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Gotham

HUDSON CENTER HOTEL SITE
BLOCK 218, LOTS 20, 23, AND 28
MANHATTAN, NEW YORK

PHASE 1B TOPIC-INTENSIVE ARCHEOLOGICAL SURVEY

Prepared for

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286 West Street

N - Hudson Center Hotel

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1. INTRODUCTION

1.1 Project Background

W Squared, LLC is proposing to redevelop Lots 20, 23, and 28 of Block 218 in the Tribeca neighborhood of Manhattan (Figures 1.1 and 1.2). The proposed construction requires a variance from the New York City Board of Standards and Appeals. As part of the permit process, the New York City Landmarks Preservation Commission (NYCLPC) requires an archaeological assessment of the proposed site. Accordingly, in 1996 Historical Perspectives, Inc. was retained to conduct a Phase IA Archaeological Assessment. The resulting study concluded that Lot 28 had a low level of archaeological sensitivity, but that sections of Lots 20 and 23 had the potential to contain significant archaeological remains of the mid-nineteenth-century Phoenix Iron Foundry (Figure 2.3). Therefore, Historical Perspectives, Inc. recommended that a Phase IB Topic-Intensive Archaeological Survey be undertaken to determine if potentially significant archeological resources are likely to survive in these areas and, if they do, to formulate appropriate research questions to direct further archaeological investigations at the site. This Phase IB Topic-Intensive Archaeological Survey is designed to meet these goals.

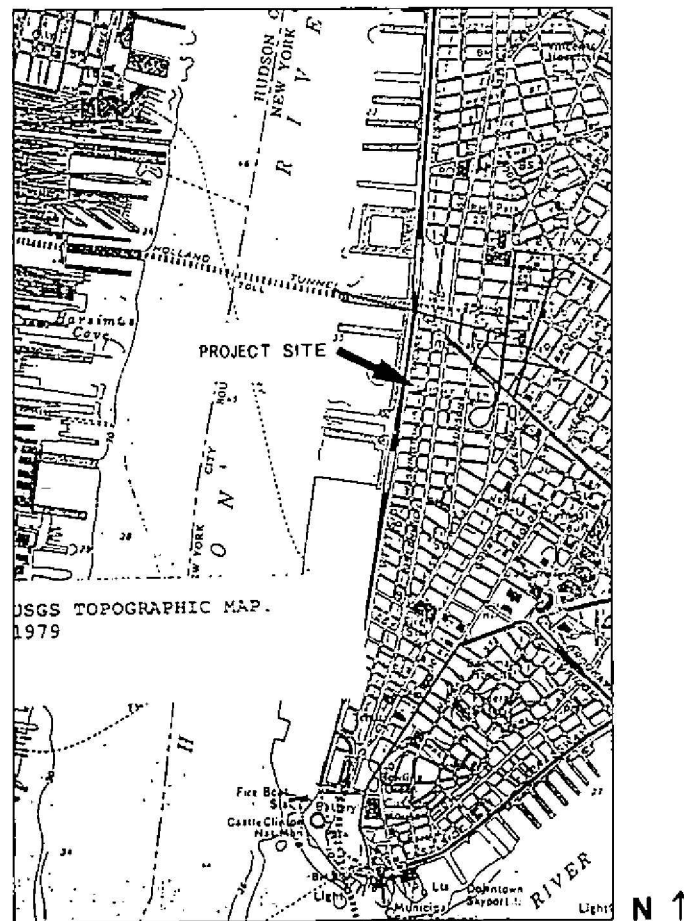


Figure 1.1 Detail from the 1979 U.S.G.S. Jersey City Quadrangle showing the location of the project area.

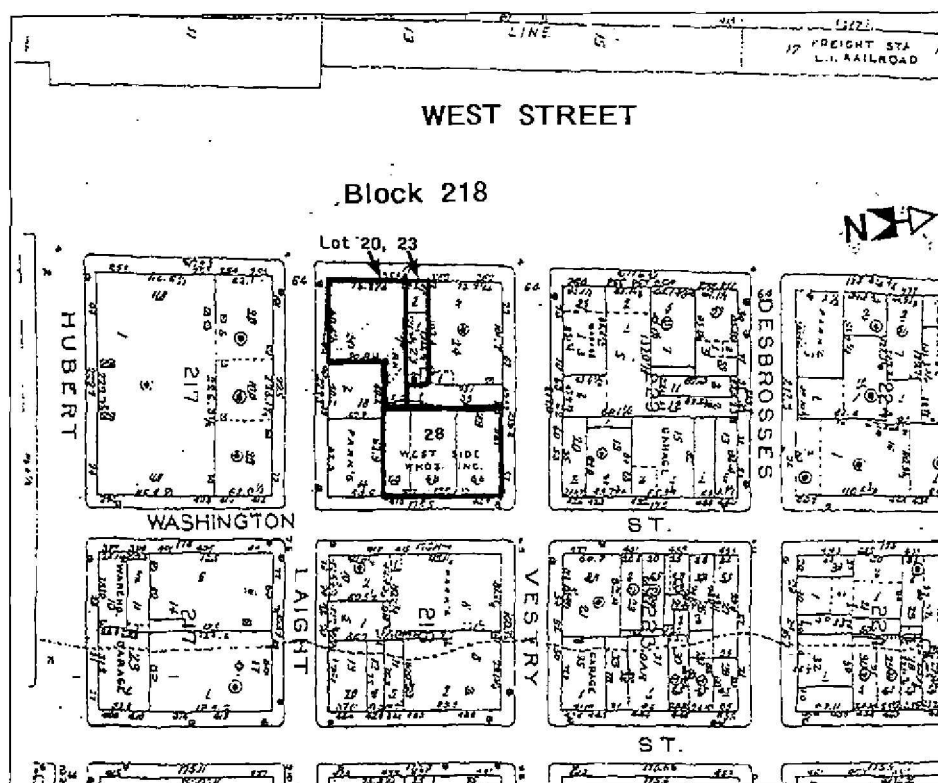


Figure 1.2 Block 218 showing Project Area lots.

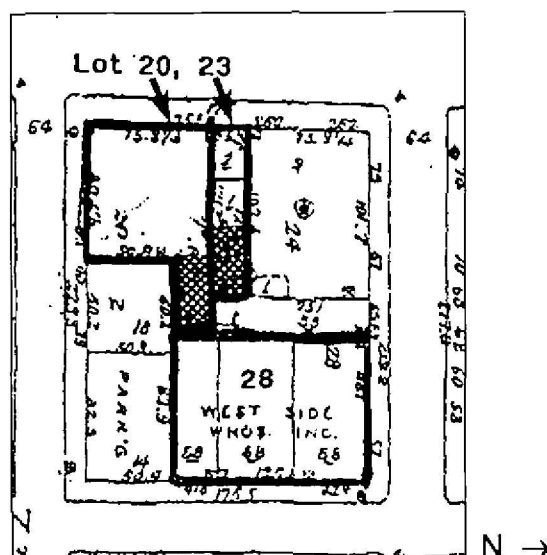


Figure 1.3 Areas on Block 218 determined by Historical Perspectives, Inc. to be potentially archaeologically sensitive (shaded areas).

1.2 Site Description

The proposed Hudson Center Hotel Site is located on Lots 20, 23, and 28 of Block 218 in the Tribeca neighborhood of Manhattan. Block 218 is bounded by Vestry, Laight, West and Washington Streets. Lot 20 is an odd-shaped parcel located on the block's southwest corner. Prior to the 1940s, it consisted of two separate lots: 26 and 28 (henceforth called Historic Lot 26 and Historic Lot 28). The potentially archeologically significant portion of Lot 20 is located on Historic Lot 28. Lot 23 is a 25-by-101 foot parcel located directly north of Lot 20. Before the 1940s, this parcel was known as Lot 29. Lot 28, located on the block's northeast corner, measures 125 by 128 feet. Prior to the 1940s, this parcel consisted of Lot 36 and the eastern halves of Historic Lots 28 and 29. Lot 28 is not considered potentially archaeologically significant.

Presently, Lot 26 is being used as a parking lot and, except for a small attendants booth, contains no structures (Plates 1.1 and 1.2). Lot 23 contains a two-story brick structure that covers the entire lot (Plate 1.3). A large, five-story warehouse stands on Lot 28 (Plate 1.4).



Plate 1.1 Current condition of Lot 20, looking north from across Laight Street.

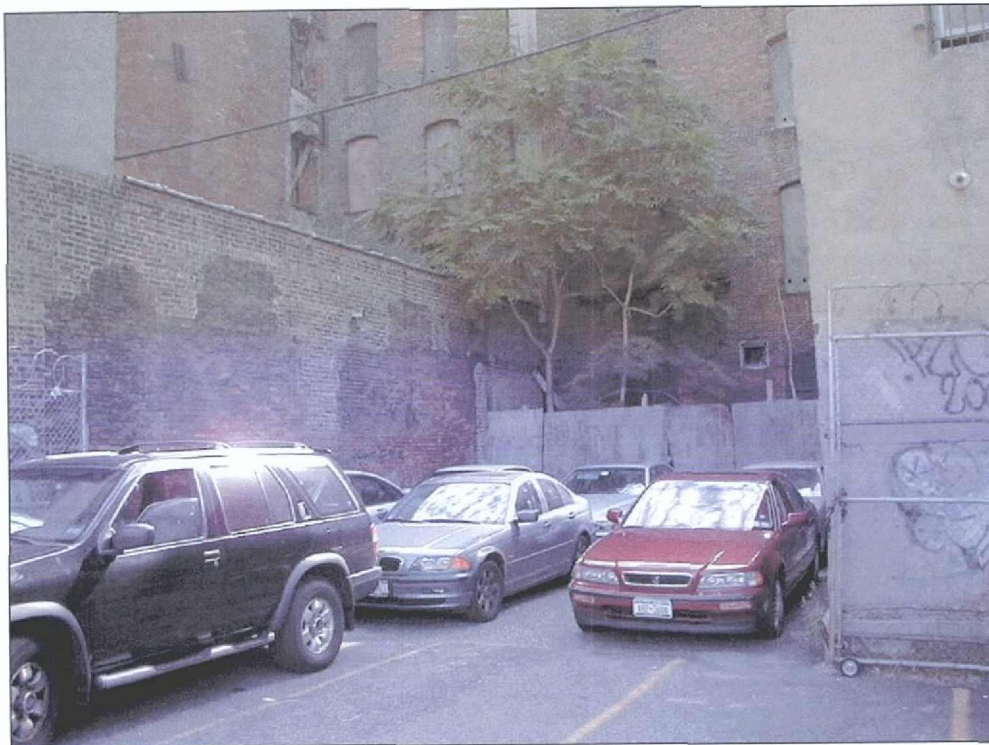


Plate 1.2 Current condition of potentially archaeological sensitive area on Lot 20.



Plate 1.3 Current condition of Lot 23, looking north from Lot 20.



Plate 1.4 Current condition of Lot 28, looking southwest from the corner of Washington and Vestry Streets.

1.3 Methods

To evaluate the archaeological potential of Lots 20 and 23, Gotham Archaeology, LLC personnel conducted archival research at the New York Public Library, New York City Register of Deeds, and New York City Archives. Historic maps examined at the New York Public Library included: the 1853 Perris, 1857 Perris, 1867 Dripps, 1879 Bromley, 1879 Galt and Hoy, 1885 Robinson, 1894 Sanborn, 1905 Sanborn, 1923 Sanborn, and 1948 Sanborn.

The 1880 and 1900 Federal Census returns were searched at the New York Public Library to determine the inhabitants of the lots in question. Collections of historic photographs, located at both the New York Public Library and the New York City Archives, were examined to locate pictures of the project area. To identify the previous owners of the project area, a deed search was conducted at the New York City Register of Deeds and tax assessment rolls were examined at the New York City Archives.

2. RESULTS

2.1 Block History

Block 218 was created by landfill in the early to mid 1820s. Prior to its creation, the area beneath Block 218 contained no significant wharves or other potentially significant archaeological resources (McComb 1789; Taylor 1797; Mangin-Goerck 1803; Goodrich 1827; New York City Tax Assessments 1820-1890; Historical Perspectives, Inc. 1996).

2.2 Lot 20

Lot 20 is an odd-shaped parcel located on the block's southwest corner. Prior to the 1940s, it consisted of two separate lots: Historic Lot 26 and Historic Lot 28 (New York City Land Evidence). Therefore, these properties will be examined separately.

2.2.1 Historic Lot 26

Historic Lot 26 was a 50-by-80 foot parcel located on the southwest corner of Block 218. Although the parcel was sold as a single lot, for tax purposes it was assessed as two lots (New York City Land Evidence; New York City Tax Assessments 1820-1890). These lots were known as 256 and 257 West Street.

The lack of assessed taxes on Historic Lot 26 prior 1830 suggests that the western portion of Block 218 was created through landfilling in the very late 1820s or early 1830s (New York City Tax Assessments 1820-1890). At the time of its creation, Hamilton Biggum owned the property (New York City Land Evidence; New York City Tax Assessments 1820-1890). In 1883, Biggum transferred the empty lot to James Montgomery who sold it to James Cunningham two years later (New York City Land Evidence Libers 297:450, 337:499). In 1835 Cunningham also acquired, mostly through leases, the other properties facing West Street (New York City Tax Assessments 1820-1890). By 1836, Cunningham and his partners Adam Hall, Peter Hogg and later William Delamater had built the large Phoenix Foundry across the lots facing West Street and the southern portions of current Lot 28 (then parts of lots 28 and 29) (New York City Tax Assessments 1820-1890; Perris 1853). The foundry was a single story dwelling covered all of Historic Lot 26 as well as the western halves of Historic Lots 28, 29, and 30 (Perris 1853) (Figure 2.1).

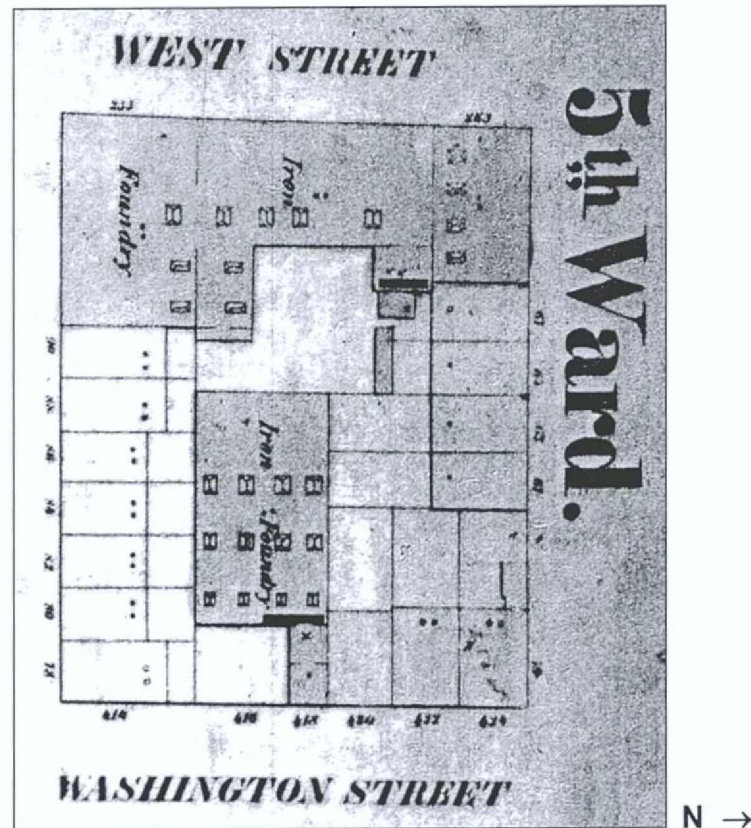


Figure 2.1 Detail from the 1853 Perris Map Depicting Block 218.

At first, the Phoenix Foundry focused on iron repair work as well as building boilers and engines for side-wheel ships. In the mid-1830s, William Delameter joined the partnership and the business prospered. As the enterprise grew, the foundry expanded its focus and began producing iron boats and other large iron castings. Among their most prestigious contracts included a commission from the United States Government to produce iron canal boats, and a contract to produce the 36-inch iron pipes for the original Croton Aqueduct. The foundry also produced propellers and engines for steamboats. By the late 1840s, the business needed more space to expand. The company purchased land at West 13th Street and gradually shifted production to the new location during the early 1850s (Porter 1918; Historical Perspectives, Inc. 1996:9-10). Between 1853 and 1857, the Phoenix Foundry was closed and operations were completely moved to the new location (New York City Tax Assessments 1820-1890; Perris 1853). The foundry buildings were demolished by 1857 and replaced with new structures.

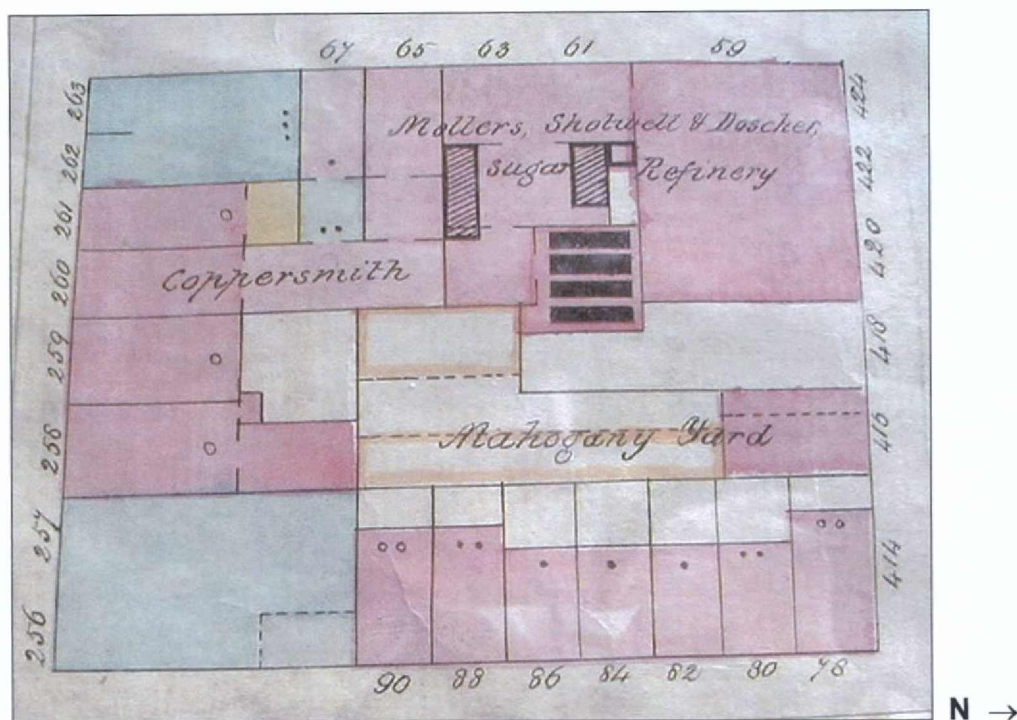


Figure 2.2 Detail from the 1857 Perris Map Depicting Block 218.

James Cunningham continued to own Lot 26 until 1892 (New York City Tax Assessments 1820-1890). A large two-story brick or stone building, covering the entire lot, was erected by 1857 (Perris 1857) (Figure 2.2). The 1857 Perris map depicts this building as containing a hazardous industry, but the exact nature is unknown. James Cunningham's heirs sold the property in 1892 to Adolf and Edmund Alexander (New York City Land Evidence Liber 10:295). The Alexanders promptly sold the lot to Morris E. Herrman the following year (New York City Land Evidence Liber 17:191). By 1894, the lot contained a six-story building with a basement (Sanborn 1894) (Figure 2.3). This 50-by-80 foot building covered the entire lot. In 1905, the building was used to sort and bale woolen rags (Sanborn 1905), but the following year Herrman began leasing it to the H.J. Heinz Company (New York City Land Evidence Liber 100:3). Heinz continued to lease the structure into the late 1920s. By 1948, the six-story building had been demolished and replaced by a filling station (Sanborn 1948) (Figure 2.4). In the 1950s, a diner was added on the northern portion of the lot (Bromley 1955). Historic Lot 26 is now vacant and is being used as a parking lot.

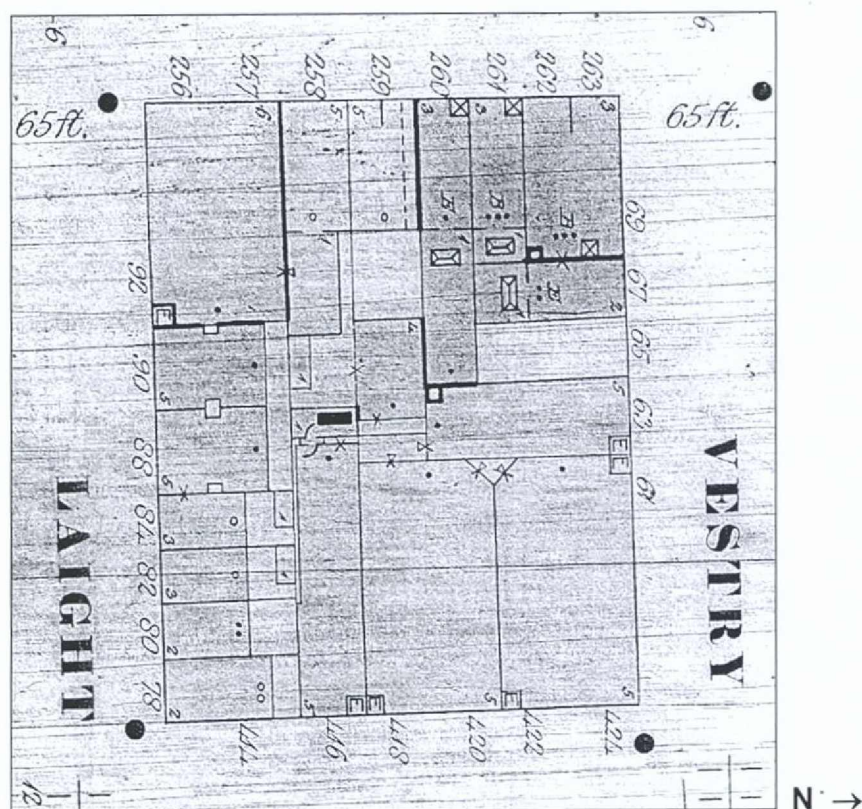


Figure 2.3 Detail from the 1894 Sanborn Atlas Depicting Block 218.

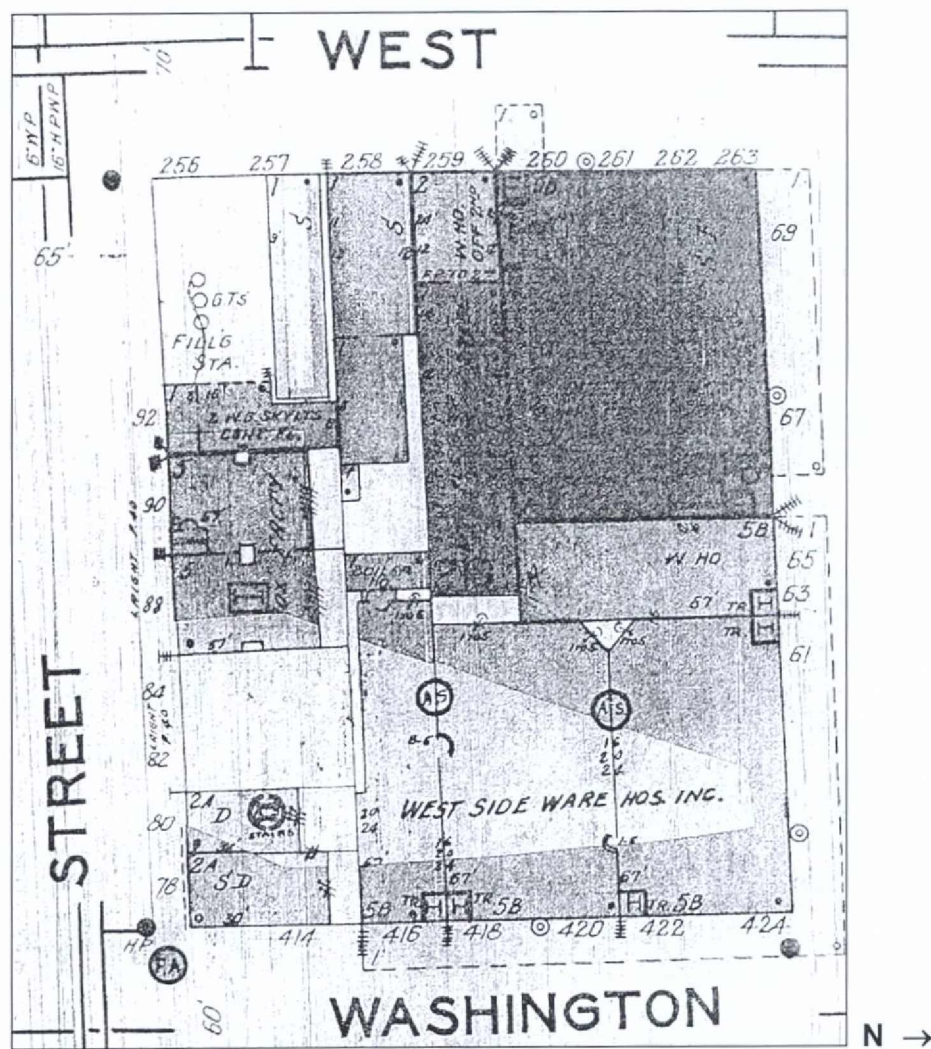


Figure 2.4 Detail from the 1948 Sanborn Atlas Depicting Block 218.

Table 2.1 Historic Lot 26 Owners 1825-1913 Derived from Deeds

Purchased	Sold	Owner	Source
XXXX	1825	City of New York	NYC LE 192:66
1825	1833	Hamilton Biggum	NYC LE 192:66, 297:450
1833	1835	James Montgomery	NYC LE 297:450, 337:499
1835	1892	James Cunningham and Heirs	NYC LE 337:499, 10:295
1892	1893	Adolf & Emanuel Alexander	NYC LE 10:295, 17:191
1893	After 1913	Morris S. Herrman	NYC LE 17:191, 147:139

Table 2.2 Historic Lot 26 Tax Payers 1832-1890 Derived from Tax Assessment Rolls

Date	Tax Payer	Notes
1832	Hamilton Biggum	Empty Lot
1835	James Cunningham	Empty Lot
1836	James Cunningham	Value \$35,000 w/ other lots on West St.
1840	James Cunningham	
1843	James Cunningham	
1845	James Cunningham	
1849	James Cunningham	
1856	James Cunningham	
1858	James Cunningham	A- 2-story house 25x80 ft. Value \$6,500 B- 2-story house 25x80 ft. Value \$4,700
1860	James Cunningham	
1865	James Cunningham	
1870	James Cunningham	
1875	James Cunningham	
1880	James Cunningham	
1885	James Cunningham	
1890	James Cunningham	

2.2.2 Historic Lot 28

Historic Lot 28 was a 24-by-101 foot parcel fronting on West Street. The lot's street address has been 258 West Street since the 1840s (New York City Tax Assessments 1820-1890). As with the other lots fronting West Street, Historic Lot 28 was created through landfilling in the very late 1820s or early 1830s (New York City Tax Assessments 1820-1890; Historical Perspectives, Inc. 1996). Between 1832 and 1835, the owner, Archibald Davie, began leasing the lot to James Cunningham and his partners in the Phoenix Foundry (New York City Land Evidence; New York City Tax Assessments 1820-1890). The foundry covered approximately the western 80 feet of Historic Lot 28 (Perris 1853) (Figure 2.1). The remaining 20 feet was part of an open area between the rear of the foundry building facing West Street and the eastern foundry building located on what is now Lot 28.

After the foundry was demolished between 1853 and 1857, Thomas W. Fitzgerald took over the lease and a two-story brick/stone dwelling, with a store on the ground floor, was erected on the lot (New York City Land Evidence; New York City Tax Assessments 1820-1890; Perris 1853, 1857). The dwelling is listed in the tax assessment rolls as measuring 24-by-40 feet, but the 1957 Perris map depicts a rear extension that covers an additional 40 feet (New York City Tax Assessments 1820-1890; Perris 1857) (Figure 2.2). According to the 1857 Perris map, the rear 20 feet of Historic Lot 28 (located directly north of 90 Lighthouse Street) was used by a Mahogany Yard, owned by Thomas Fitzgerald, that fronted on Washington Street. Fitzgerald continued to lease and also sublease Historic Lot 28 into the 1880s (New York City Land Evidence; New York City Tax Assessments 1820-1890).

Table 2.3 Historic Lot 28 Owners 1814-1912 Derived from Deeds

Purchased	Sold	Owner	Source
XXXX	1814	City of New York	NYC LE 104:290
1814	Unknown	William Orr	NYC LE 104:290
Unknown	1823	H. Post, S. Sturges, W Seaman	NYC LE 163:457
1823	1856	Archibald and later James Davie	NYC LE 163:457, 707:291
1856	1869	Walter Brush	NYC LE 705:286, 1106:228
1869	1881	Isaac Odell & John Moller	NYC LE 1106:228, 1594:169
1881	After 1912	John Moller & Heirs	NYC LE 1106:228, 136:382

Table 2.4 Historic Lot 28 Tax Payers 1832-1890 Derived from Tax Assessment Rolls

Date	Tax Payer	Notes
1832	Archibald Davies	Empty Lot
1835	James Cunningham	Empty Lot
1836	James Cunningham	Value \$35,000 w/ other lots on West St.
1840	James Cunningham	
1843	James Cunningham	
1845	James Cunningham	
1849	James Cunningham	
1856	James Cunningham	
1858	Thomas W. Fitzgerald	2-story house 24x40 ft. Value \$5,500
1860	Thomas W. Fitzgerald	
1865	Thomas W. Fitzgerald	
1870	Thomas W. Fitzgerald	
1875	Thomas W. Fitzgerald	
1880	Thomas W. Fitzgerald	
1885	Moller & O'Dell	
1890	Moller & O'Dell	

2.3 Lot 23

Lot 23 is currently a 25-by-101 foot parcel fronting on West Street. From the 1830s to the 1940s, however, this lot was known as Lot 29 and stretched from West to Washington Streets ((New York City Land Evidence). The lot's street address has been 259 West Street since the 1840s (New York City Tax Assessments 1820-1890).

Lot 23 was probably created through landfilling in the very late 1820s or early 1830s (New York City Tax Assessments 1820-1890; Historical Perspectives, Inc. 1996). At the time of its creation, James Davie owned the property (New York City Land Evidence; New York City Tax Assessments 1820-1890). Between 1832 and 1835, Davie began leasing the lot to James Cunningham, an owner of the Phoenix Foundry (New York City Tax Assessments 1820-1890). The foundry building only covered the western-most fifty feet, or so, of Lot 23 (Perris 1853) (Figure 2.1). The remaining area was left open. After the foundry moved off Block 218, Davie sold the lot to Martin Livingston and a two-story brick/stone dwelling measuring 25-by-43 feet was erected (New York City Land Evidence Liber 707:291; New York City Tax Assessments 1820-1890; Perris 1857) (Figure 2.2). Livingston leased the property to Thomas W. Fitzgerald who also leased Historic Lot 28 and portions of current Lot 28 (New York City Land Evidence Liber 726:300). Fitzgerald rented the dwelling as a tenement (Federal Census 1880).

In 1880, nine families, totaling 39 people, inhabited the tenement. The household heads included: Henry Jackson, a Russian-born "Gent's future" dealer; Edward Hughes, an English sailor; the Irish widow Margaret Duffy; Peter Palmer, an Irish sailor; and John Fitzgerald, Mathew Hart, James Lawler, James Breen, and M. McMahan, all Irish laborers (Federal Census 1880: 379).

The 1885 Robinson Atlas (Figure 2.5) depicts two structures on the lot, but provides little detail. The 1894 and 1905 Sanborn Maps, however, clearly show the two structures (Figure 2.3). The structure fronting West Street was a 25-by-52 foot, five-story dwelling with a store on the ground floor. The second structure, located at the lot's rear, measured 36-by-25 feet. The dwelling contained three-stories with a basement. The 1905 Sanborn map indicates that the 25-by-23 foot courtyard between the dwellings contained small outbuildings (Figure 2.6). This same configuration is also depicted on the 1923 Sanborn map.

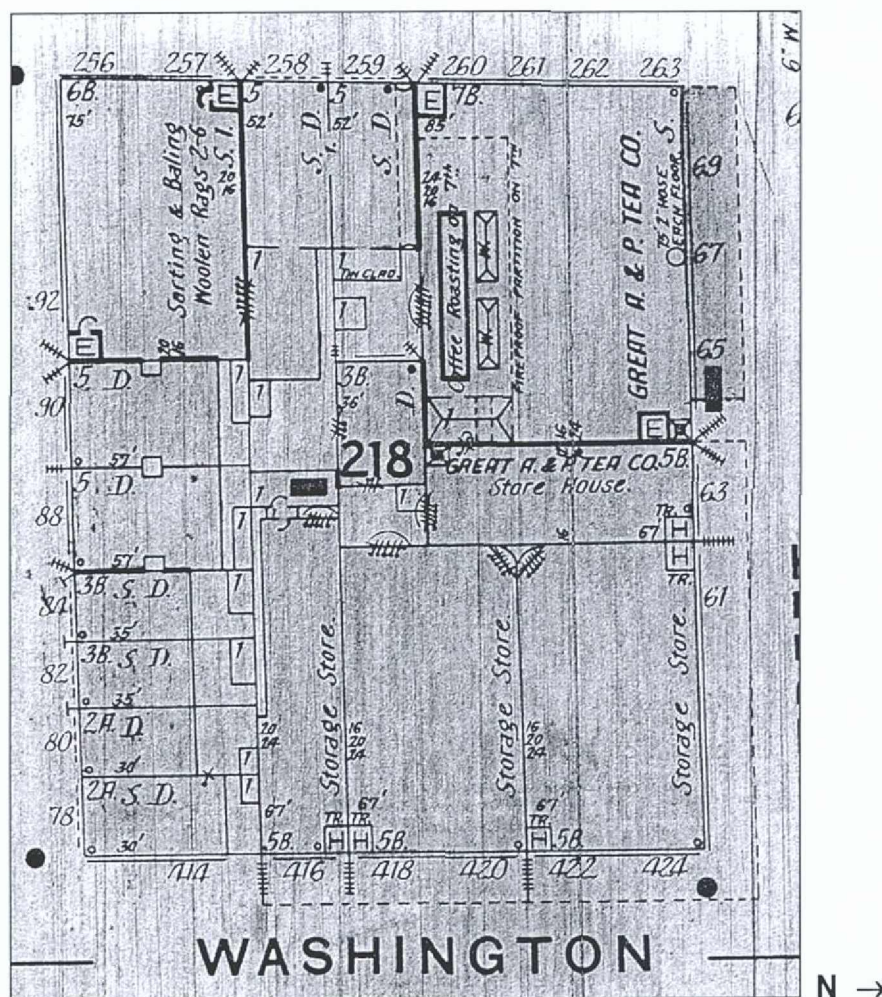


Figure 2.6 Detail from the 1905 Sanborn Atlas Depicting Block 218.

The dwellings seem to have continued to be used as tenements. For example, the 1900 Federal Census lists seven families, totaling 37 people, as living on the property. The household heads included: Charles Kitcher, a German watchmaker; Patrick Gibbons, an Irish day laborer; Richard

Hazell, an English truck driver; Mathew Moeaika, a Russian day laborer; Henry Nordhoff, a German mason; and Albert Pilkowski, a German day laborer (Federal Census 1900: 5-6).

In the 1930s or 1940s, the two dwellings on Lot 23 were demolished and replaced by an industrial building (Sanborn 1943) (Figure 2.4). This building, which still stands today, consists of two sections. The western-most portion measures 24-by-25 feet and is two stories tall. The eastern section measures is approximately 70-by-25 feet and is one story (Bromley 1955). At the rear of the lot, a small strip, approximately 10 feet long, remains vacant.

Table 2.5 Lot 23 Owners 1814-1890 Derived from Deeds

Purchased	Sold	Owner	Source
XXXX	1814	City of New York	NYC LE 104:290
1814	Unknown	William Orr	NYC LE 104:290
Unknown	1823	H. Post, S. Sturges, W Seaman	NYC LE 163:457
1823	1856	James Davie	NYC LE 163:457, 707:291
1856	1890+	Martin Livingston	NYC LE 707:291

Table 2.6 Lot 23 Tax Payers 1832-1890 Derived from Tax Assessment Rolls

Date	Tax Payer	Notes
1832	Archibald Davies	Empty Lot
1835	James Cunningham	Empty Lot
1836	James Cunningham	Value \$35,000
1840	James Cunningham	
1843	James Cunningham	
1845	James Cunningham	
1849	James Cunningham	
1856	James Cunningham	
1858	Thomas W. Fitzgerald	2-story house 25x43 ft. Value \$5,500
1860	Thomas W. Fitzgerald	
1865	Thomas W. Fitzgerald	
1870	Thomas W. Fitzgerald	
1875	Thomas W. Fitzgerald	
1880	Thomas W. Fitzgerald	
1885	Martin Livingston	
1890	Martin Livingston	

3. ARCHAEOLOGICAL ASSESSMENT

3.1 Introduction

In their 1996 *Phase IA Archaeological Assessment*, Historical Perspectives, Inc. concluded that sections of Lots 20 and 23 had the potential to contain significant archaeological deposits associated with the mid-nineteenth-century Phoenix Iron Foundry and/or the lots' subsequent inhabitants. A further review of documentary sources undertaken by Gotham Archaeology, LLC as part of this Phase IB Topic-Intensive Archaeological Survey indicates that Lots 20 and 23 of Block 218 in Manhattan are unlikely to contain significant archaeological resources.

3.2 Prehistoric Resources

Over the past 10,000 years New York City's shorelines have changed drastically. As a result, prehistoric archaeological sites are sometimes located along, or just off, present-day shorelines (Cantwell and Wall 2001). Nevertheless, the heavy use of Manhattan's shorelines in the eighteenth and early nineteenth centuries, combined with the creation of Block 218 through landfill make it extremely unlikely that intact prehistoric archaeological resources survive on the block.

3.3 Maritime Resources

Previous excavations along Manhattan's shores have uncovered buried wharves beneath later landfill (Cantwell and Wall 2001). A review of historic maps dating to the late eighteenth and early nineteenth centuries indicate that no wharves were present under current Block 218 (McComb 1789; Taylor 1797; Mangin-Goerck 1803; Goodrich 1827). Therefore, no historically significant maritime resources are likely to be disturbed by the proposed project.

3.4 Historic Resources Lot 20

As stated previously Lot 20 is a combination of two historic lots: 26 and 28. The first known structure on Historic Lot 26 was the Phoenix Foundry which covered the entire lot (Perris 1853) (Figure 2.1). After the foundry was demolished in the early 1850s, the lot contained a six-story building with a basement and later a filling station (Sanborn 1894, 1905, 1923, 1948) (Figures 2.3 and 2.4). The construction and demolition of both of these later structures has most likely destroyed any potentially significant archaeological resources.

The earliest known structure on Historic Lot 28 was the Phoenix Foundry which covered approximately 80 feet of the 101 foot lot (Perris 1853) (Figure 2.1). Historical Perspectives, Inc. in their *Phase IA Archaeological Assessment* flagged the undeveloped 20 foot area at the lot's rear as having the potential to contain significant archaeological "deposits associated with the Phoenix Foundry and subsequent occupants of the building on the western end of the lot" (Historical Perspectives, Inc. 1996:17). The 1885 Robinson Atlas (Figure 2.5), however, depicts a structure in this area. The construction and demolition of this structure is likely to have disturbed any potentially significant archaeological resources located in this area.

Should archaeological resources associated with the Phoenix Foundry actually survive in this area, they are unlikely to satisfy State and/or National Register of Historic Places eligibility criteria. Cast iron foundries and shipbuilding are well-understood enterprises. There are numerous studies of the history of the industries and the techniques used (e.g. Smith 1869; Griffin 1907;

Mitchell 1926; Temin 1964). It is very unlikely that archaeological data recovered from Block 218 could add to the understanding of these topics.

The undeveloped area on Historic Lot 28 is also unlikely to contain significant archaeological resources associated with the late-nineteenth-century inhabitants of the lot. Before the installation of running water and sewer lines, New Yorkers relied on wells and cisterns to provide fresh water, and privies as receptacles for human waste. Once these features were abandoned, usually due to structural deterioration, unsanitary conditions, or the switch to indoor plumbing, the features were filled with garbage and debris. Household items deposited in these features are often urban archaeologists' best source of data on past lives. As most areas in Lower Manhattan were connected to running water by the late 1850s, the late-nineteenth-century dwelling on Historic Lot 28 probably had a water closet rather than a privy, and almost certainly did not have a cistern or well on the property (Galusha 1999:33). It is, therefore, unlikely that potentially significant archaeological deposits associated with the late-nineteenth-century inhabitants survive on the lot.

3.5 Historic Resources Lot 23

The earliest known structure on Lot 23 was the Phoenix Foundry which covered approximately 50 feet of the 101 foot lot (Figure 2.1). Historical Perspectives, Inc. in their Phase IA Archaeological Assessment flagged the undeveloped 50-foot area at the lot's rear as having the potential to contain significant archaeological "deposits associated with the Phoenix Foundry and subsequent occupants (Historical Perspectives, Inc. 1996:17). After the foundry's demolition, however, two structures were erected in this area. Between the 1880s and 1930s, a 25-by-36 foot, three-story dwelling with a basement stood at the lot's rear (Sanborn 1894, 1905, 1923) (Figures 2.3 and 2.4). The construction and demolition of this structure probably disturbed and/or destroyed any potentially significant archaeological resources in the eastern-most 36 feet of the lot.

After this rear dwelling was demolished, a large one-story structure, covering all but the easternmost 10-15 feet of the lot, was built (Sanborn 1948) (Figure 2.4). Although this structure does not contain a basement, its construction most likely would have disturbed any potentially significant archaeological resources located nearly the lot's surface. In the unlikely event that archaeological deposits associated with the Phoenix Foundry survive beneath this structure, they would be unlikely to significantly add to our understanding of cast iron foundries and shipbuilding as these are well-understood enterprises (e.g. Smith 1869; Griffin 1907; Mitchell 1926; Temin 1964). As a result, such deposits would not satisfy State and/or National Register of Historic Places eligibility criteria to be considered significant.

Lot 23 is also unlikely to contain significant archaeological resources associated with the late-nineteenth-century inhabitants of the lot. As the dwellings on Lot 23 were built in the late 1850s, and later, they probably had water closets rather than privies, and almost certainly did not have a cistern or well on the property (Galusha 1999:33). It is, therefore, unlikely that potentially significant archaeological deposits associated with the late-nineteenth-century inhabitants survive on the lot.

4. SUMMARY AND CONCLUSION

In their 1996 Phase IA Archaeological Assessment, Historical Perspectives, Inc. concluded that sections of Lots 20 and 23 had the potential to contain significant archaeological deposits associated with the mid-nineteenth-century Phoenix Iron Foundry and/or the lots' subsequent inhabitants.

A review of documentary sources undertaken by Gotham Archaeology, LLC indicates Lots 20 and 23 on Block 218 in Manhattan have been significantly developed and are therefore unlikely to contain significant archaeological resources. In the unlikely event that that archaeological deposits associated with the Phoenix Foundry survive, they are unlikely to be considered significant under either State or National Register of Historic Places eligibility criteria as both cast iron foundries and shipbuilding are well-understood enterprises.

In the opinion of Gotham Archaeology, LLC the proposed Hudson Center Hotel project on Block 218 in Manhattan, New York, will not affect potentially significant archaeological resources. Therefore, in the opinion of Gotham Archaeology, LLC no further archaeological evaluation of the project area is warranted.

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