

BLANK STREET COFFEE

LANDMARKS COMMISSION

ST BOTOLPH AREA ARCHITECTURAL CONSERVATION DISTRICT

EXTERIOR SIGNAGE & LIGHTING

250 W. Newton Street, Boston, MA 02116

December 22, 2025

BLANK
STREET

Property Owner:

250 Newton Back Bay Owner LLC
Oliver Isaac
10850 Wilshire Blvd, Suite 1000
Los Angeles, CA 90024
info@unimatrealestate.com
310.234.8970

Architect / Applicant:

Colliers Engineering & Design
Robyn Kiernan, AIA
35 Pond Park Road, Bay 16
Hingham, MA 02043
robyn.kiernan@collierseng.com
352.256.3410

Sign Vendor:

Letterlux Signs
Sam Pitino
5 Cushing Street
Medford, MA 02155
info@letterluxesigns.com
617.378.8862

Tenant:

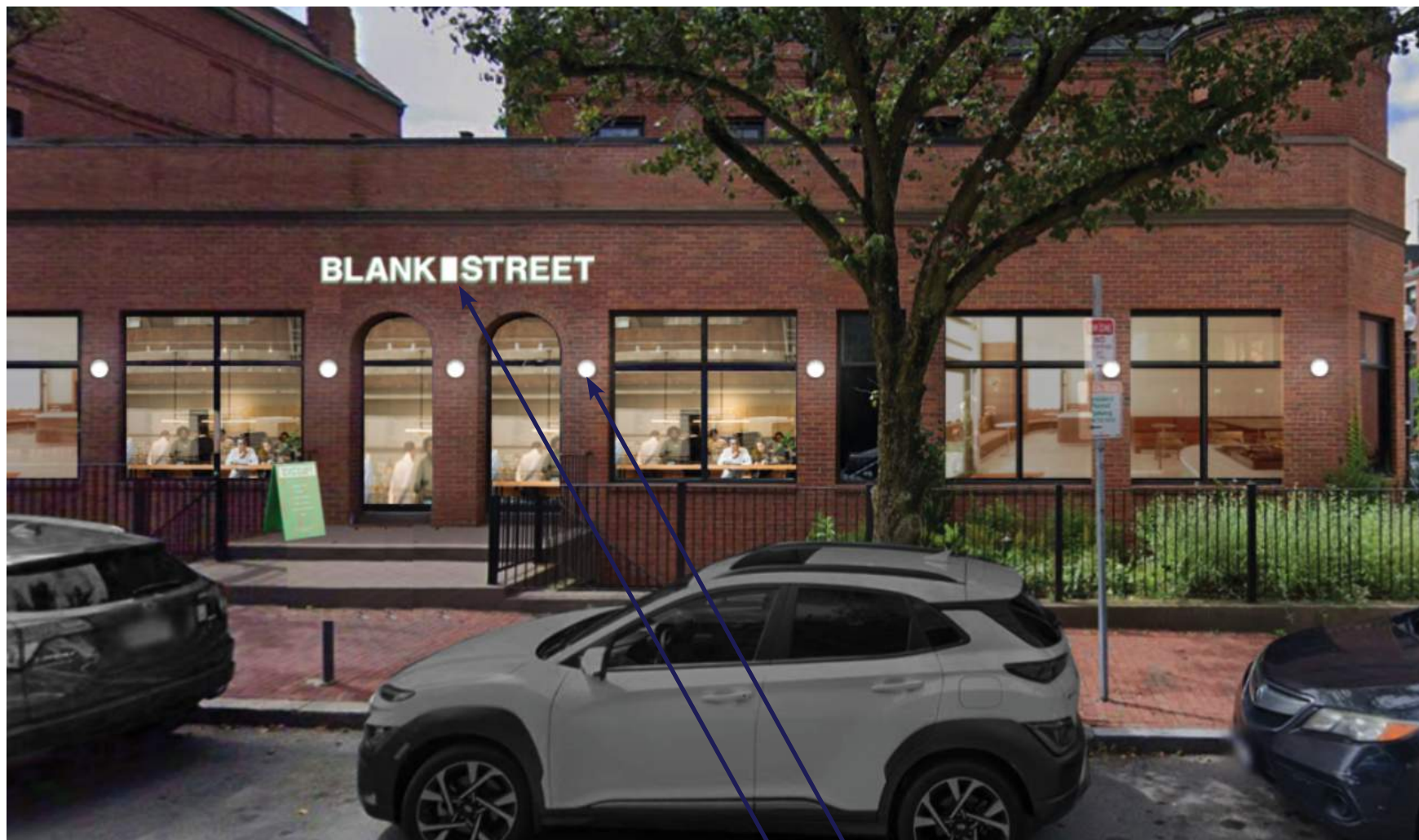
Blank Street Coffee
Matt Duell
10 Grand Street
Brooklyn, NY 11211
matt@blankstreet.com
631.875.5554

Contractor:

5 Points Construction
Simon Pepa
42 West 35th Street, 2nd Floor
New York, NY 10001
simon@5pco.com
917.981.8375

PROJECT TEAM

250 W. Newton Street, Boston, MA 02116
12/22/2025



Replace (4) existing and add (4) new exterior wall mounted lights

New hand painted lettering signage on existing brick facade

PROPOSED EXTERIOR SIGNAGE & LIGHTING

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Specifications

COLOR	Opal
BODY FINISH	Textured Black
WATTAGE	60W
DIMMER	Standard 120V
DIMENSIONS	7"W x 7"H x 6.5"D
BULB NOT INCLUDED	1 x A19/Medium (E26)/60W/120V Incandescent
OTHER BULB OPTIONS	1 x A19/Medium (E26)/120V LED
COUNTRY OF ORIGIN	China



Ansel Outdoor Wall Sconce
By Troy Lighting

Technical Information

PRODUCT DIMENSIONS	Backplate: 5.25" diameter
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Description

The Ansel Outdoor Wall Sconce features a Textured Black finish and an Opal Shiny Glass globe. This piece will bring simple style to any space and can be mounted on the wall or ceiling, indoors or out.



PROPOSED LIGHTING

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SIGN COMP: HAND PAINTED WITH OIL BASED LETTERING ENAMELS

COMP OF LETTERING



SIZE OF LETTERING



MOCKUP ON BUILDING



PROPOSED EXTERIOR SIGNAGE - W. NEWTON STREET

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