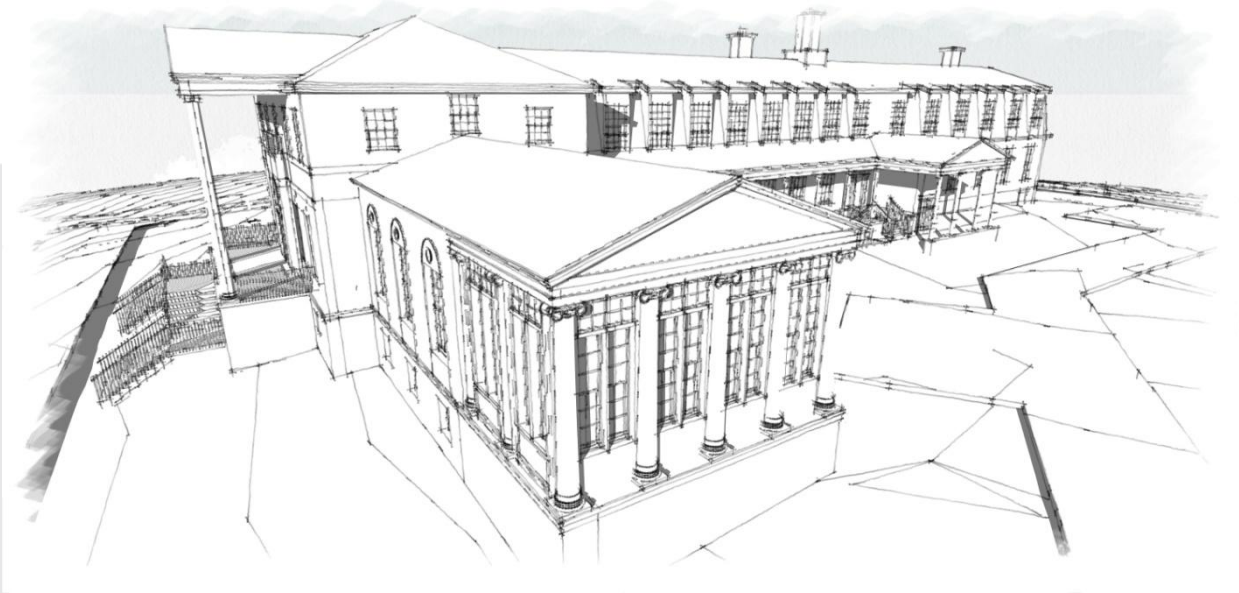




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FIELD HOME FINAL REPORT

Yorktown Heights Field Home

(Yorktown, NY)

30 December 2025

Proposed Adaptive Re-use and Development

The Field Home project is located 2302 Catherine St, Yorktown Heights, NY, New York, within northern Westchester County, approximately 40 miles north of Manhattan. The site occupies part of the historic Field Hall campus, a distinguished institutional property with mature landscaping and easy access from U.S. Route 202 and the Taconic State Parkway. The location benefits from excellent regional connectivity, placing it within easy reach of White Plains, Stamford, and the greater Hudson Valley corridor.

Surrounded by affluent residential neighborhoods, the property is ideally positioned to capture both leisure and corporate demand, supported by proximity to major employers such as the IBM Watson Research Center in Yorktown, as well as healthcare, education, and technology clusters along the Route 202 corridor.

Given the Town’s stated goals and current market demand and opportunities, we propose to re-purpose the Field Home to a **luxury Historic / Heritage Hotel & Events Center**. The definition of a Heritage Hotel has been described as “a hotel that is located in a building with historical or cultural significance, often a palace, fort, or other historic structure, that has been converted into a lodging establishment, offering a unique and immersive experience for guests”. The site’s elevated position, combined with its historic character and park-like setting, provides a distinctive sense of arrival appropriate for a boutique luxury hospitality offering.

In addition, the size, layout and configuration of the existing Field Home is ideally suited to conversion to a hotel with a minimal amount of demolition or alteration of the original structure. By converting 3 of the existing smaller bedrooms into a single luxury bedroom with a new bathroom, the remaining rooms, hallways and support spaces can be upgraded and converted into new hotel spaces in their current configuration with modest upgrades and refinishing.

This **moderate-impact conversion** of the current structure is beneficial in that it:

- a) Retains the historic character and architectural prominence of the building to the maximum degree possible
- b) Incurs a low-to-moderate cost of renovation and adaptive reuse resulting in an attractive overall development cost
- c) Preserves and converts the existing “signature” rooms and wings in their current configuration with outstanding natural light and views

Note: The moderate-impact conversion proposed would allow for the building exterior and interior to fully meet *Secretary of Interior Standards for Historic Preservation* if a future development team elects to seek historic tax credits or other historic preservation incentives.



Our Preliminary Feasibility Analysis evaluates the potential to redevelop the historic Field Home into a 29-room luxury hotel with integrated event and dining facilities, including a restaurant and catering services. The project aims to capitalize on the area’s affluent demographics and proximity to nearby institutions such as the IBM Thomas J. Watson Research Center, a key corporate demand driver. The study concludes that conversion to a heritage hotel is financially feasible and recommends proceeding with further planning and development.

Finally, repurposing the Field Home as a prominent hotel and events center allows this historic facility to continue to serve the community as a distinct local landmark that can be accessed and utilized by the citizens and families of Yorktown. We believe it would be compatible with the surrounding neighborhood and economically self-sustaining and would be a continuing asset to the community.

Note: Alternate uses were considered, such as conversion to housing or rental apartments, which do respond to existing housing demand in the area. However, this changes the dynamic of the facility from public facing to private facing while also introducing significant physical reconfiguration of the building and considerably higher development costs. Conversion to office or workspace can be achieved with lower development costs, however current trends in the office sector indicate a flat demand and challenges with occupancy. A more bespoke and unique conversion to professional work studios, galleries, collaborative spaces or incubator concepts holds promise but also carries risks of achieving full realization and occupancy and as well as ongoing management and tenant turnover.

1. Proposed Design

Proposed Floor Plans for Conversion to a new Heritage Hotel

The current configuration of boarding rooms dating back to the origins of the building lends itself to conversion of a similar configuration as a guest hotel albeit with larger guest rooms. The existing boarding rooms are approximately 110 sqft in area. A typical combination of 3 existing rooms into 1 new guest room would be consistent with area expectations of luxury hotels (300 to 450 sqft).

It should be noted that the existing boarding rooms do not currently have ensuite bathrooms. This can be considered as an advantage for the project in that renovation and upgrade of existing bathrooms in historic hotels is typically very expensive, often with uneven aesthetic results. Attempts at replicating period plumbing fixtures and maintaining an authentic historic feel of bathrooms can be difficult to achieve. Installing new bathrooms with state-of-the-art fixtures and modern finishes that purposely do not attempt to be vintage or historic can be enhance the guest experience.

It is also assessed that the current large, open spaces of the Field Home are prime candidates for new event spaces. In particular, the existing Chapel and the adjoining East wing are ideal spaces for larger events such as weddings, corporate seminars, musical performances, reunions, etc. The large West wing is also well suited for use as a signature restaurant with high ceilings, ample natural light and period architectural detailing.

The project envisions the adaptive reuse of the building 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.

The design approach emphasizes authenticity, intimacy, and functional elegance. The project will preserve defining architectural features while introducing contemporary hospitality infrastructure that ensures comfort and seamless event execution. Public areas will feature refined interiors consistent with the property’s history, complemented by landscape design that enhances guest circulation and outdoor usability.

To strengthen its long-term competitiveness, the development includes two strategic expansion options which are recommended:

- A 12-Room Guest Wing in a separate structure designed to harmonize with the existing architecture while increasing total key count and improving accommodation capacity for on-site events.

- A Multi-Function Addition, purpose-built to improve event circulation and flexibility while preserving the building’s integrity.

Major Components of the Proposed Space Program

Component	Description	Approx. Area	Functionality
Guestrooms	23 rooms within the historic building; option for 12-room expansion in a new structure	—	Overnight accommodations
Ballroom / Event Hall	Main enclosed event space designed for weddings, corporate functions, and banquets	1,984	Primary event area
Multi-Function Addition	New construction adjoining the ballroom to serve as an expanded pre- function and flexible-use space	1,800	Enhances event flow and functionality
Pre-Function Lounge / Reception	Reception and transitional space linking arrival and event areas	1,100	Guest arrival and registration
Outdoor Tent / Veranda	Seasonal covered space for ceremonies, cocktail hours, and receptions	1,350	Outdoor event flexibility
Restaurant Dining Room	Fine-dining space with high-quality service and design	1,208	Primary dining area
Outdoor Terrace	Al fresco dining and special events space	350	Seasonal service
Lounge / Bar	Intimate pre-dinner and cocktail lounge	256	Drinks and waiting area
Back-of-House	Kitchen, storage, staff, and mechanical areas located primarily in the basement	—	Operational support



Guest Rooms

The hotel will feature 23 luxury guest rooms within the restored Field Home structure, with a proposed 12-room addition in a separate building designed to complement the main house’s scale and character.

The guest rooms will offer a refined residential aesthetic with high-quality finishes, custom furnishings, and contemporary amenities. Select units will include suites designed for wedding parties and extended-stay corporate guests. Room layouts will preserve key architectural features—such as high ceilings and oversized windows—while integrating modern comforts and accessibility standards.

This limited inventory aligns with boutique market trends emphasizing exclusivity and service personalization, while the potential expansion provides flexibility to meet future demand growth driven by event volume and regional visitation patterns.

Event Spaces

Event operations form a core component of the project’s identity. The Ballroom will serve as the main event space, capable of accommodating seated banquets and ceremonies, while the proposed Multi-Function Addition will be a transformative enhancement to guest circulation and overall experience.

The addition is conceived as a spacious pre-function and auxiliary event area, designed to resolve the existing limitations caused by narrow internal connections between the current reception and ballroom spaces. The improved layout will create a fluid progression from guest arrival through cocktails, ceremony, and dinner service, allowing events of up to approximately 150–180 guests to unfold seamlessly.

This addition will integrate the Event Reception, Veranda, and the newly constructed Multi-Function Room into one cohesive environment, establishing a sense of openness and spatial harmony. It will provide flexibility for varied programming, including:

- Wedding ceremonies and receptions
- Corporate meetings, retreats, and product launches
- Community galas, lectures, and small cultural events

By uniting heritage architecture with purpose-built functionality, the event facilities will position The Field Home as one of the most versatile and sought-after venues in Northern Westchester.

- Ballroom (1,800 sq ft): Primary venue for up to 120 seated guests or 150 receptions, with high ceilings and historic details for elegant setups.
- Multi-Function Room (1,800 sq ft): Adjacent and combinable for total 3,600 sq ft; ideal for pre-function areas, breakout sessions, or extended receptions up to 180 guests.
- Pre-Function Space (900 sq ft): Entry area for registrations, cocktails, or small gatherings.

Food and Beverage

The food and beverage program will feature a fine-dining restaurant emphasizing seasonal, locally sourced cuisine that reflects Hudson Valley culinary traditions. The dining experience will be complemented by an outdoor terrace and a small lounge for pre-dinner drinks or private tastings.

The restaurant will serve both hotel guests and local patrons, establishing the property as a dining destination within Yorktown Heights. Its positioning—refined yet approachable—will differentiate it from casual local establishments while offering a more accessible alternative to ultra-luxury competitors in the region.

The Lounge / Bar will provide an intimate environment for cocktails and evening socialization, designed to function independently from the event operations while sharing back-of-house efficiencies with the restaurant.

Space	Area (sq ft)	Sq ft/Cover	Estimated Seats	Notes
Main Dining Room	1,208	19	64	Primary indoor seating
Outdoor Terrace	350	20	18	Seasonal (May–Oct)
Lounge/Bar	256	—	10	Drinks only
Total (Peak)	—	—	~92	64 indoor + 18 outdoor + 10 lounge

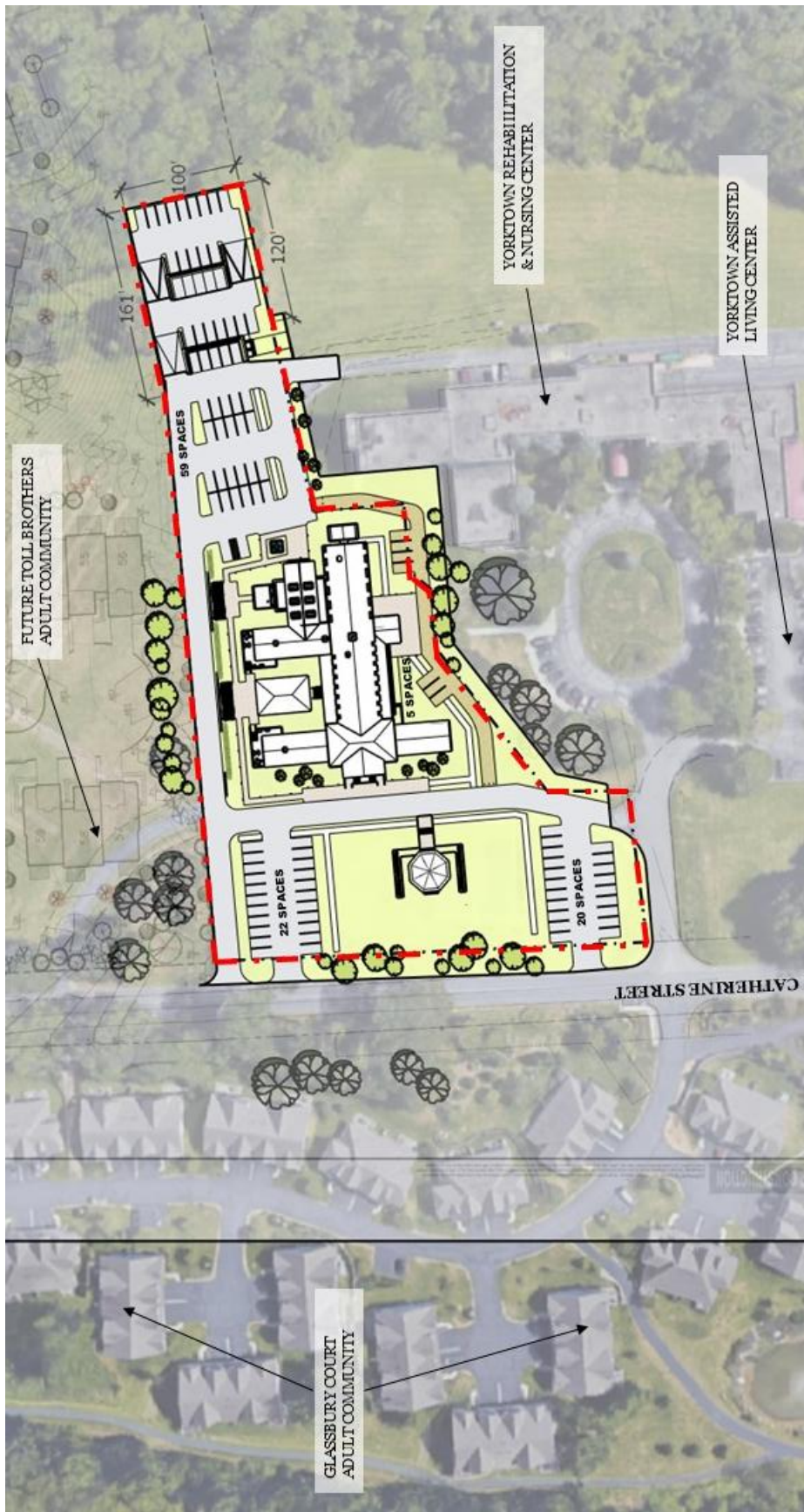
The Field Home's proposed restaurant in Yorktown Heights, New York, will function as an upscale dining venue open for lunch and dinner, with a seasonal outdoor terrace and lounge/bar for drinks, complementing the property's boutique hotel and event operations. Designed to serve both in-house guests and local patrons, it emphasizes contemporary American cuisine with local sourcing, occupying 1,208 sq ft for the main dining room, 350 sq ft for the terrace, and 256 sq ft for the lounge. This setup positions the restaurant as a key ancillary revenue driver, enhancing guest experience and property appeal in a market with limited fine-dining options.

Support and Back-of-House Areas

All service, mechanical, and staff areas will be housed primarily in the basement level, ensuring efficient operations without disrupting guest experience. These include:

- Kitchen and food preparation areas supporting both restaurant and event catering
- Laundry and housekeeping facilities
- Mechanical and storage rooms
- Staff offices and break areas

The layout ensures complete separation between guest and service circulation, supporting high operational standards while maintaining the property's residential aesthetic.



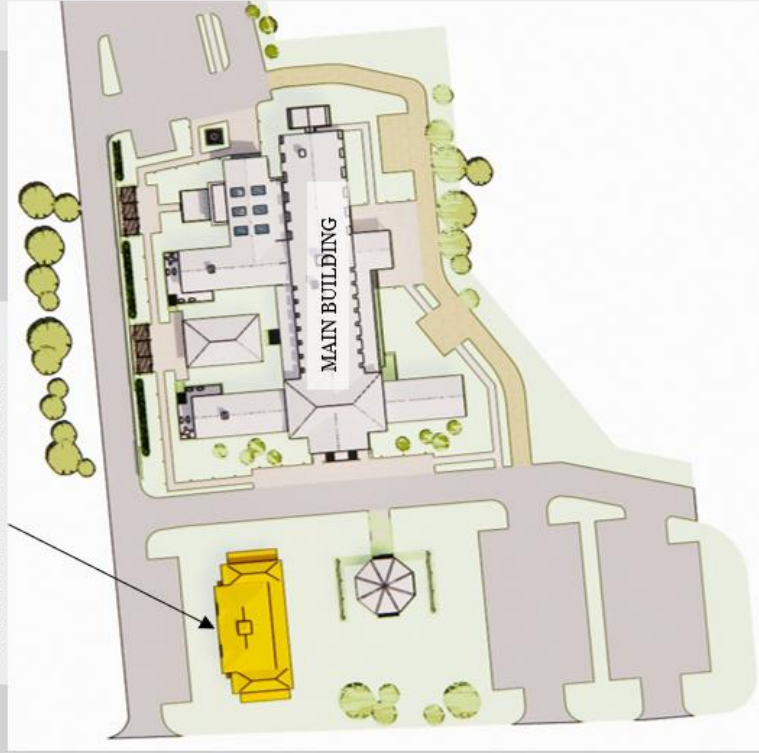
SITE PLAN

HISTORIC FIELD HOME

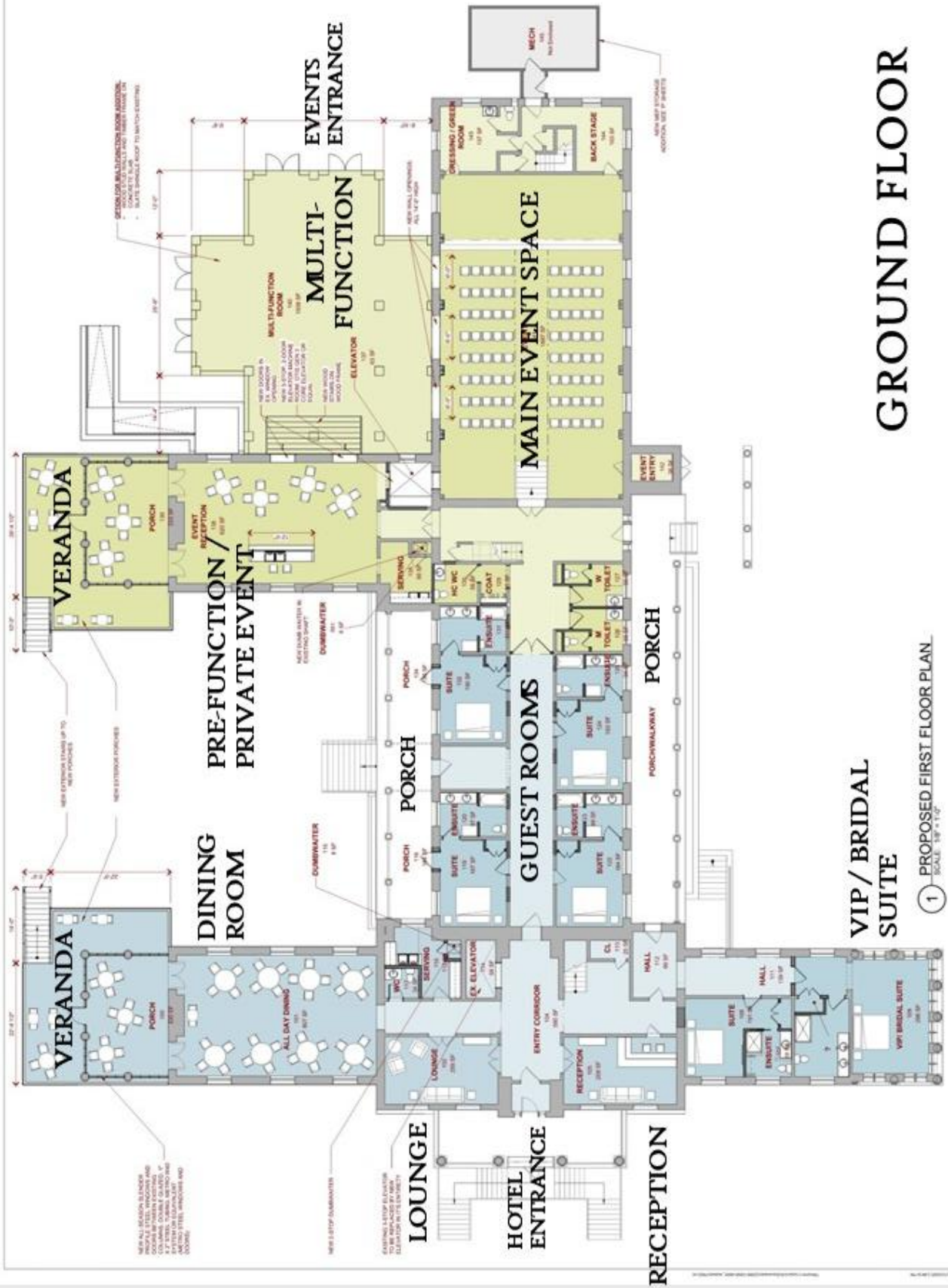
SEASONAL 60-80 GUEST EVENT TENT

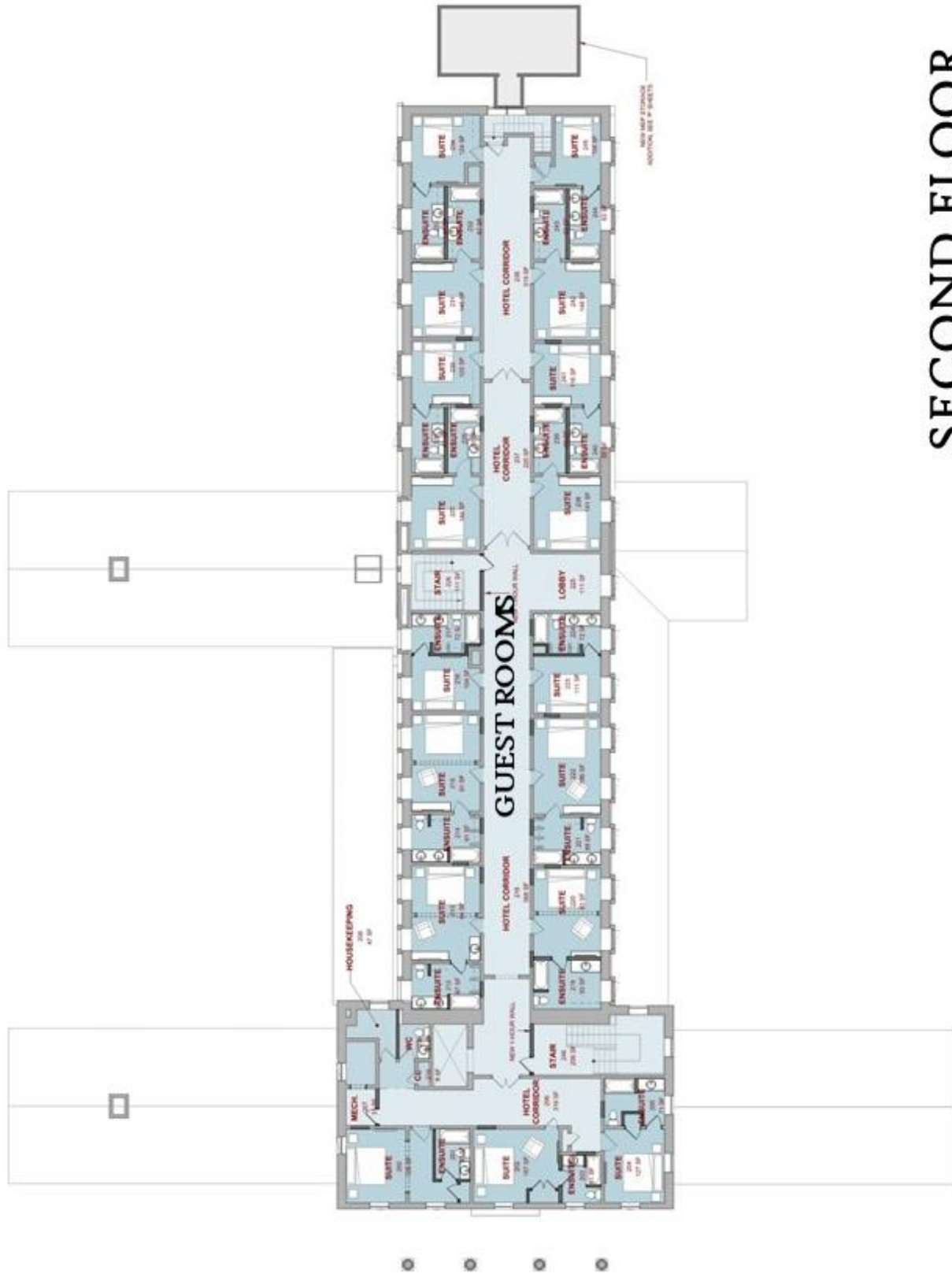


NEW 12-GUEST ROOM ADDITION



OPTIONS FOR ADDITIONAL GUEST ROOMS



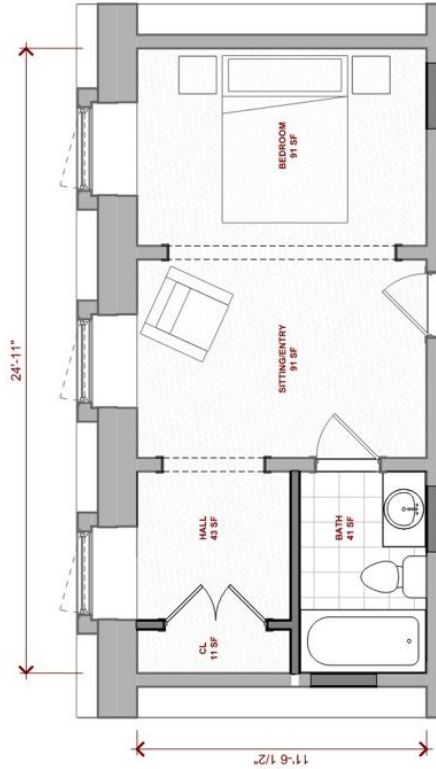


SECOND FLOOR

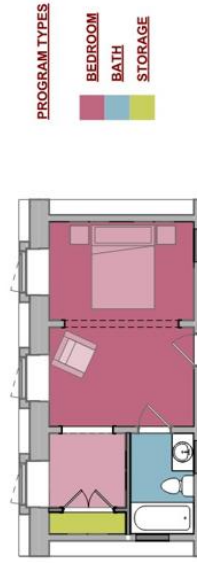
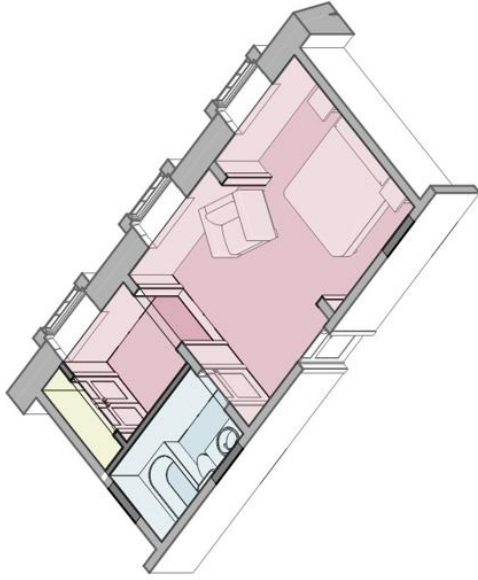
1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

UNIT DESCRIPTION: TYPE 'A': TYPE 'B': TYPE 'C': ACCESSIBLE:

A ONE (1) BEDROOM HOTEL ROOM DEVELOPED UNDER BUILDING CODE. UNIT IS DESIGNED WITH ACCESS FROM A COMMON DOUBLE LOADED CORRIDOR. UNITS WILL BE SEPARATED FROM THE ADJACENT, ABOVE, AND BELOW UNITS WITH SOUND ATTENUATING ASSEMBLIES. NATURAL VENTILATION AND LIGHT ARE PROVIDED FROM THE ONE EXTERIOR WALL OF THE UNIT. UNIT IS DESIGNED TO BE CONVERTIBLE TO A TYPE 'B' ACCESSIBLE UNIT WITH MINOR MODIFICATIONS AND IS DESIGNED USING THE PRINCIPLES OF UNIVERSAL DESIGN. UNIT MECHANICALS ARE ACCESSIBLE FROM THE COMMON CORRIDOR. UNITS WILL HAVE 8'-0" +/- CEILINGS AND DURABLE FINISHES.



3D VIEW



KEY PLAN

PLAN VIEW

GUEST ROOM – OPTION 1

SECOND FLOOR UNITS - OPT 1 - SD1.8



TOWN OF YORKTOWN
FIELD HOME

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AUBURN

MALONE

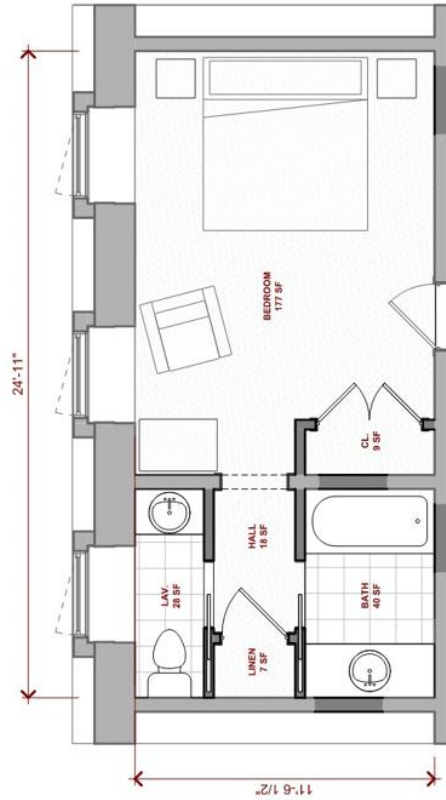
SYRACUSE

ALBANY

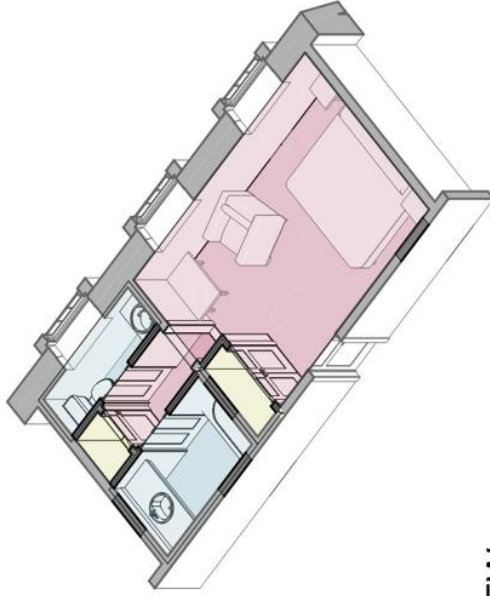


UNIT DESCRIPTION: TYPE 'A': TYPE 'B': TYPE 'C': ACCESSIBLE:

A ONE (1) BEDROOM HOTEL ROOM DEVELOPED UNDER BUILDING CODE. UNIT IS DESIGNED WITH ACCESS FROM A COMMON DOUBLE LOADED CORRIDOR. UNITS WILL BE SEPARATED FROM THE ADJACENT, ABOVE, AND BELOW UNITS WITH SOUND ATTENUATING ASSEMBLIES. NATURAL VENTILATION AND LIGHT ARE PROVIDED FROM THE ONE EXTERIOR WALL OF THE UNIT. UNIT IS DESIGNED TO BE CONVERTIBLE TO A TYPE 'B' ACCESSIBLE UNIT WITH MINOR MODIFICATIONS AND IS DESIGNED USING THE PRINCIPLES OF UNIVERSAL DESIGN. UNIT MECHANICALS ARE ACCESSIBLE FROM THE COMMON CORRIDOR. UNITS WILL HAVE 8'-0" +/- CEILINGS AND DURABLE FINISHES.



PLAN VIEW



3D VIEW



KEY PLAN

SECOND FLOOR UNITS - OPT 2 - SD1.9

GUEST ROOM – OPTION 2

TOWN OF YORKTOWN
FIELD HOME



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HISTORIC FIELD HOME

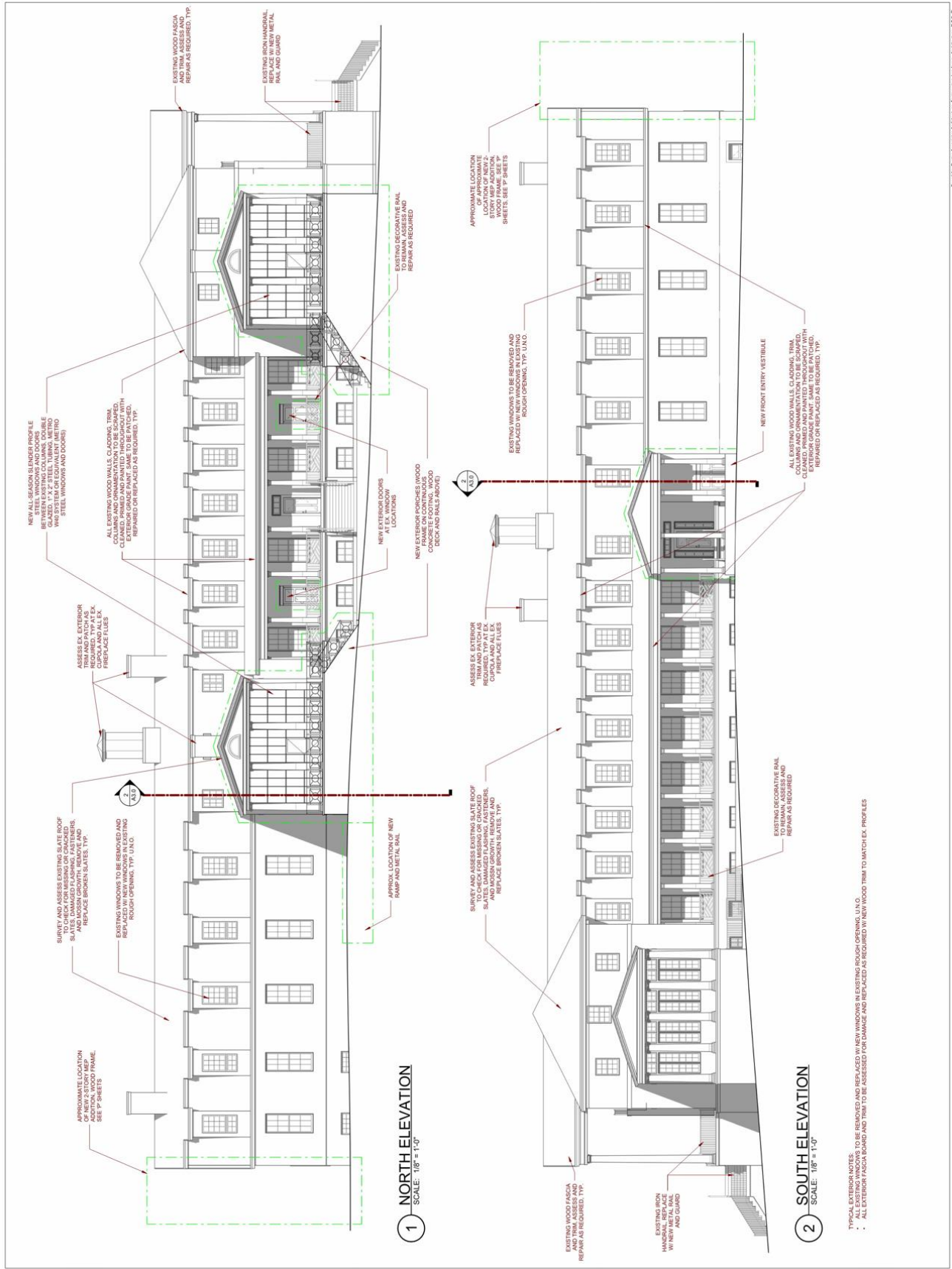


GUEST ROOM

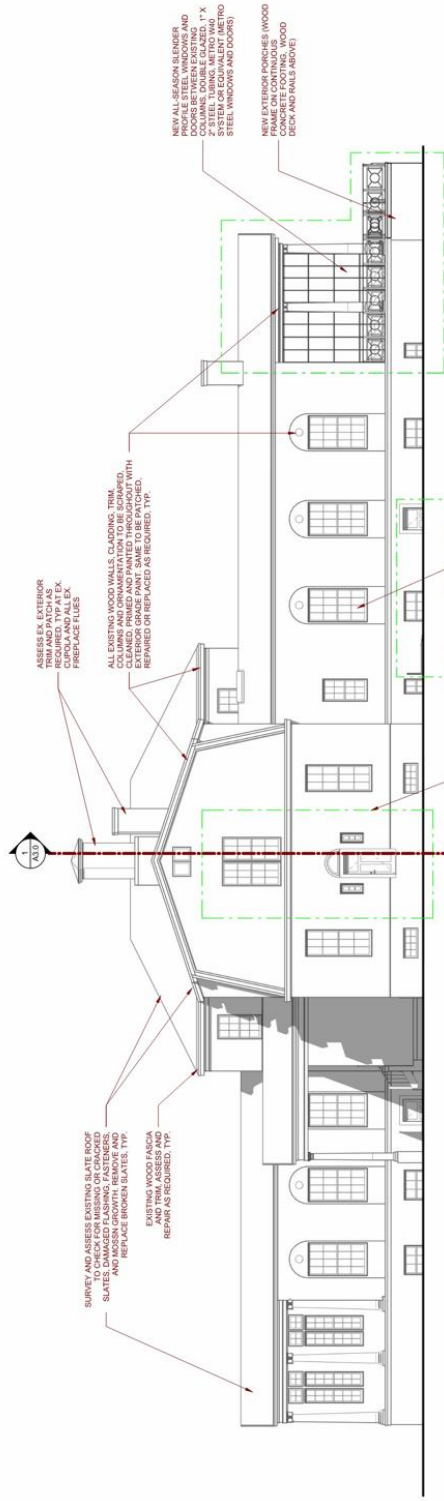
HISTORIC FIELD HOME



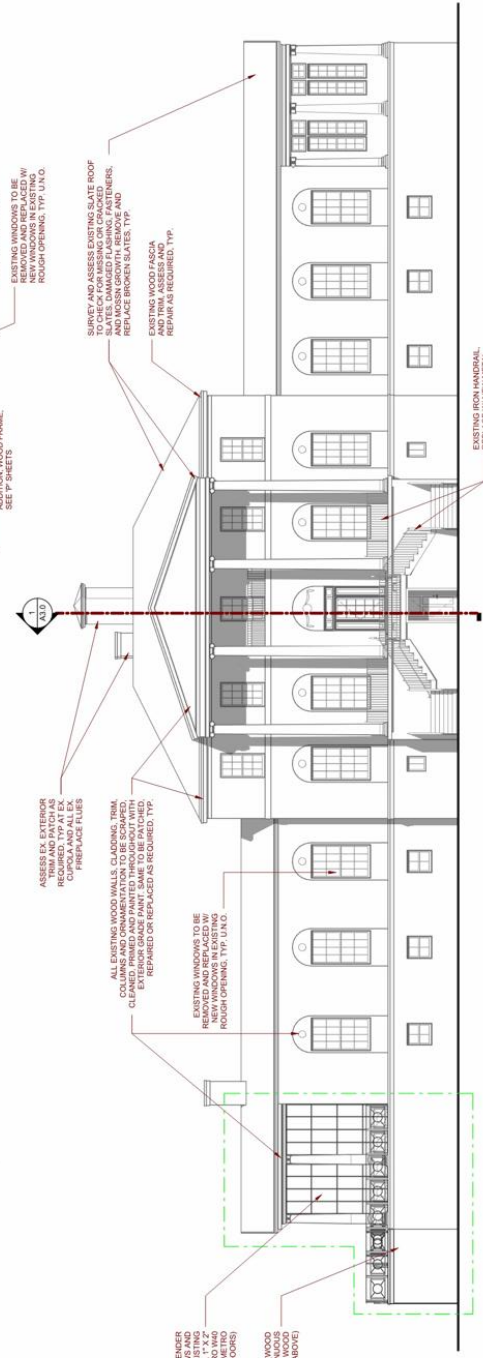
GUEST ROOM



Restoration Design Associates Architects, Engineers, Landscape Architects, P.C.



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



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



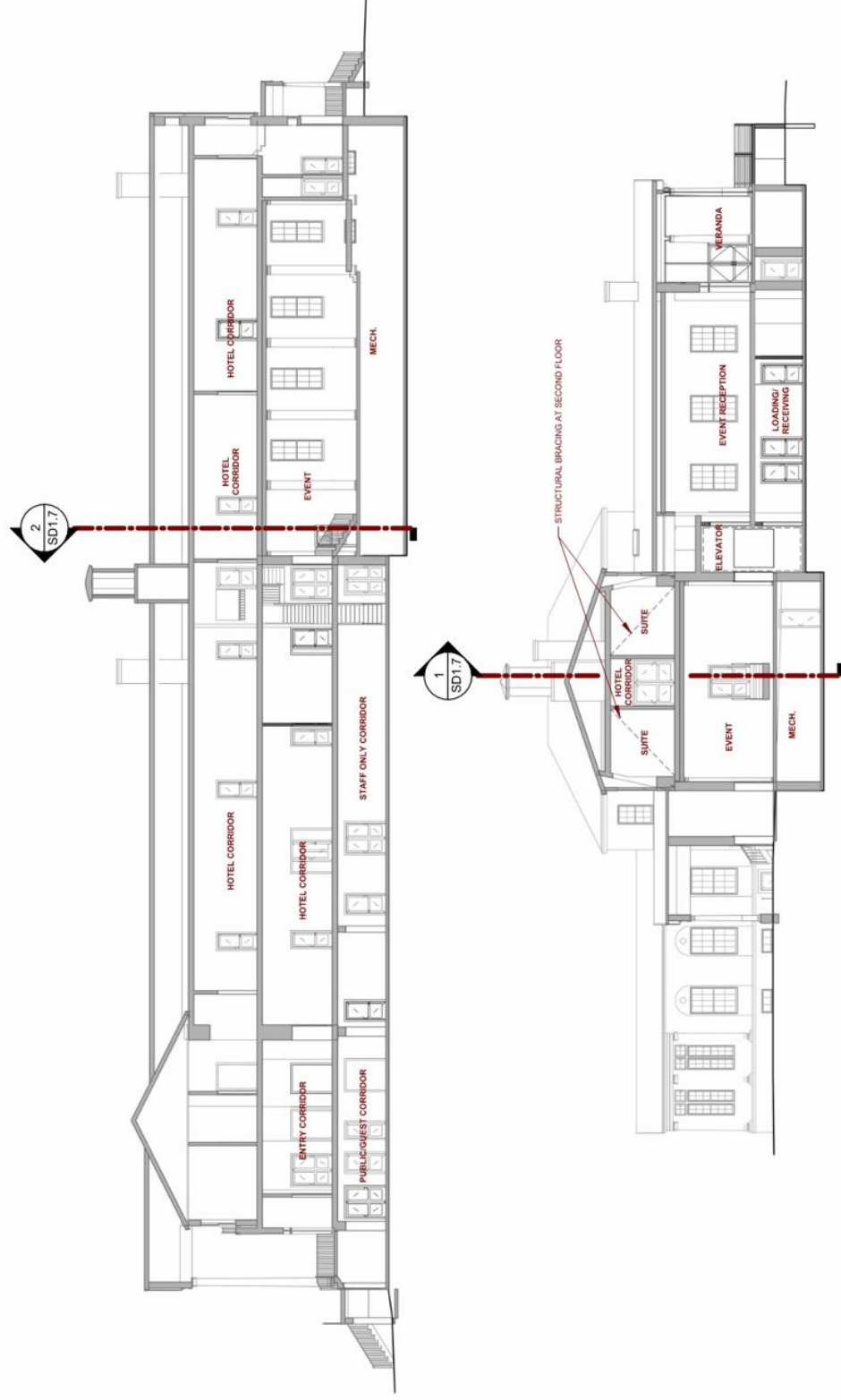
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NOT TO BE USED FOR CONSTRUCTION, ENGINEERING, OR ARCHITECTURAL PURPOSES, ETC.

1 3D - OVERALL 1
SCALE: NOT TO SCALE



1 3D - OVERALL 2
SCALE:

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SECTIONS - SD1.7



AUBURN | MALONE | SYRACUSE | ALBANY

SECTIONS

TOWN OF YORKTOWN
FIELD HOME



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HISTORIC FIELD HOME



ALL-DAY DINING

HISTORIC FIELD HOME



CONSERVATORY DINING

HISTORIC FIELD HOME



120 – 150 SEAT EVENT HALL

HISTORIC FIELD HOME



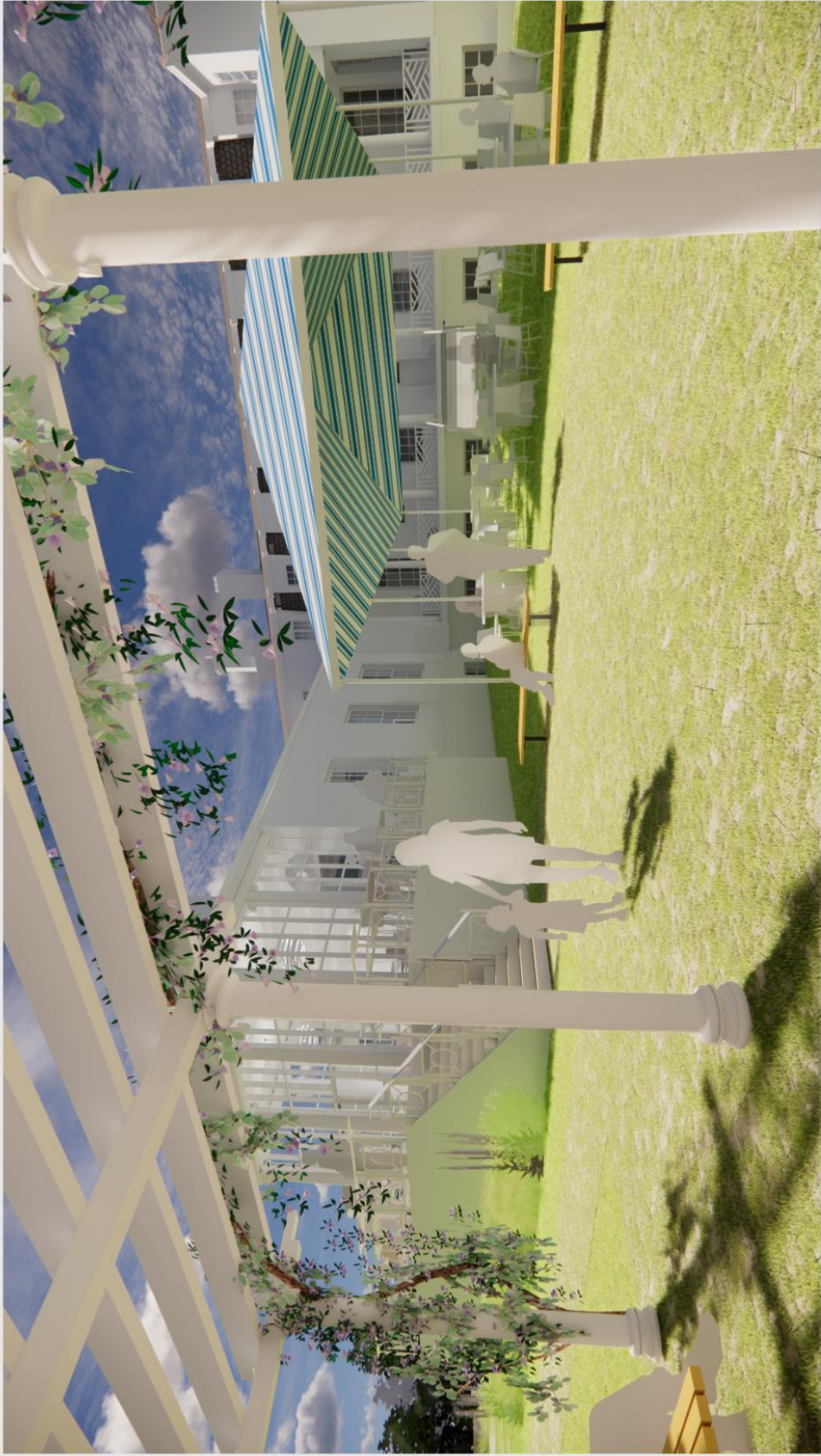
MULTI-FUNCTION SPACE

HISTORIC FIELD HOME



PRE-FUNCTION LOUNGE & BAR

HISTORIC FIELD HOME



BUILDING & GROUNDS

HISTORIC FIELD HOME



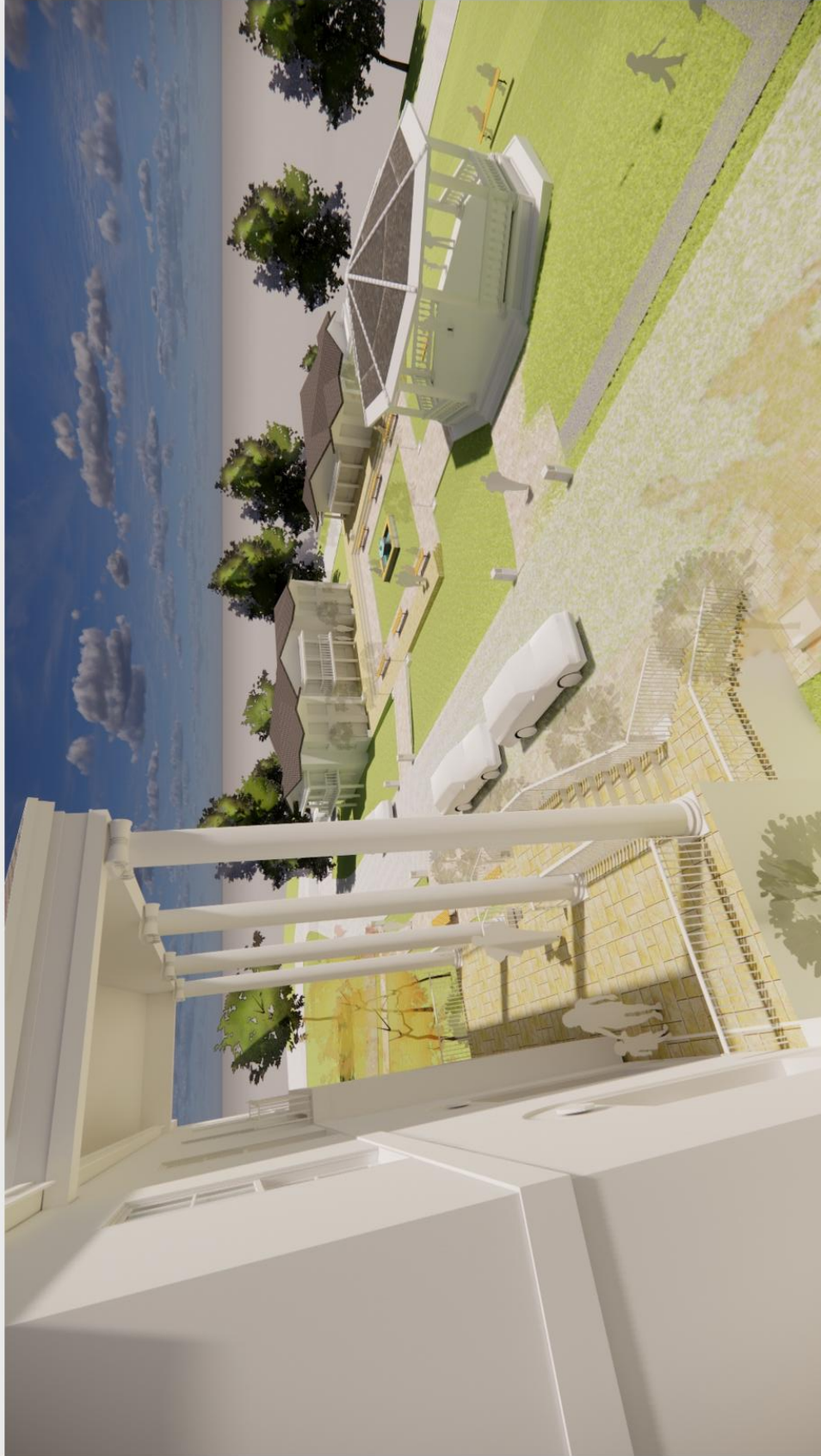
BUILDING & GROUNDS

HISTORIC FIELD HOME

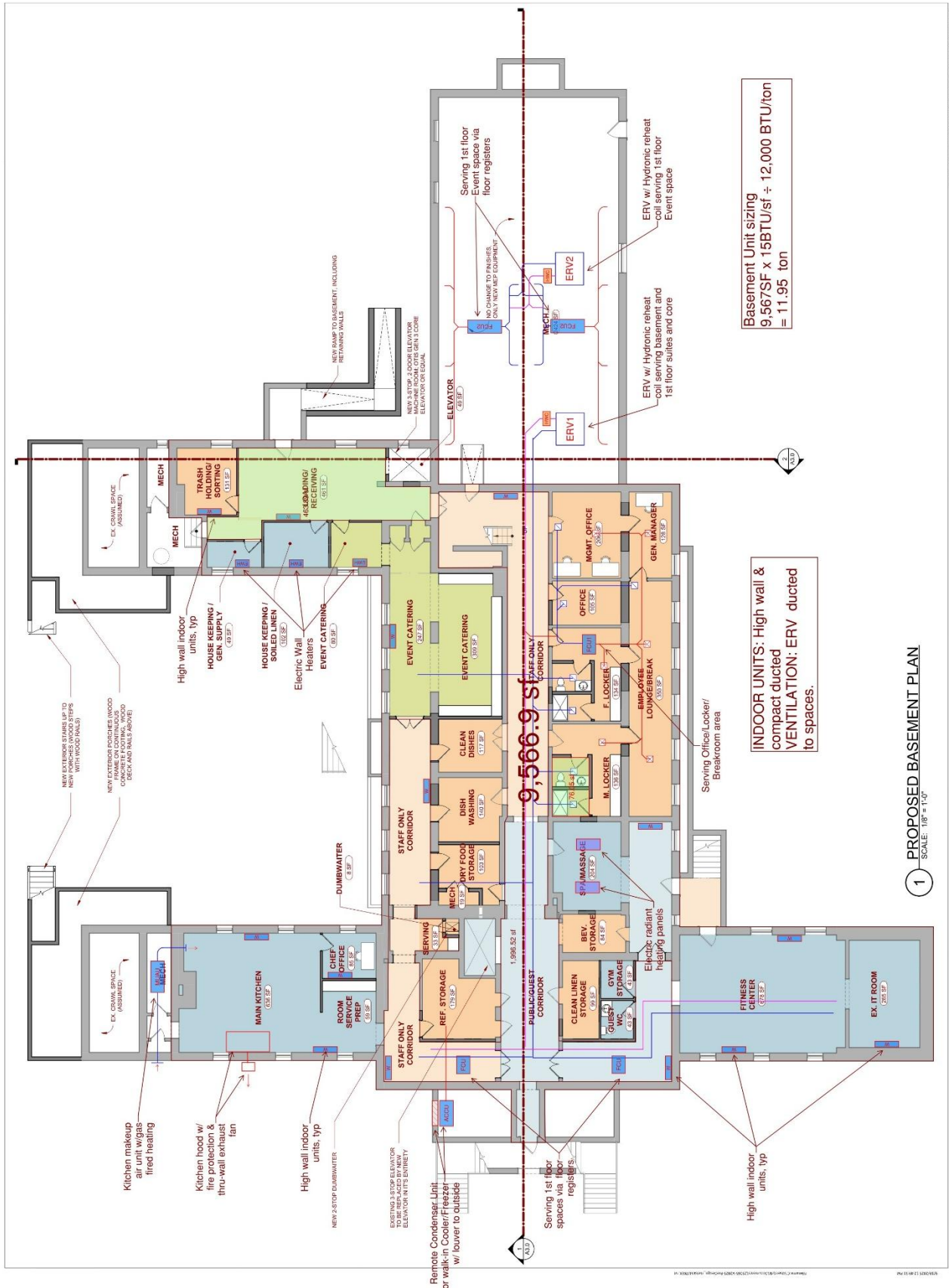


BUILDING & GROUNDS

HISTORIC FIELD HOME



OPTION FOR ADDITIONAL GUEST ROOMS



Basement Unit sizing
 9.567/SF x 15BTU/st ÷ 12,000 BTU/ton
 = 11.95 ton

INDOOR UNITS: High wall & compact ducted VENTILATION: ERV ducted to spaces.

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

PHOTO COURTESY OF THE NATIONAL ARCHIVES AND RECORDS ADMINISTRATION



ALBANY
 64 South Street
 Albany, NY 12202
 518.483.2921
 518.483.2952

SYRACUSE
 100 North Salina Street
 Syracuse, NY 13202
 315.472.1890

NOT FOR CONSTRUCTION

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

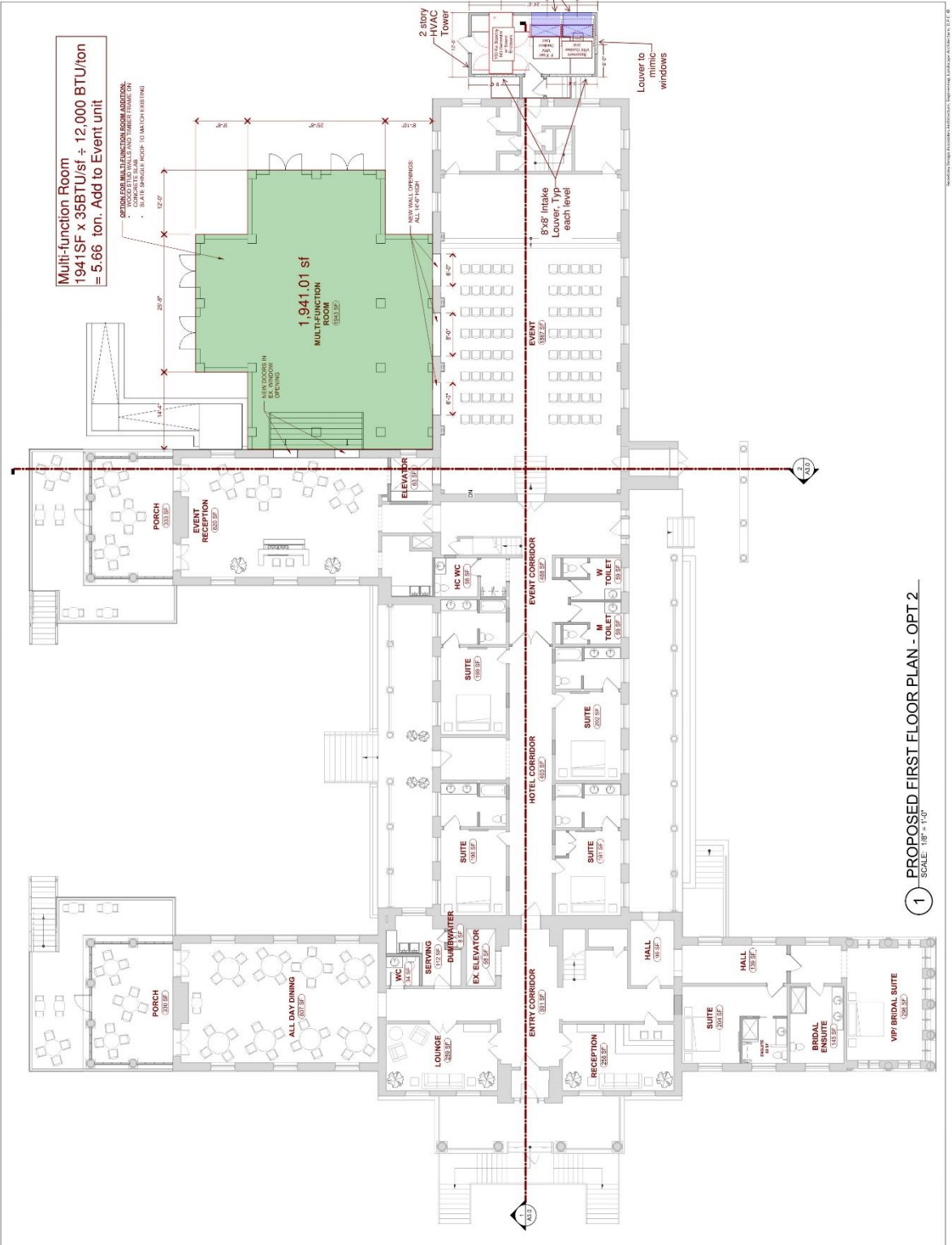
Project Number: 2005
 Drawn By: SJA
 Designed By: JAB
 Reviewed By: JAB

PRICING SET
 9/14/2015

NO. 10567-0000-0000

FIRST FLOOR PLAN -
 ADDITION OPTION

A1.5



Multi-function Room
 1941 SF x 35 BTU/sf = 12,000 BTU/ton
 = 5.66 ton. Add to Event unit

OPTIONAL FOR MULTI-FUNCTION ROOM ADDITIONAL:
 - 2000 SF OF MEETING ROOMS
 - 2000 SF OF OFFICE SPACE
 - 2000 SF OF STORAGE SPACE
 - 1000 SF OF RESTROOMS

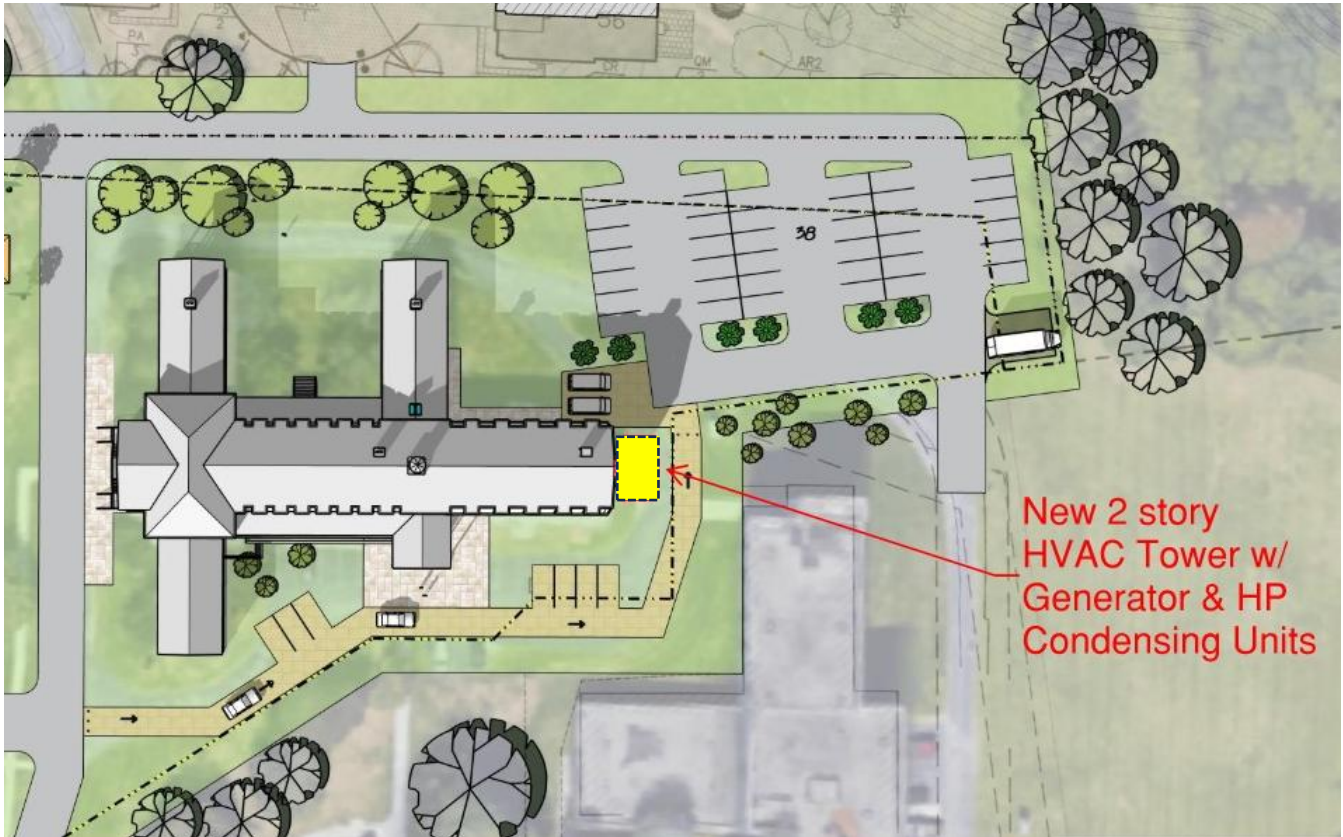
1 PROPOSED FIRST FLOOR PLAN - OPT 2
 SCALE: 1/8" = 1'-0"

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

10/15/2019 10:00 AM
 PROJECT: HISTORIC FIELD HOME
 DRAWING: PROPOSED SECOND FLOOR PLAN
 SHEET: 37



**New 2 Story HVAC Tower w/
Generator & HP Condensing Units**