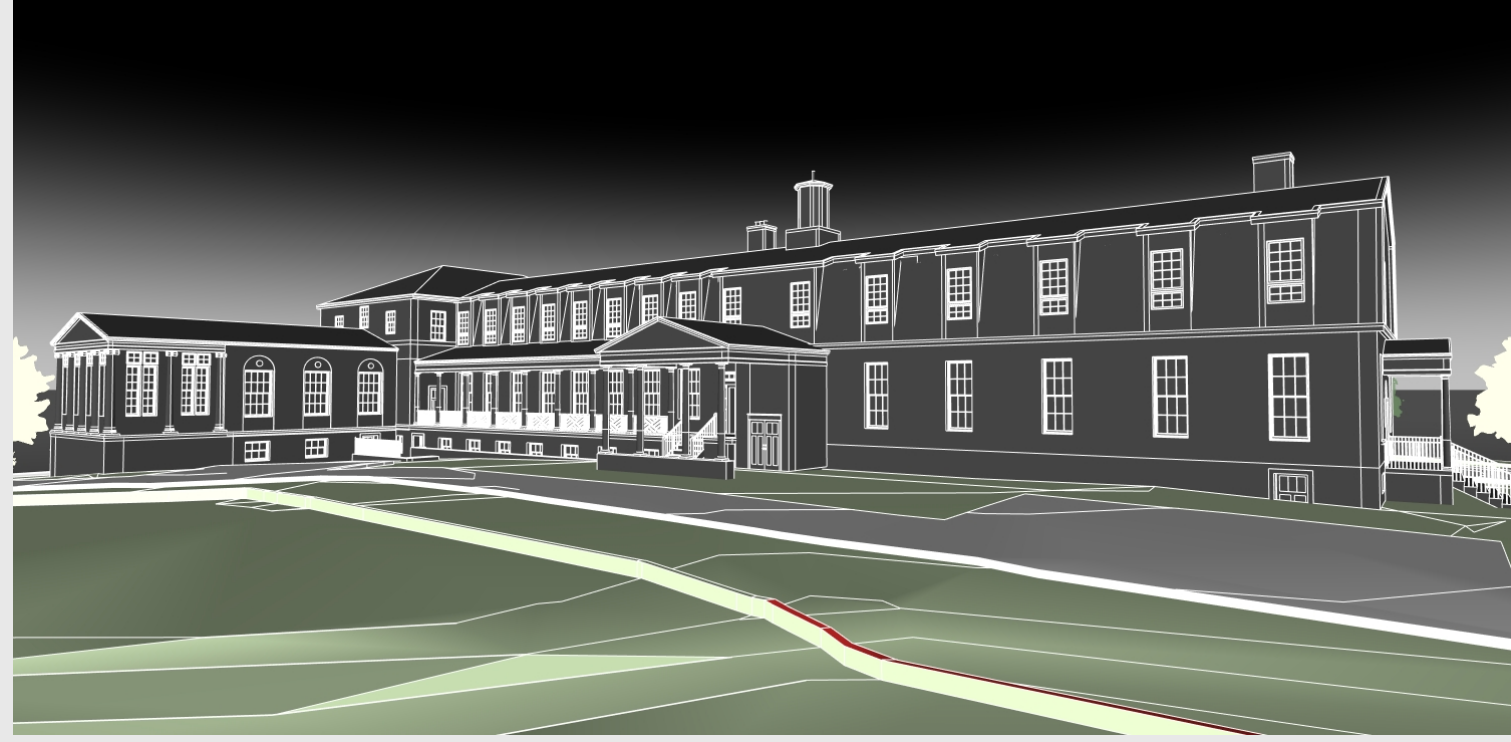




# BUILDING AND GROUNDS

REMOVE AND REINSTALL  
OF NEW 3-STORY MEP  
ADDITIONAL WOOD FRAME.  
SEE 'P' SHEETS

REPLACE BROKEN SLATES, TYP.



ASSESS EX. EXTERIOR  
TRIM AND PATCH AS  
REQUIRED, TYP. AT EX.  
CUPOLA AND ALL EX.  
PREPLACE FILLS



ALL EX.  
COLUMNS  
CLEANED,  
EXTERIOR  
REPAIR

EXISTING WOOD FACIA  
AND TRIM, ASSESS AND  
REPAIR AS REQUIRED, TYP.

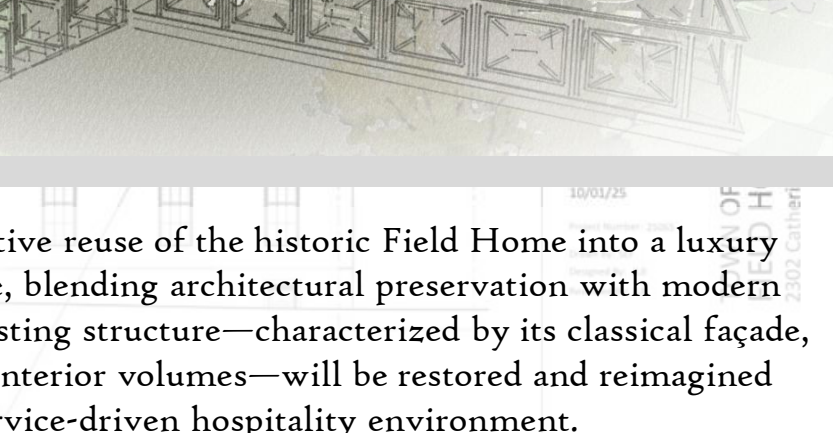
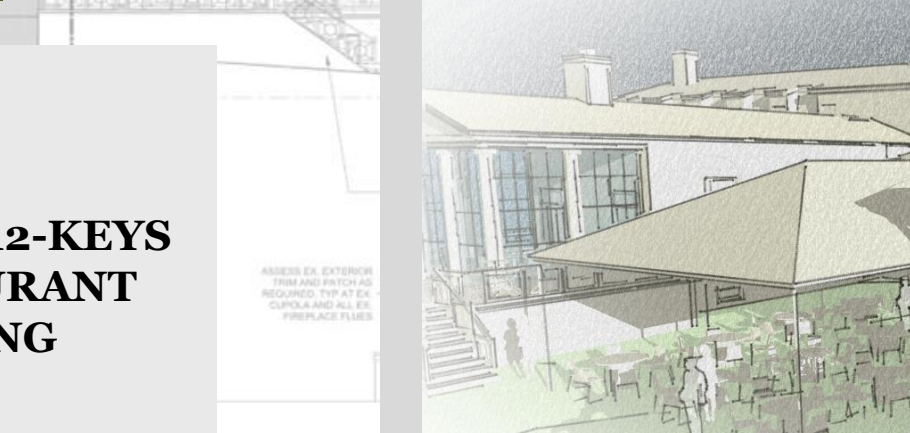
EXISTING IRON  
HANDRAILS, REPLACE  
W/ NEW METAL RAIL  
AND GUARD

- **HALF BASEMENT + TWO STORIES**
- **BUILT IN 1889**
- **GREEK REVIVAL ADDITION IN 1924**
- **30,640 SQFT**
- **ORIGINAL SLATE ROOF**

2 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



TOWN OF YORKTOWN  
FIELD HOME  
2302 Catherine St, Cortlandt, NY 10567



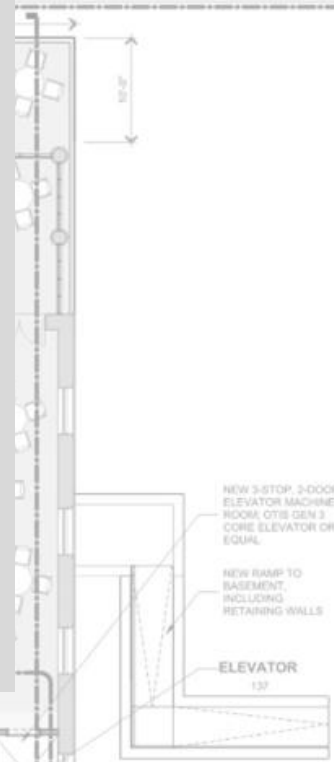
## HOTEL PROGRAM

- **23-GUEST ROOM HOTEL**
- **OPTION FOR ADDITIONAL 12-KEYS**
- **64 SEAT GOURMET RESTAURANT**
- **OUTDOOR SEASONAL DINING**
- **110 PARKING SPACES**

## HOSPITALITY OPPORTUNITIES

2 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

The project envisions the adaptive reuse of the historic Field Home into a luxury boutique hotel and event venue, blending architectural preservation with modern operational efficiency. The existing structure—characterized by its classical façade, porticoed entry, and generous interior volumes—will be restored and reimagined to accommodate an elegant, service-driven hospitality environment.

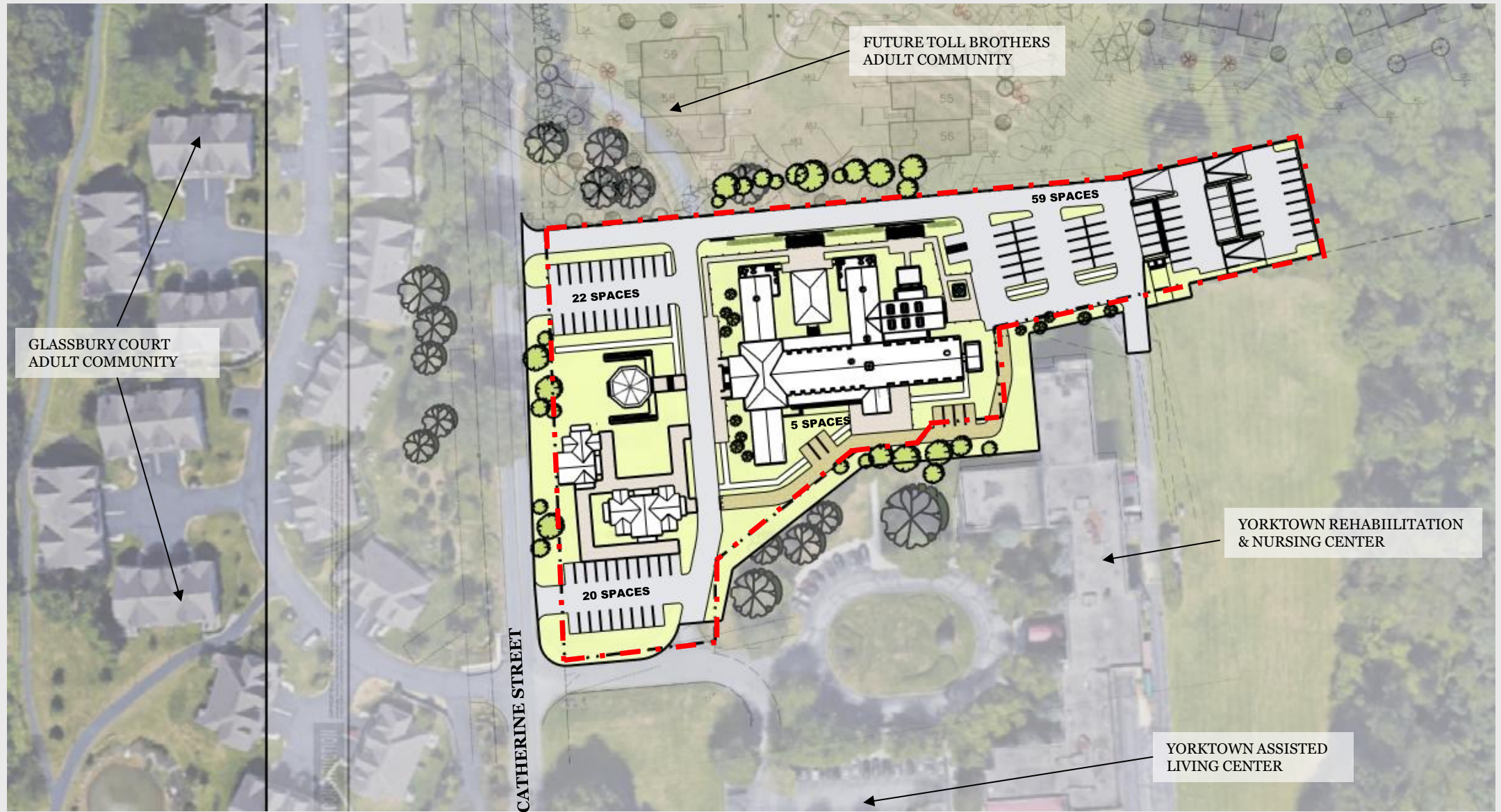


## **EVENT VENUES**

- **12-150 GUEST MAIN BALL ROOM**
- **1,800 SQFT MULTI-FUNCTION ROOM**
- **900 SQFT PRE-FUNCTION SPACE / BAR**
- **PRIVATE FUNCTION ROOM**
- **SEASONAL 60-80 GUEST EVENT TENT**

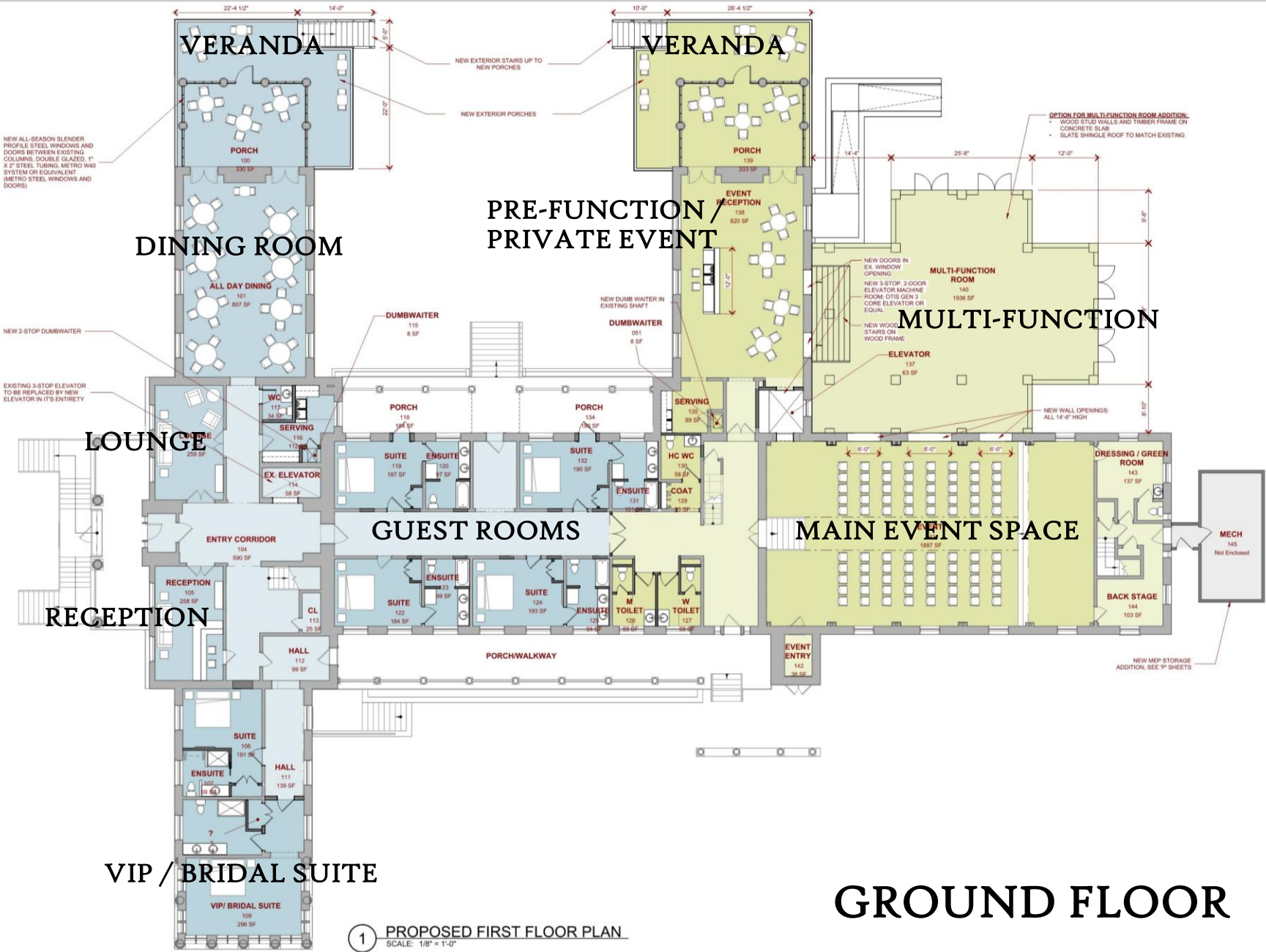
## **HOSPITALITY OPPORTUNITIES**

# HISTORIC FIELD HOME



## SITE & LOCATION





NOT FOR CONSTRUCTION

**TOWN OF YORKTOWN  
FIELD HOME**  
2302 Catherine St, Cortlandt, NY 10567

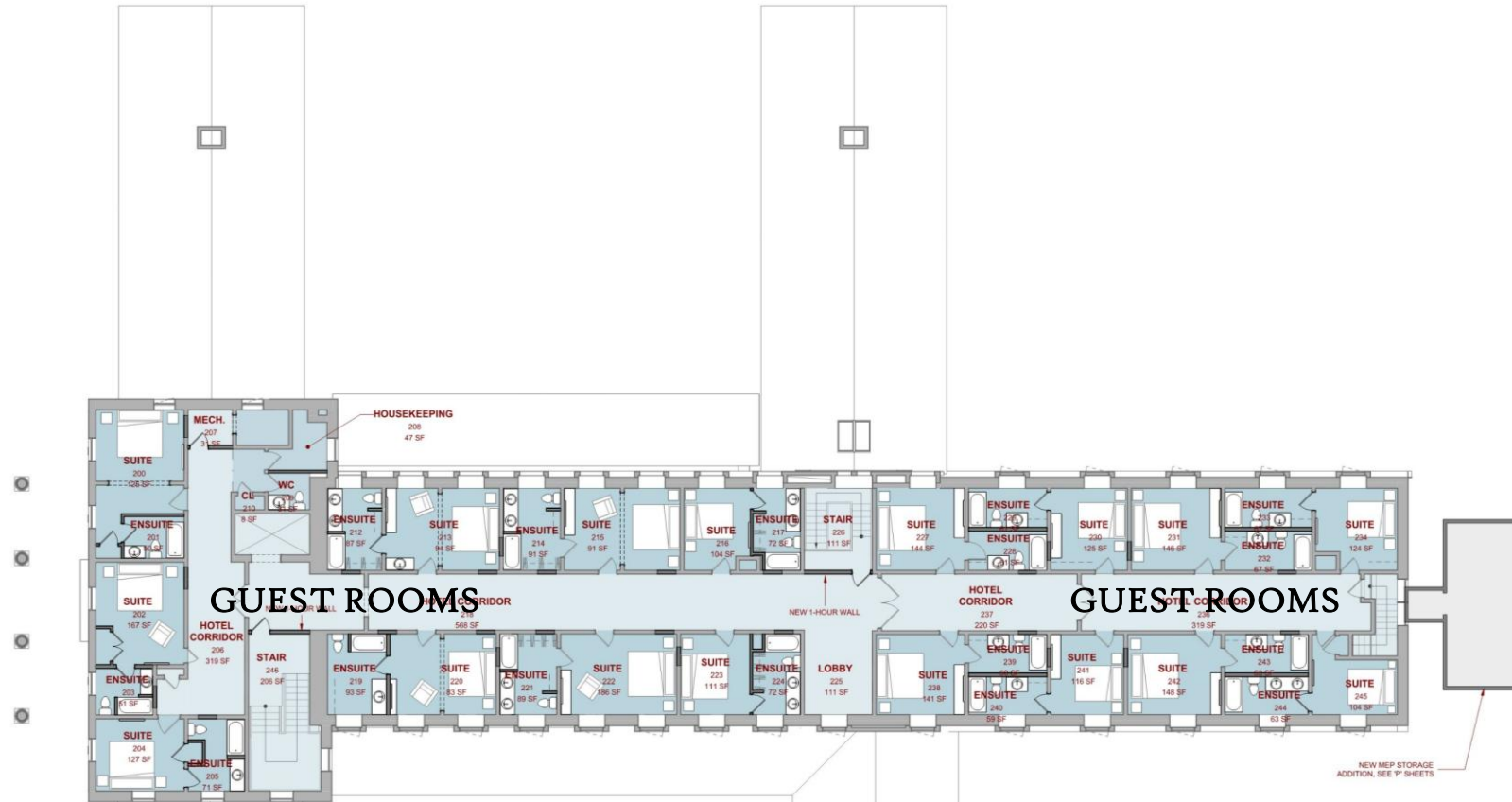
11/13/25  
Project Number: 25065  
Drawn By: SEJ  
Designed By: JLB  
Reviewed By: JLB

no.	revision description	by	date

1 PROPOSED FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

**GROUND FLOOR**

Beardsley Design Associates Architects, Engineering, Landscape Architecture, S.P.C. ©



NOT FOR CONSTRUCTION

TOWN OF YORKTOWN  
FIELD HOME  
2302 Catherine St, Cortlandt, NY 10567

WARNING  
Any reference to this document not conforming to section 1907, New York State Education Law are strictly prohibited.

11/13/25  
Project Number: 25065  
Drawn By: SEF  
Designed By: JLB  
Reviewed By: JLB

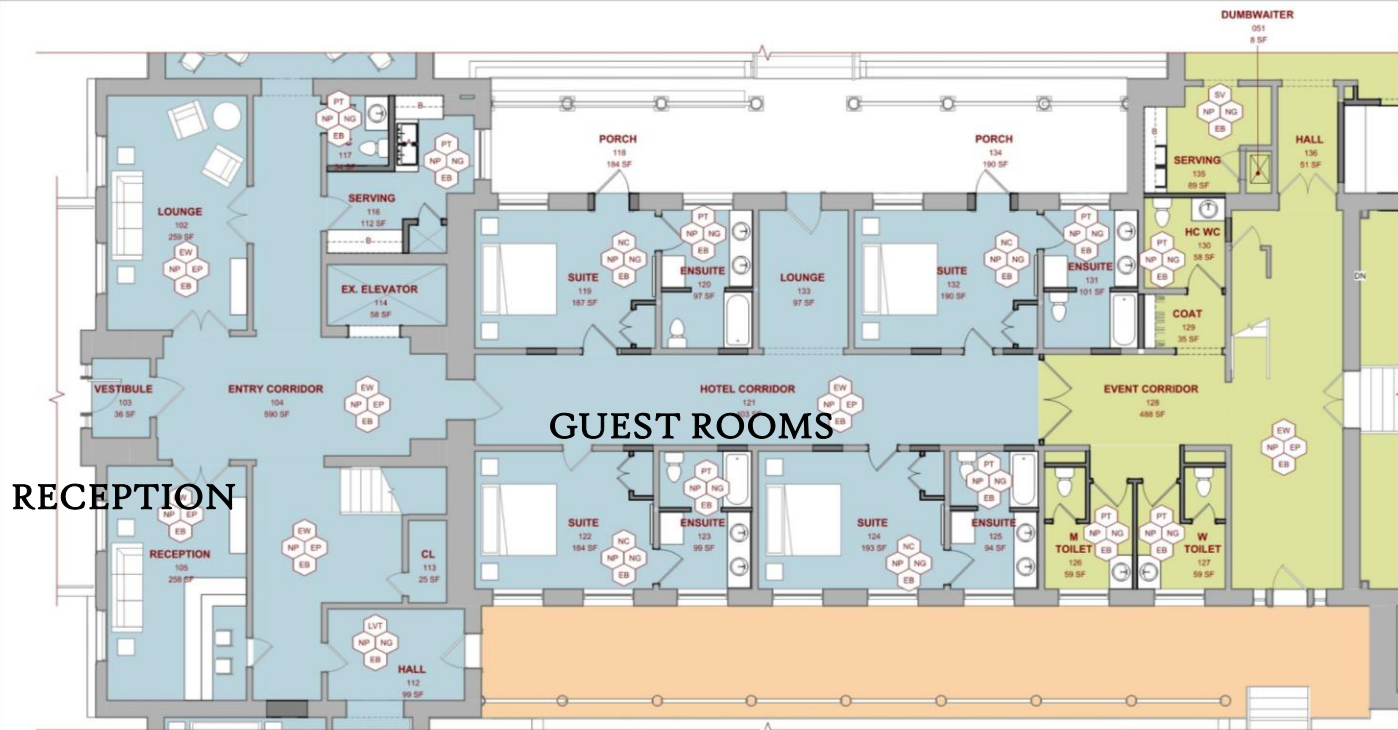
no. revision description by date

# SECOND FLOOR

SECOND FLOOR PLAN

## A1.6

1 PROPOSED SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



NEW CONSTRUCTION KEY NOTES		
FINISH TYPE	NOTE #	DESCRIPTION
FLOOR	EC	EXISTING CONCRETE REFINISHED WITH POLYURETHANE COATING
	EW	EXISTING WOOD FLOOR, PATCH AND REPAIR AS REQUIRED TO MATCH EXISTING
	LVT	LUXURY VINYL TILE
	NC	NEW NYLON BROADLOOM CARPET
	PT	NEW 8/16 RESISTANT PORCELAIN TILE
	QT	COMMERCIAL GRADE QUARRY TILE
	RF	SHOCK ABSORBENT/PADDED RUBBER FLOOR
	SV	COMMERCIAL SHEET VINYL
CEILING	ACT	ACOUSTIC CEILING TILES
	EP	EXISTING PLASTER CEILING, PATCH AND REPAIR AS REQUIRED
	NG	NEW GYPSUM BOARD CEILING ON SUSPENDED METAL FLOORING CHANNELS
WALL	NP	NEW PAINT
	EB	EXISTING BASE TRIM - REPAIR/RESTORE TO MATCH ORIGINAL TRIM
	VT	NEW VINYL/RUBBER BASE TRIM



1 FIRST FLOOR FINISH PLAN - 1  
SCALE: 3/16" = 1'-0"



2 FIRST FLOOR FINISH PLAN - 2  
SCALE: 3/16" = 1'-0"



**AUBURN**  
64 South Street  
Auburn, NY 13021  
315.253.7301

**MALONE**  
320 West Main Street  
Malone, NY 12953  
518.483.1585

**ALBANY**  
69 State Street, Ste 11000  
Albany, NY 12207  
518.940.4558

**SYRACUSE**  
115 Solar Street, Ste 102  
Syracuse, NY 13204  
315.472.6980

NOT FOR CONSTRUCTION

WARNING  
Any alterations to this document not conforming to section 7001, New York State Education Law are strictly prohibited.

11/13/25  
Project Number: 25065  
Drawn By: SEF  
Designed By: JLB  
Reviewed By: JLB

TOWN OF YORKTOWN  
FIELD HOME  
2302 Catherine St, Cortlandt, NY 10567

no. revision description by date

FIRST FLOOR FINISH PLANS & DETAILS

**A9.2**

**ENLARGED PLANS**



NEW CONSTRUCTION KEY NOTES		
FINISH TYPE	NOTE #	DESCRIPTION
FLOOR	EC	EXISTING CONCRETE REFINISHED WITH POLYURETHANE COATING
	EW	EXISTING WOOD FLOOR, PATCH AND REPAIR AS REQUIRED TO MATCH EXISTING
	LVT	LUXURY VINYL TILE
	NC	NEW NYLON BRONZED OAK CASPET
	PT	NEW SLIP RESISTANT PORCELAIN TILE
	QT	COMMERCIAL GRADE QUARRY TILE
	RP	SHOCK ABSORBENT/PADDED RUBBER FLOOR
	SV	COMMERCIAL SHEET VINYL
CEILING	ACT	ACOUSTIC CEILING TILES
	EP	EXISTING PLASTER CEILING, PATCH AND REPAIR AS REQUIRED
	NG	NEW GYPSUM BOARD CEILING ON SUSPENDED METAL FURRING CHANNELS
WALL	NP	NEW PAINT
varies	EB	EXISTING BASE TRIM - REPAIR/RESTORE TO MATCH ORIGINAL TRIM
	VT	NEW VINYL/RUBBER BASE TRIM

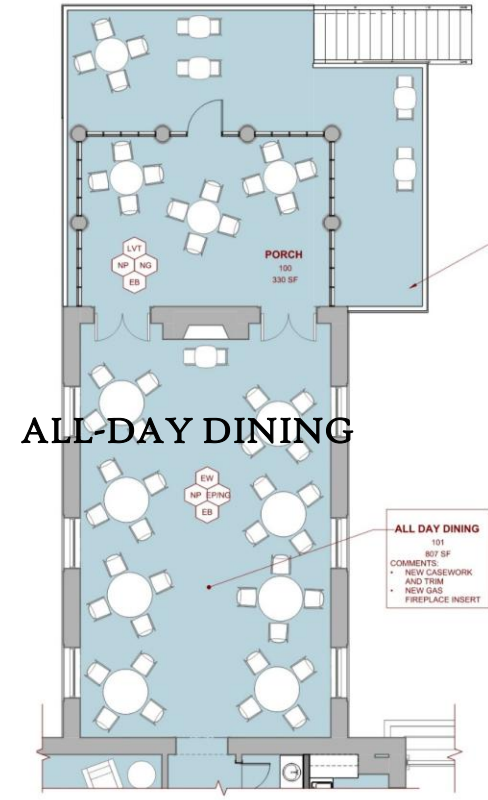


**AUBURN**  
64 South Street  
Auburn, NY 13021  
315.253.7301

**MALONE**  
320 West Main Street  
Malone, NY 12953  
518.483.1585

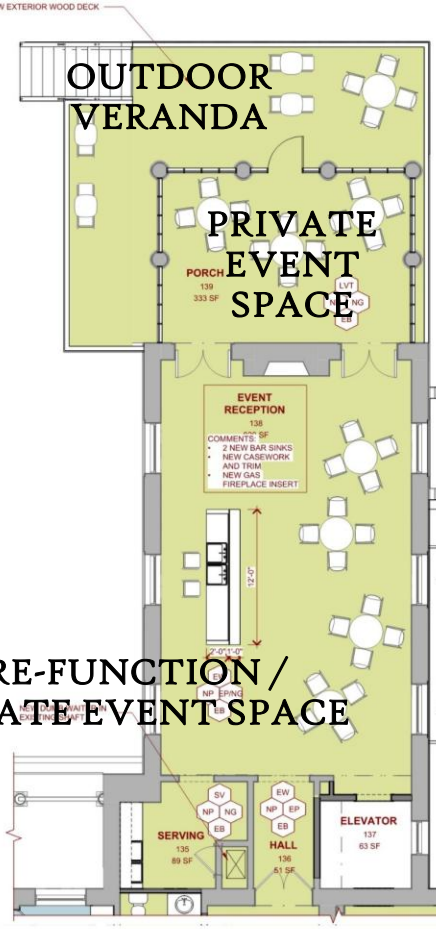
**ALBANY**  
69 State Street, Ste 1100  
Albany, NY 12207  
518.940.4558

**SYRACUSE**  
115 Solar Street, Ste 102  
Syracuse, NY 13204  
315.472.6980

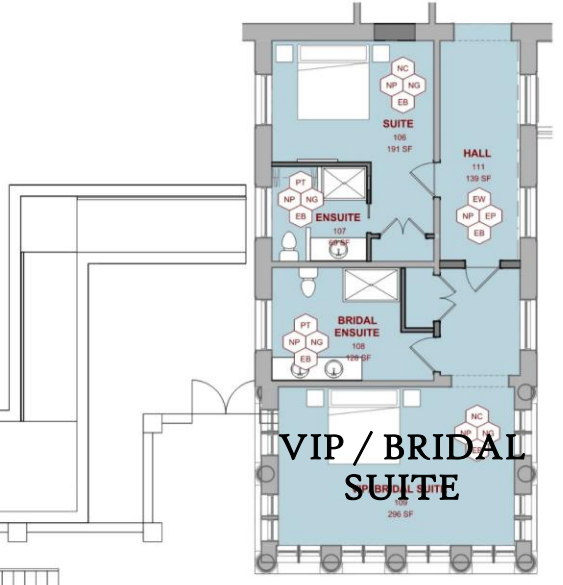


1 FIRST FLOOR FINISH PLAN - 3  
SCALE: 3/16" = 1'-0"

**ALL DAY DINING**  
101  
807 SF  
COMMENTS:  
• NEW CASEWORK AND TRIM  
• NEW GAS FIREPLACE INSERT



2 FIRST FLOOR FINISH PLAN - 4  
SCALE: 3/16" = 1'-0"



3 FIRST FLOOR FINISH PLAN - 5  
SCALE: 3/16" = 1'-0"

NOT FOR CONSTRUCTION

WARNING  
Any alterations to this document not conforming to section 1707, New York State Education Law are strictly prohibited.

11/13/25  
Project Number: 25065  
Drawn By: SEF  
Designed By: JLB  
Reviewed By: JLB

TOWN OF YORKTOWN  
FIELD HOME  
2302 Catherine St, Cortlandt, NY 10567

no. revision description by date

FIRST FLOOR FINISH PLANS & DETAILS

**A9.3**

**ENLARGED PLANS**

# HISTORIC FIELD HOME



beardslee  
architects + engineers


## ALL-DAY DINING

# HISTORIC FIELD HOME



# HISTORIC FIELD HOME



  
beardsley  
architects + engineers

## ALL-DAY DINING

# HISTORIC FIELD HOME



# HISTORIC FIELD HOME



HISTORIC FIELD HOME



HISTORIC FIELD HOME



  
beardsley  
architects + engineers

GUEST ROOM

HISTORIC FIELD HOME



HISTORIC FIELD HOME



  
beardsley  
architects + engineers

VIP / BRIDAL SUITE

# HISTORIC FIELD HOME



  
beardsley  
architects + engineers

120 - 150 SEAT EVENT HALL

# HISTORIC FIELD HOME



120 - 150 SEAT EVENT HALL

HISTORIC FIELD HOME



**MULTI-FUNCTION SPACE**

# HISTORIC FIELD HOME



  
beardsley  
architects + engineers

## MULTI-FUNCTION SPACE

# HISTORIC FIELD HOME



HISTORIC FIELD HOME



  
beardsley  
architects + engineers

PRE-FUNCTION LOUNGE & BAR

HISTORIC FIELD HOME



PRE-FUNCTION LOUNGE & BAR

# HISTORIC FIELD HOME



**PRIVATE EVENT SPACE**

HISTORIC FIELD HOME



PRIVATE EVENT SPACE

# HISTORIC FIELD HOME



# HISTORIC FIELD HOME



# HISTORIC FIELD HOME



# HISTORIC FIELD HOME



  
beardsley  
architects + engineers

## BUILDING & GROUNDS

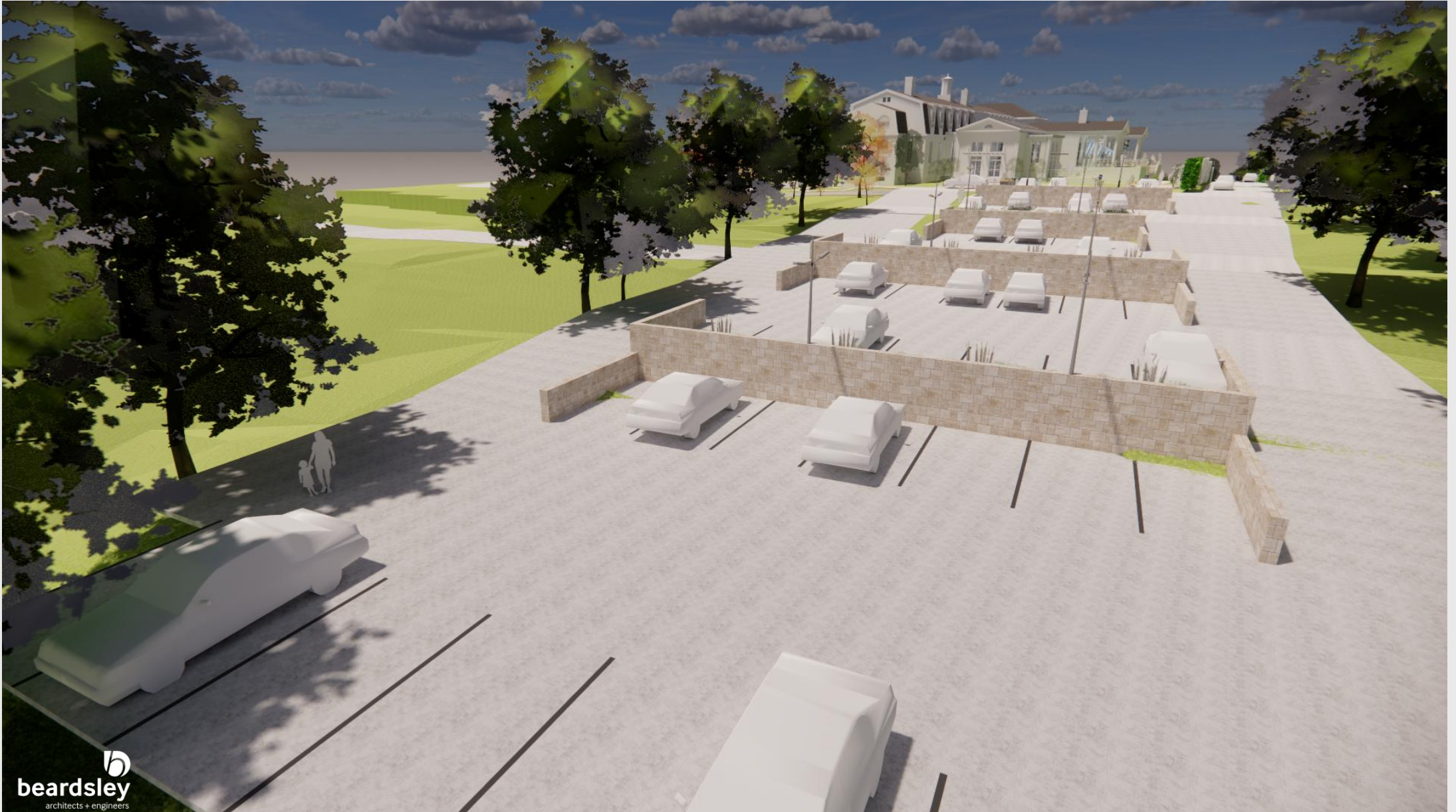
# HISTORIC FIELD HOME



# HISTORIC FIELD HOME

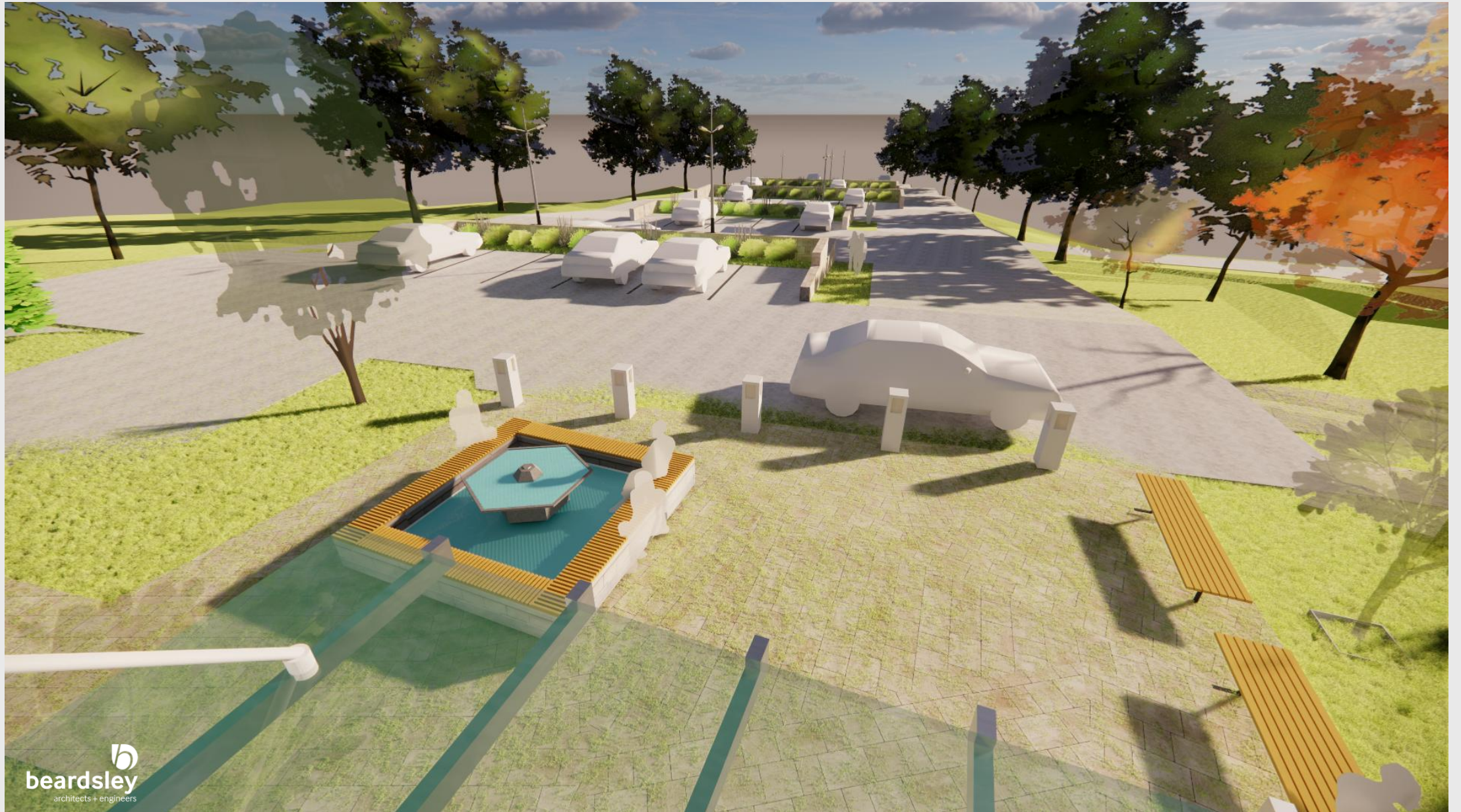


# HISTORIC FIELD HOME



## BUILDING & GROUNDS

# HISTORIC FIELD HOME



HISTORIC FIELD HOME



**BUILDING & GROUNDS**

# HISTORIC FIELD HOME



# HISTORIC FIELD HOME



HISTORIC FIELD HOME



**BUILDING & GROUNDS**

# HISTORIC FIELD HOME



# HISTORIC FIELD HOME



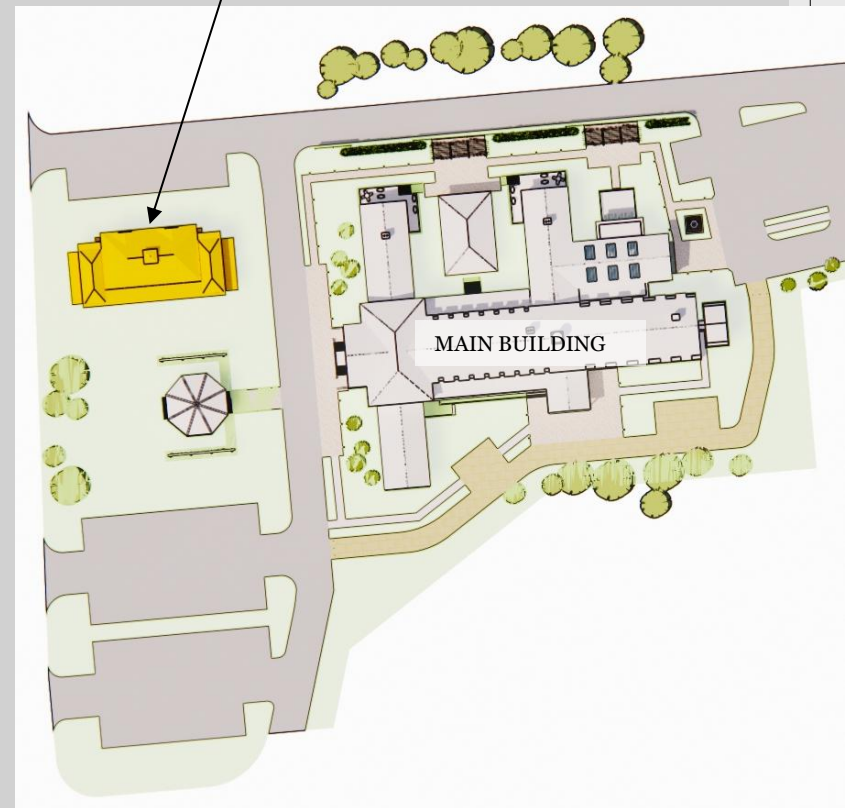
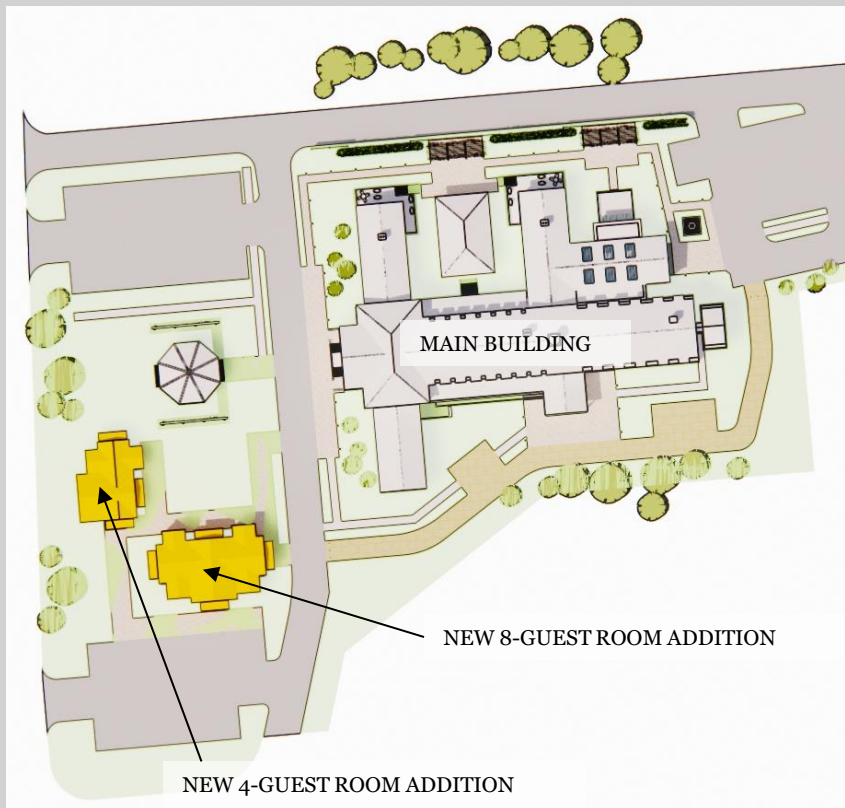
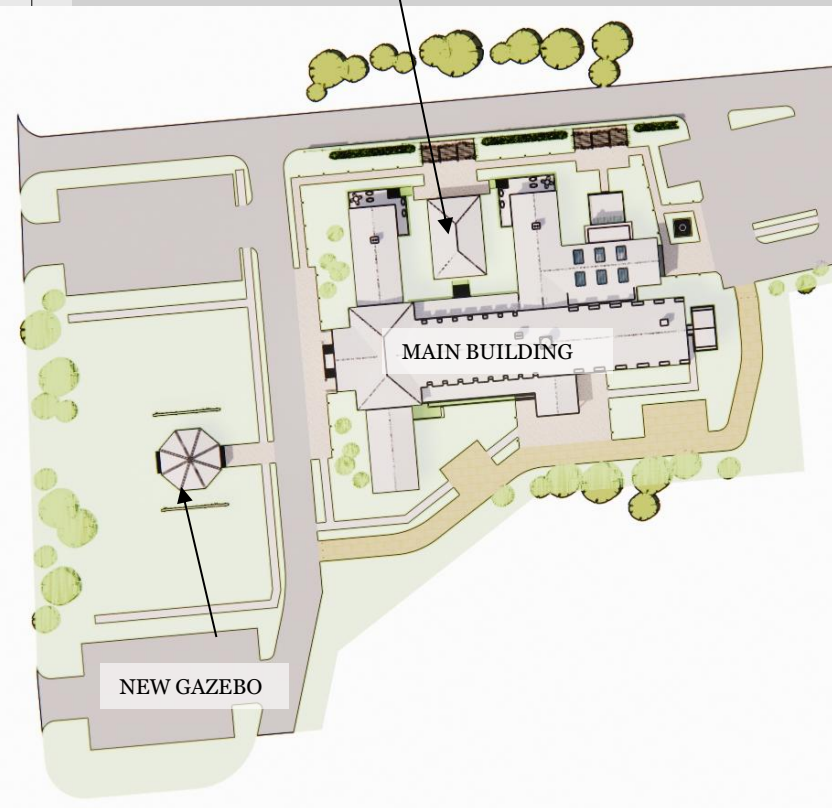
  
beardsley  
architects + engineers

## BUILDING & GROUNDS

# HISTORIC FIELD HOME

SEASONAL 60-80 GUEST EVENT TENT

NEW 12-GUEST ROOM ADDITION



## OPTION FOR ADDITIONAL GUEST ROOMS

# HISTORIC FIELD HOME



**OPTION FOR ADDITIONAL GUEST ROOMS**

# HISTORIC FIELD HOME



  
beardsley  
architects + engineers

## OPTION FOR ADDITIONAL GUEST ROOMS

# HISTORIC FIELD HOME



## OPTION FOR ADDITIONAL GUEST ROOMS

# HISTORIC FIELD HOME



  
beardsley  
architects + engineers

## OPTION FOR ADDITIONAL GUEST ROOMS