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Beacon Hill Architectural Commission  
Public Hearing  
November 20, 2025

Application #26.0419 BH  
101 Pinckney Street, Boston

 **Timothy Burke** ARCHITECTURE

**Epsilon**  
ASSOCIATES INC.



# Location and Context





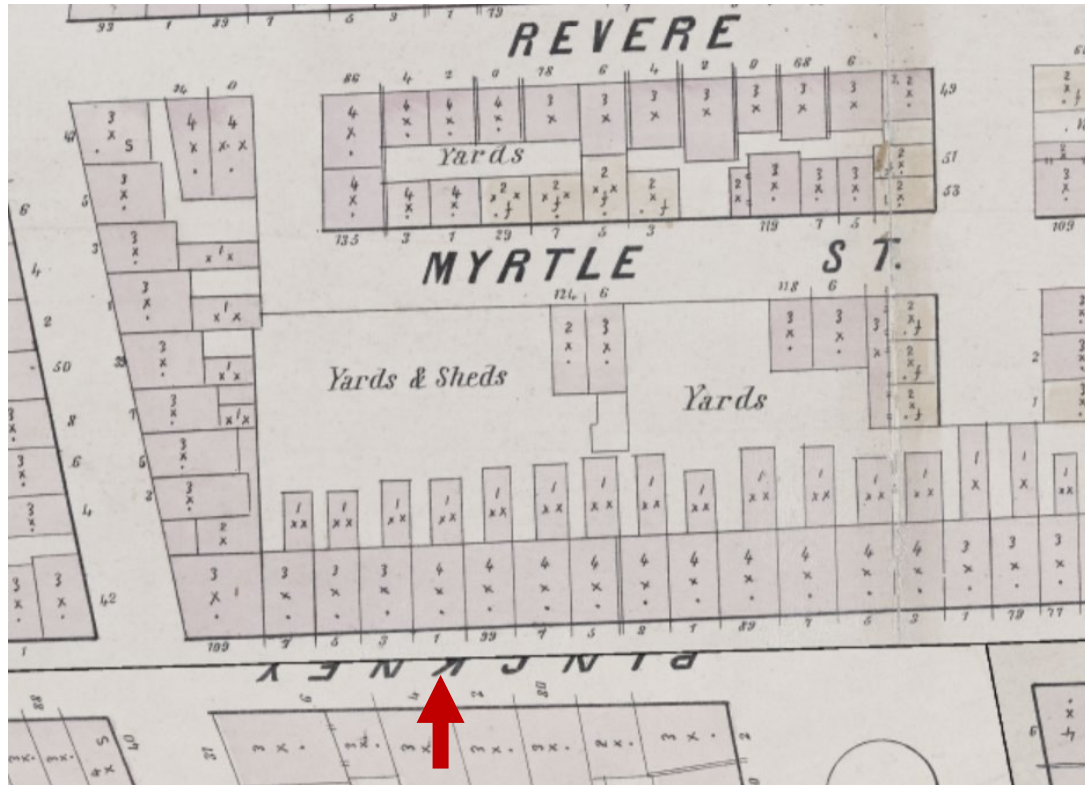
# 101 Pinckney Street – History

- Existing building constructed ca. 1840
- Existing rear garden wall likely dates to mid-20<sup>th</sup> century
- No building permit for the rear garden wall; known to be in place by 1965 and may have existed in another form previously
- Likely constructed by Leslie Hastings, owner of the property in the mid-20<sup>th</sup> century who also enclosed the west side of the yard
- Curb cut has been in place since the mid-1970s and was previously located further west
- Existing garden door installed in 2016 as approved by BHAC

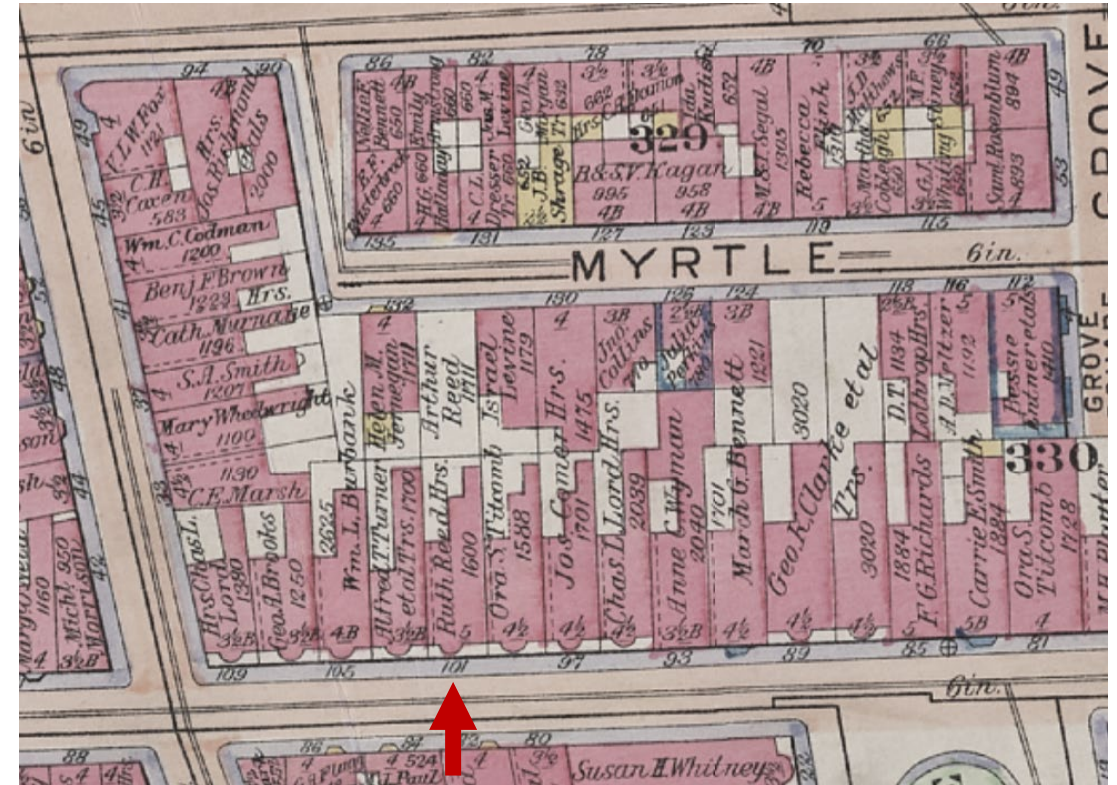


101 Pinckney Street rear garden wall on Myrtle Street, view southwest

# 101 Pinckney Street – History



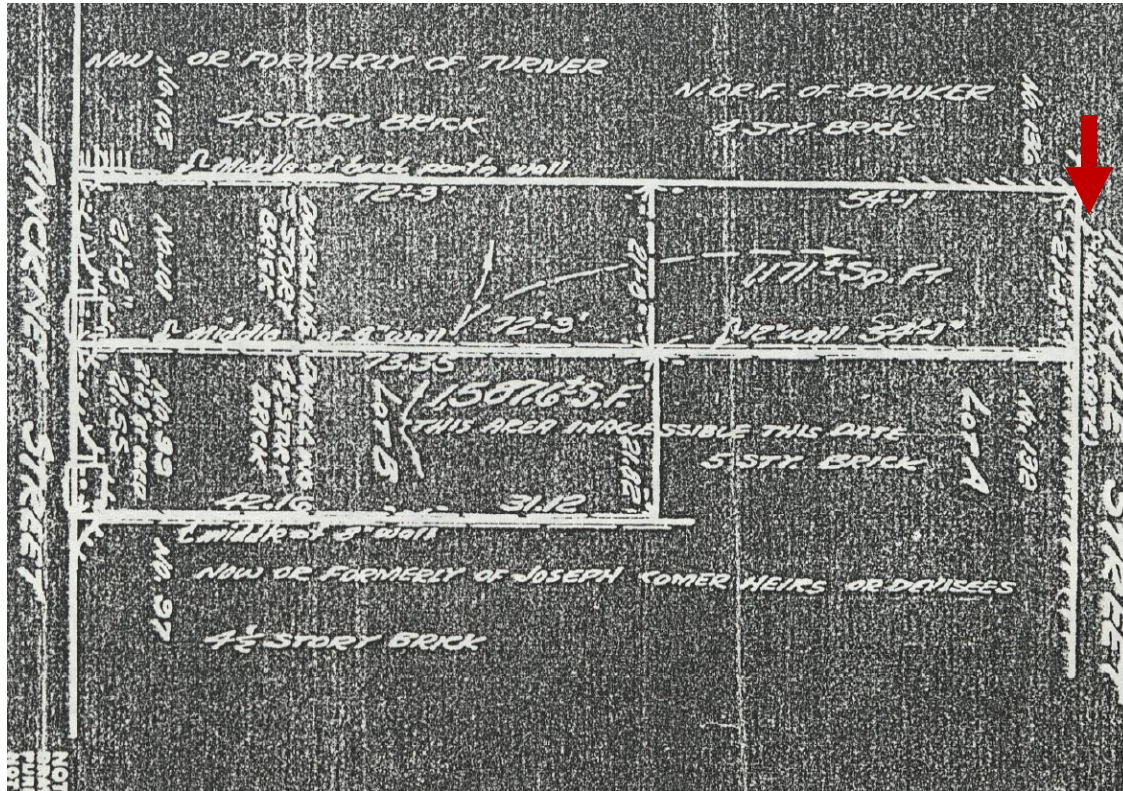
Atlas map from 1861 showing the subject property and rear yards and sheds accessed from Myrtle Street. Source: Pinney, C., *Plan of the City of Boston* (Boston : L. Prang & Co., 1861).



Atlas map from 1912 showing the subject property and rear yard after the construction of 132 and 136 Myrtle Street. Source: Bromley G.W. and W.S. Bromley, *Atlas of the City of Boston : Boston proper and Back Bay* (Philadelphia : G.W. Bromley & Co., 1912).



# 101 Pinckney Street – History



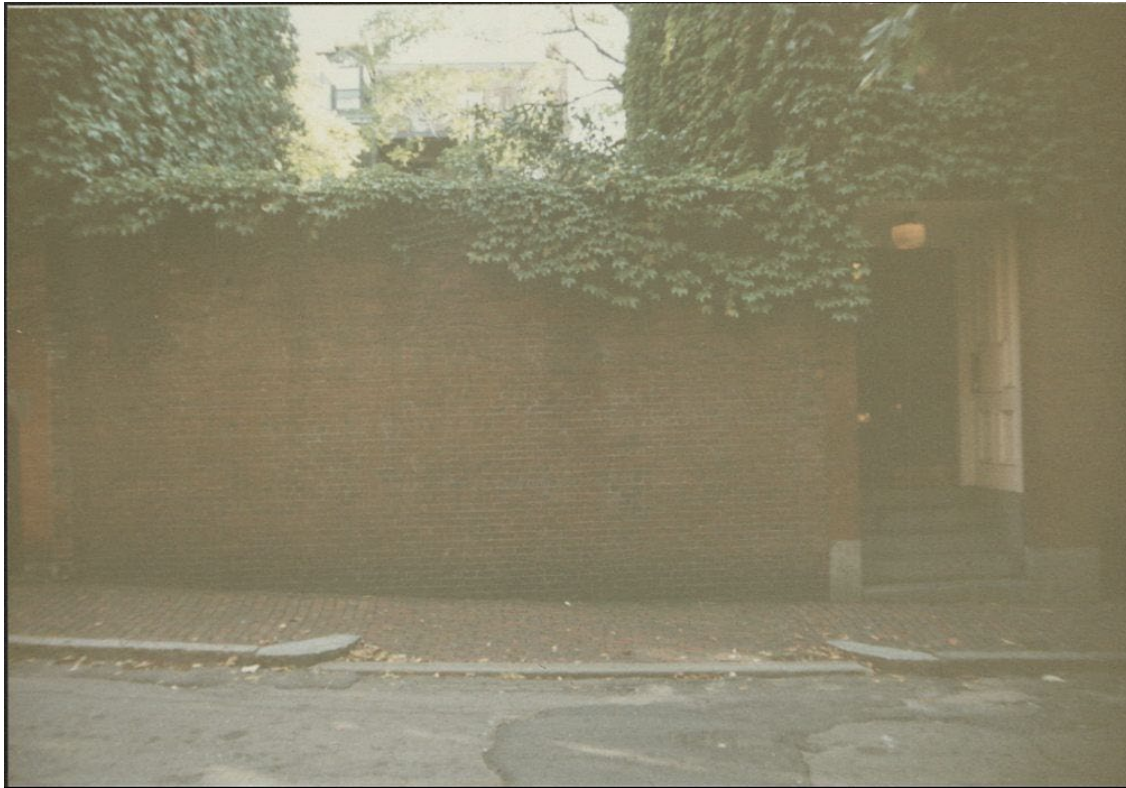
Plot plan from 1965 showing rear wall in place. Text below Myrtle Street (at right) reads "Wall (No Gate)". Source: City of Boston Archives.



Detail from 1975 photograph of Myrtle Street showing curb cut in place. Source: Beacon Hill Historic District National Register Nomination, 1975.



# 101 Pinckney Street – History



Ca. 1993 photograph showing prior location of curb cut further west on Myrtle St, aligning with area of masonry rebuilding. Source: City of Boston Archives.



Existing conditions showing curb cut location today (October 2025).



# 101 Pinckney Street – Existing Conditions



Rear garden wall on Myrtle Street, contextual photograph, view southwest



Rear garden wall on Myrtle Street, view southwest



# 101 Pinckney Street – Existing Conditions



Rear garden wall on Myrtle Street, view southeast



Rear garden wall on Myrtle Street, area of rebuilding at west end, view east



# 101 Pinckney Street – Context



Contextual view, Myrtle Street with rear garden wall at upper left, view southeast



Contextual view, south end of Myrtle Street from east of project site, view west



# 101 Pinckney Street – Context

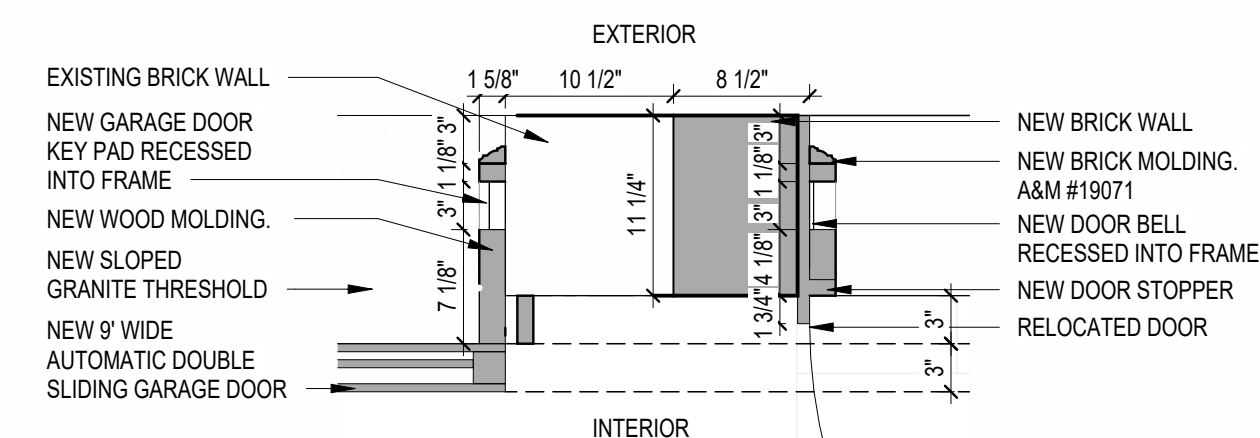


Contextual view, rear garden walls and doors of 87 and 89 Pinckney Street fronting Myrtle Street east of project site, view southwest

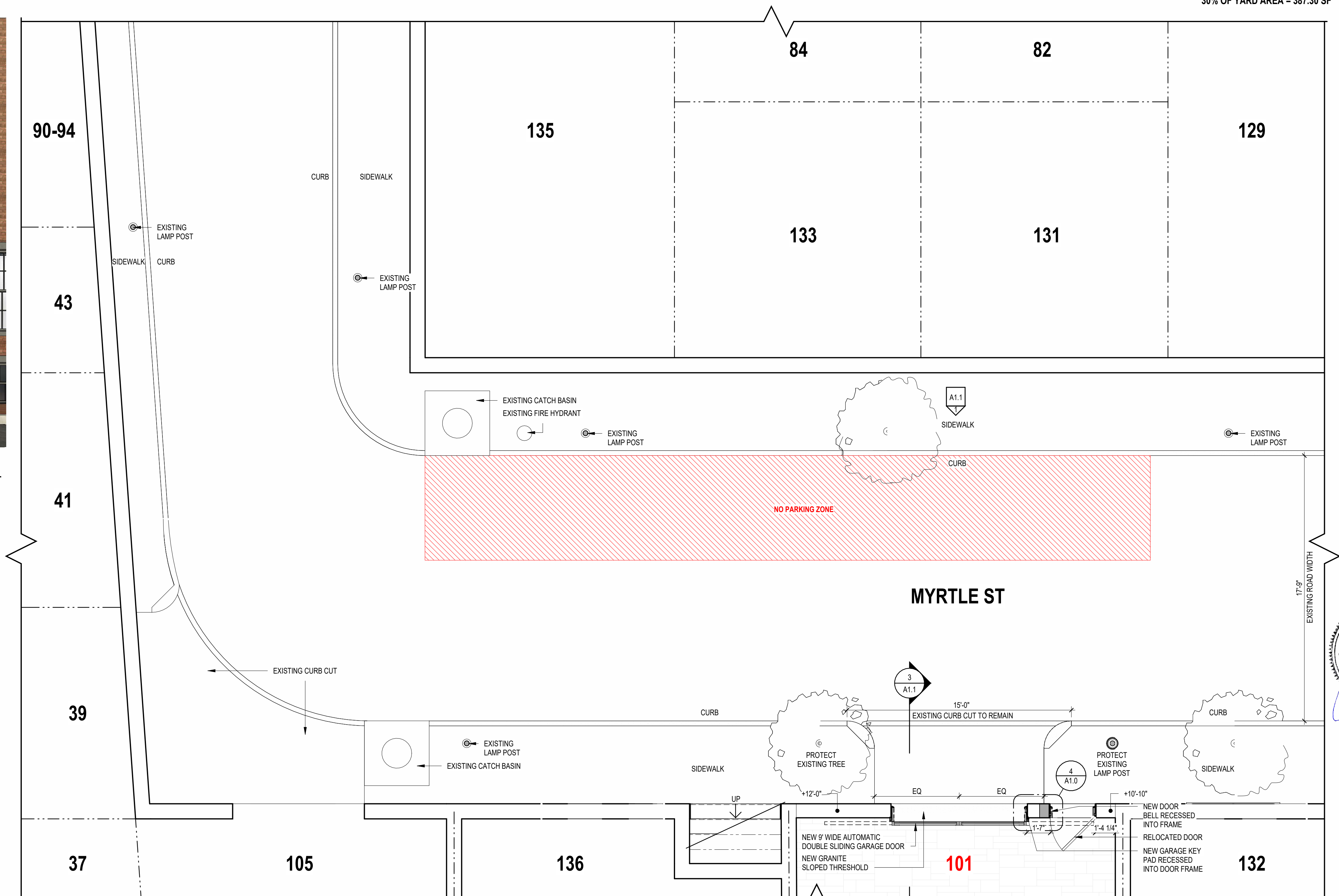


Contextual view, rear garden walls and doors of Pinckney and West Cedar Street properties fronting Myrtle Street west of project site, view southwest

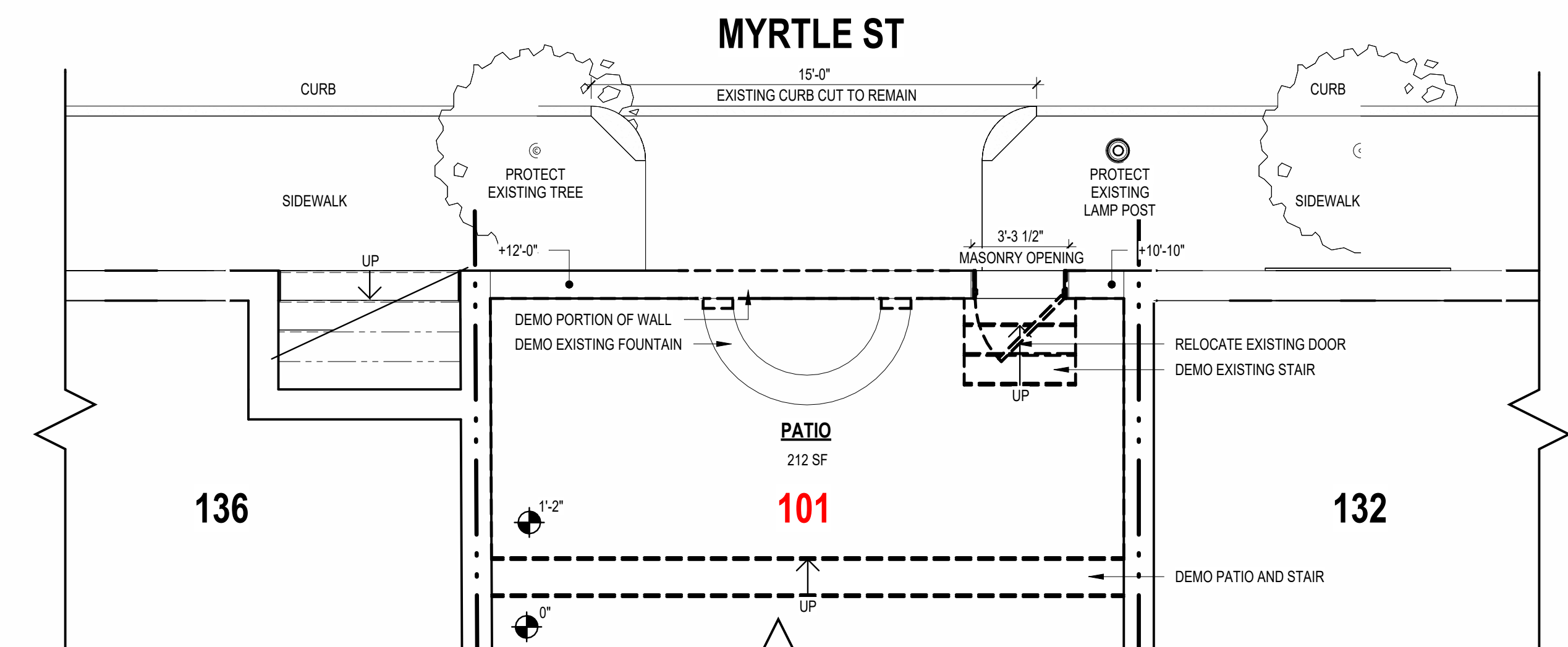




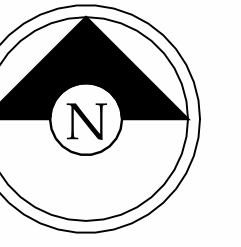
4 FIRST FLOOR PROPOSED - Callout 1  
1" = 1'-0"



1 FIRST FLOOR PROPOSED  
1/4" = 1'-0"



2 FIRST FLOOR DEMO  
1/4" = 1'-0"



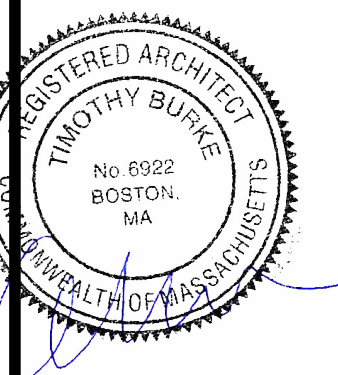
**Timothy Burke**  
ARCHITECTURE

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[illegible]

PROJECT STATUS



## PROPOSED FLAIN, DETAILS, AND RENDER

101 FINCKNEY ST,  
BOSTON, MA 02114

## A1.0



NEW DOOR BELL TO BE USED

REJUVENATION

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Track Order

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NEW 9' WIDE AUTOMATIC DOUBLE SLIDING GARAGE DOOR

NEW GARAGE DOOR KEY PAD

PROTECT EXISTING LAMP POST BEYOND EXISTING SIDEWALK

NEW GRANIT SLOPED THRESHOLD

-1" CONCRETE PAVERS

-1" BEDDING LAYER

-4" CONCRETE SLAB

-6" GRAVEL FILL

-BACK FILL

NEW RAILING

NEW STAIR WITH BRICK RISERS AND CONCRETE TREADS

FIRST FLOOR 100'-0"

20'-0"

22'-6 1/4"

3'-2"

7'-0"

3'-4"

7'-5 1/8"

5R @ 7 5/8"

Section 1  
1/4" = 1'-0"

EXISTING DOOR KNOB TO BE REUSED

E.R. BUTLER & CO.

Plain

Hand Hammered

PREMIUM GRADE

Traditional DO Series Door Knobs and Roses

W.C. Vaughan Co. Collection

Available in 2 3/4, 2 1/2, 2 1/4, 2, and 1 3/4 inch Diameters for Doors (2 1/2 in. Shown).

Available in 1 1/2 inch Diameters for Use as Center Knobs.

Also Available in 1 1/2, 1 1/4, 1, 3/4 and 1/2 inch Diameters for Cabinets and Fine Furniture.

Solid Turned Brass Knob and Rose.

Standard, Custom Fluted and Patinated Finishes Available.

FINE ARCHITECTURAL, BUILDERS' AND CABINETMAKERS' HARDWARE

132

EXISTING NEIGHBORING BUILDING

101

EXISTING NEIGHBORING BUILDING

136

EXISTING NEIGHBORING BUILDING

101

EXISTING NEIGHBORING BUILDING

136

EXISTING NEIGHBORING BUILDING

AREA OF WORK

DEMO LINTEL

PROTECT EXISTING LAMP POST

DEMO PORTION OF WALL

RELOCATE EXISTING DOOR

PROTECT EXISTING TREE

EXISTING CURB CUT TO REMAIN

AREA OF WORK

PROTECT EXISTING LAMP POST

RELOCATED DOOR

EXISTING DOOR KNOB

NEW DOOR BELL

NEW GARAGE DOOR KEY PAD RECESSED INTO DOOR FRAME

NEW BRICK SOLDIER LINTEL TO BE FLUSH W/ WALL

NEW A&M 19071 BRICK MOLD

NEW 9' WIDE AUTOMATIC DOUBLE SLIDING GARAGE DOOR

EXISTING CURB CUT

1 NORTH DEMO  
1/4" = 1'-0"

2 NORTH PROPOSED  
1/4" = 1'-0"

N

Timothy Burke

ARCHITECTURE

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Date: 25/10/14

Drawn By: A.B.

REV.

DATE

DESCRIPTION


PROJECT STATUS

REGISTERED ARCHITECT

TIMOTHY BURKE

No. 6922

BOSTON, MA

COMMONWEALTH OF MASSACHUSETTS

PROPOSED AND DEMO ELEVATIONS

101 PINCKNEY ST.,  
BOSTON, MA 02114

A1.1

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