



Record No:
1195170

Sign/Awning Permit

Status: Active

Submitted On: 1/10/2026

Primary Location

358 Huron Ave
Cambridge, MA 02138

Owner

GTO LLC
244 HURON AVE
CAMBRIDGE, MA 02138

Applicant

 Nick Zappia
 617-899-7586
 zappia@iggysbread.com
 130 Fawcett Street
Cambridge, ma 02138

General Information

What option best describes this application?*

Sign(s)

Description of Proposed Work*

Would like to hang a blade sign for our business

Estimated Cost of Sign(s) in dollars *

750

Describe any existing signs or awnings that will remain (including the size of the remaining signs/awnings).*

the remaining awnings are roughly 13 feet, 8 feet and 4 feet each.

Cambridge City Council approval may be required.

**Will one or more of the proposed signs extend six (6)
inches into the public sidewalk?***

Yes



You must submit a Projected Sign Application and Abutter's Form to the City Clerk's Office.

Sign Information

Sign Text*

imagine

Type of Sign*

Projecting

Illumination*

Natural

Height of Sign (feet)*

2

Width of Sign (feet)*

2

Area of Sign (square feet)*

4

Height from the ground to the top of the sign (feet)*

12

Height from the ground to bottom of the sign (feet)*

10

Sign Material*

wood

Weight of the sign (lbs)*

20

Projection from the Building (inches)

20

**Width of Building Facade for Associated Use
(feet)***

50

Is the sign an accessory to a first floor store?*

Yes

Contractor

Contractor Name*

MAWUENA K AWUDO

Address*

25 WHITE ST

E-mail*

kwame@smithawudo.com

Telephone*

617-828-3729

License Number*

CS-076589

License Expiration Date*

07/20/2027

Contractor's Signature

Signature of Licensed Contractor*

Kwame Awudo

Date*

01/06/2026

Community Development Approval

Sign conforms to requirements of Article 7.000 

—

Sign requires a variance from the Board of Zoning Appeal 

—

Comments 

Exempt under Article 7.000 

—

City Clerk Internal

Bond Number 

Attachments

	Drawing of Sign(s) Imagine Sign - Jan 6 2026 - 1-29 PM.pdf Uploaded by Nick Zappia on Jan 6, 2026 at 1:31 PM	REQUIRED
	Contract with Sign Company Sign Contract - Jan 6 2026 - 2-35 PM.pdf Uploaded by Nick Zappia on Jan 6, 2026 at 2:38 PM	REQUIRED
	Proof of Insurance Liability Insurance Kismet 2026.pdf Uploaded by Nick Zappia on Jan 6, 2026 at 3:56 PM	REQUIRED

	Signed contract between property owner and applicant Imagine Sign Ihsan.pdf Uploaded by Nick Zappia on Jan 10, 2026 at 11:14 AM	REQUIRED
	CDD sign application.pdf CDD sign application.pdf Uploaded by Nick Zappia on Jan 15, 2026 at 9:28 AM	
	358 Huron Ave_Approved Sign Certificate_20260115.pdf 358 Huron Ave_Approved Sign Certificate_20260115.pdf Uploaded by Idelcia ReBeca Mapure on Jan 15, 2026 at 11:42 AM	
	imagine sign rendering.jpg imagine sign rendering.jpg Uploaded by Nick Zappia on Jan 16, 2026 at 10:03 AM	
	City Clerks Application 1.27.26.pdf City Clerks Application 1.27.26.pdf Uploaded by Nick Zappia on Jan 27, 2026 at 10:28 AM	
	Abutters Forms 1.27.26.pdf Abutters Forms 1.27.26.pdf Uploaded by Nick Zappia on Jan 27, 2026 at 10:29 AM	

Record Activity

Nick Zappia started a draft Record	01/06/2026 at 1:11 pm
Nick Zappia added file Imagine Sign – Jan 6 2026 – 1–29 PM.pdf	01/06/2026 at 1:31 pm
Nick Zappia added file Sign Contract – Jan 6 2026 – 2–35 PM.pdf	01/06/2026 at 2:38 pm
Nick Zappia added file Liability Insurance Kismet 2026.pdf	01/06/2026 at 3:56 pm
Nick Zappia added file Imagine Sign Ihsan.pdf	01/10/2026 at 11:14 am
Nick Zappia submitted Record 1195170	01/10/2026 at 11:28 am
OpenGov system altered approval step Community Development Plan Review, changed status from Inactive to Active on Record 1195170	01/10/2026 at 11:28 am
OpenGov system altered approval step Review for Completeness, changed status from Inactive to Active on Record 1195170	01/10/2026 at 11:28 am

OpenGov system assigned approval step Review for Completeness to Branden Vigneault on Record 1195170	01/10/2026 at 11:28 am
OpenGov system assigned approval step Community Development Plan Review to Mason Wells on Record 1195170	01/10/2026 at 11:28 am
Melissa Young reassigned approval step Review for Completeness from Branden Vigneault to William Pugliese on Record 1195170	01/12/2026 at 10:30 am
Mason Wells reassigned approval step Community Development Plan Review from Mason Wells to Idelcia ReBeca Mapure on Record 1195170	01/13/2026 at 3:35 pm
Nick Zappia added file CDD sign application.pdf to Record 1195170	01/15/2026 at 9:28 am
Idelcia ReBeca Mapure added file 358 Huron Ave_Aproved Sign Certificate_20260115.pdf to Record 1195170	01/15/2026 at 11:42 am
Idelcia ReBeca Mapure approved approval step Community Development Plan Review on Record 1195170	01/15/2026 at 11:42 am
William Pugliese approved approval step Review for Completeness on Record 1195170	01/15/2026 at 2:01 pm
OpenGov system altered approval step Department of Public Works Review, changed status from Inactive to Active on Record 1195170	01/15/2026 at 2:01 pm
OpenGov system assigned approval step Department of Public Works Review to Andrew Bock on Record 1195170	01/15/2026 at 2:01 pm
Andrew Bock reassigned approval step Department of Public Works Review from Andrew Bock to Brian McLane on Record 1195170	01/16/2026 at 7:48 am
Nick Zappia added file imagine sign rendering.jpg to Record 1195170	01/16/2026 at 10:03 am
Brian McLane approved approval step Department of Public Works Review on Record 1195170	01/20/2026 at 10:14 am
OpenGov system altered approval step City Clerk Review, changed status from Inactive to Active on Record 1195170	01/20/2026 at 10:14 am
OpenGov system assigned approval step City Clerk Review to Lori Perez on Record 1195170	01/20/2026 at 10:14 am
Nick Zappia added file City Clerks Application 1.27.26.pdf to Record 1195170	01/27/2026 at 10:28 am
Nick Zappia added file Abutters Forms 1.27.26.pdf to Record 1195170	01/27/2026 at 10:29 am

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
 Review for Completeness	1/10/2026, 11:28:32 AM	1/15/2026, 2:01:14 PM	William Pugliese	-	Completed
 Community Development Plan Review	1/10/2026, 11:28:32 AM	1/15/2026, 11:42:57 AM	Idelcia ReBeca Mapure	-	Completed
 Department of Public Works Review	1/15/2026, 2:01:14 PM	1/20/2026, 10:14:50 AM	Brian McLane	-	Completed
 City Clerk Review	1/20/2026, 10:14:52 AM	-	Lori Perez	-	Active
 City Council Approval	-	-	-	-	Inactive
 Bond	-	-	-	-	Inactive
 Sign Permit Fee	-	-	Nick Zappia	-	Inactive
 Building Inspector Review	-	-	-	-	Inactive
 Sign Permit	-	-	-	-	Inactive



OFFICE OF THE CITY CLERK
CAMBRIDGE CITY HALL, 795 MASSACHUSETTS AVENUE
CAMBRIDGE, MASSACHUSETTS 02139
PHONE (617) 349-4260
FAX (617) 349-4269

DONNA P. LOPEZ
CITY CLERK

PAULA M. CRANE
DEPUTY CITY CLERK

Cambridge, JAN 13, 20 26

To the Honorable, the City Council of the City of Cambridge:

EACH PETITION MUST BE ACCOMPANIED BY A DRAWING OF PROPOSED SIGN, INDICATING DESIGN AND DIMENSIONS AND LOCATION ON PREMISES.

The undersigned respectfully prays that KISMET COFFEE LLC
(NAME OF BUSINESS)

be granted permit to erect a sign of the following specifications in front of premises located at

358 HURON AVE, CAMBRIDGE, MA 02138
(ADDRESS)

Type of Sign: HARD WOOD SIGN WITH CARVED LETTERS
(state whether electric or otherwise and material used in construction)

Reading matter to go on Sign:

"IMAGINE"

Size: 2 FEET X 2 FEET Weight: 25 LBS

Public Way

Obstruction: A. 2 FEET B. 9 FT
(Give exact distance sign is to extend over sidewalk) (Also exact distance from bottom of sign to sidewalk)

Height Above Grade: Bottom: 9 FT Top: 11 FT.

NOTICE - REGULATIONS

[Section 12.08.010 Municipal Code – Encroachments onto Streets] Section 1212.0 State Building Code – Projecting Signs]

- A projecting sign shall be constructed wholly of incombustible materials.
- All signs must meet requirements of Zoning Ordinances and Building Code.
- **Note:** Section 12.12.220 provides in part "every owner who maintains a . . . structure in or over a street . . . shall do so only on the condition that such maintenance shall be considered as an agreement on his part to keep the same and the covers thereof in good repair and condition, at all times during his ownership, and to indemnify and save harmless the City against any and all damages, cost or expenses which it may sustain, or be required to pay by reason of such. . . structure."

PROPERTY OWNER OR AUTHORIZED AGENT HEREBY STATES THAT INFORMATION IS TRUE TO THE BEST OF HIS/HER KNOWLEDGE AND UNDERSTANDING UNDER PAINS AND PENALTY OF PERJURY.

ILHAN GURDAL HURON AVE, CAMBRIDGE 617/ 901-0443
(Property owner or authorized agent) (Address) (Tel. No.)

NICK ZAPPALÀ 195 PARK ST. W. ROXBURY, MA 617/ 899-7586
(Business owner) (Address) (Tel. No.)



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DONNA P. LOPEZ
CITY CLERK

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DEPUTY CITY CLERK

ABUTTERS FORM FOR SIGN/AWNING PERMIT

To Whom It May Concern:

Date 1/13/26

As Owner of Agent of FORMAGGIO KITCHEN c/o JULIA HALLMAN Cambridge,
Massachusetts, I do hereby declare my disapproval _____ approval ✓ of the
installment of:

Canopy over the sidewalk entrance: NA

Awnings over the windows: NA

Projecting sign: ↓ LOCATION NEXT TO AWNING ON GURNEY ST

of said property

Signed: [Signature] Date 1/22/26

Address: 358 Huron Avenue Cambridge MA 02138

ABUTTERS:

PLEASE COMPLETE FORM WHETHER OR NOT YOU APPROVE OF THE REQUESTED
SIGN/AWNING AND RETURN IT TO THE APPLICANT WITHIN SEVEN (7) DAYS FOR INCLUSION
IN THE APPLICATION.

SIGN/AWNING APPLICANT:

PLEASE FILL IN DATE THAT FORM WAS DELIVERED TO ABUTTER (TOP RIGHT OF THIS
FORM)



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DEPUTY CITY CLERK

ABUTTERS FORM FOR SIGN/AWNING PERMIT

To Whom It May Concern: _____

Date 1/13/26

As Owner of Agent of 37 GURNEY STREET Cambridge,

Massachusetts, I do hereby declare my disapproval _____ approval ✓ of the
installment of:

Canopy over the sidewalk entrance: NA

Awnings over the windows: NA

Projecting sign: 1 LOCATION NEXT TO AWNING ON GURNEY ST.

of said property.

Signed: [Signature] Date 1/24/26

Address: 358 Huron Ave Cambridge

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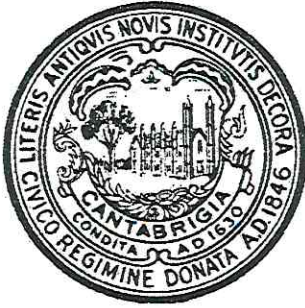
Address: 358 Huron Ave Cambridge

ABUTTERS:

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SIGN/AWNING AND RETURN IT TO THE APPLICANT WITHIN SEVEN (7) DAYS FOR INCLUSION
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SIGN/AWNING APPLICANT:

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FORM)



CITY OF CAMBRIDGE

Community Development Department

City Hall Annex, 344 Broadway, Cambridge, MA 02139

SIGN CERTIFICATION APPLICATION

Please fill out this application to indicate the number, type, and dimensions of signage for your building. If you are unsure of the type of sign and/or allowable dimensions, please review the following pages of this application and Article 7.000 of the Zoning Ordinance. Please note the following additional requirements:

- **All signs must receive a permit from the Inspectional Services Department (ISD) before installation.** Community Development Department certification action does NOT constitute issuance of a permit or certification that all other code requirements have been met. **Do not contract for the fabrication** of a sign until all permits have been issued, including City Council approval if necessary, for signs in the public way.
- Any sign or portion of a sign extending more than six (6) inches into the public way/sidewalk must receive approval from the Cambridge City Council and a bond must be posted with the City Clerk. For questions or additional information, please contact cddzoning@cambridgema.gov.

APPLICANT INFORMATION

Applicant Name: NICK ZAPPA, KISMET COFFEE LLC

Phone: 617 899-7586

Email: ZAPPA@166YSBREAD.COM

Sign Address: 358 HURON AVE, CAMBRIDGE, MA 02138

PROPOSED SIGN

Please fill out the information below and **attach a sketch of the proposed sign** to the application. Each proposed sign requires an individual form to be filled out. For further information on sign types, see the below page.

Sign text: **IMAGINE**

Sign type: Choose option.

Area in square feet: **4 SQ FT.**

Dimensions: **2'** H x **2'** L

Placement height in feet: **11'**

Depth from façade: **2'**

Illumination: Choose option. **NONE**

Sign frontage in feet: **56'**

Area of existing signs to remain: **ZERO**

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATION FOR INTERNAL USE ONLY

Sign conforms to requirements of Article 7.000: Choose option.

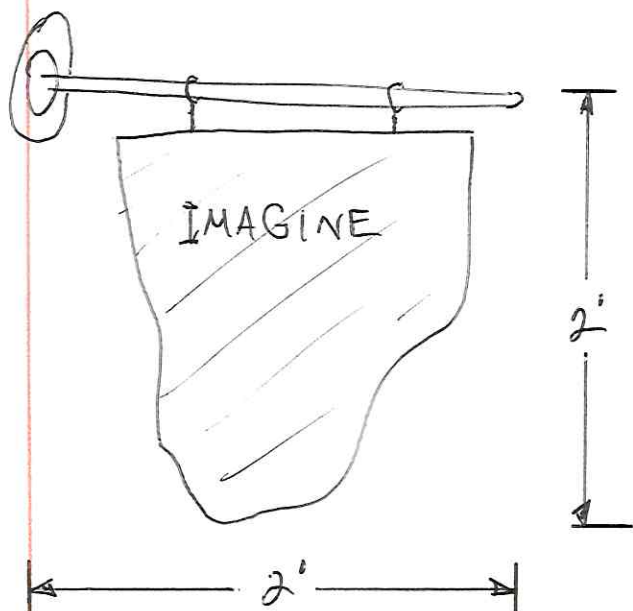
Sign requires a variance from the Board of Zoning Appeals: Choose option.

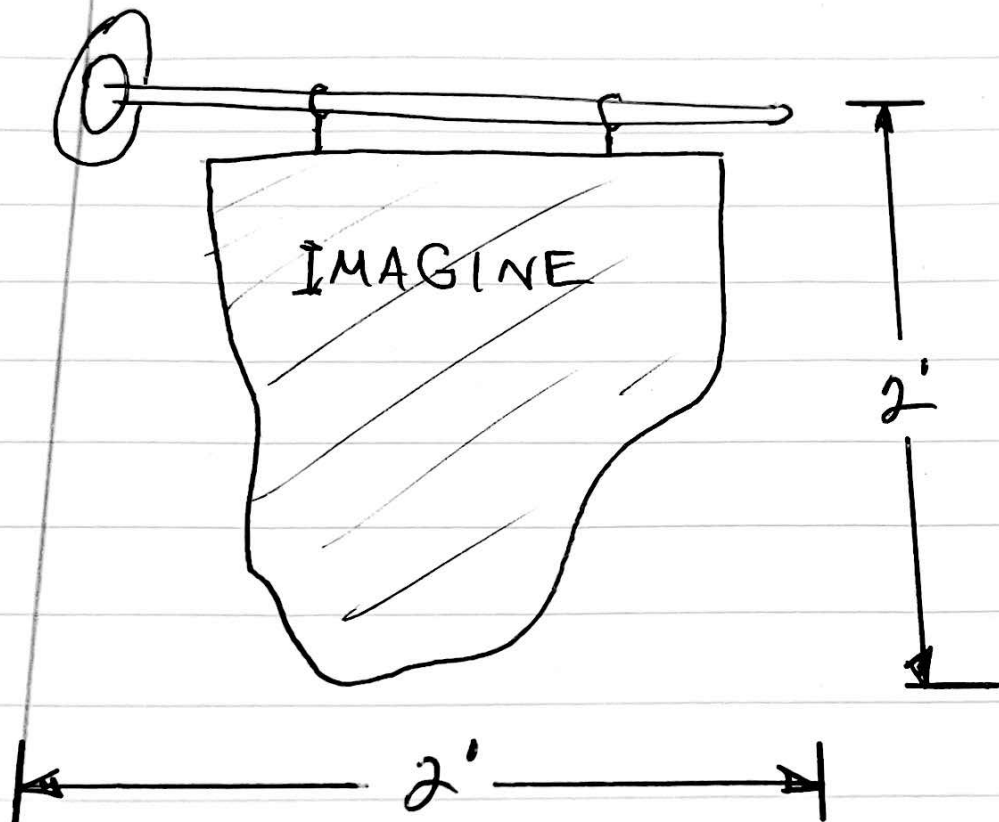
Comments:

Signature:

CDD Representative

Date







I, **Ihsan Gurdal**, owner of the property located at 358 Huron Ave. Cambridge, MA 02138, do agree to the installation of a single sign on the façade of the building for my tenant, Kismet Coffee, LLC. The installation will be paid for in full by Kismet Coffee, LLC.

Scope of Work

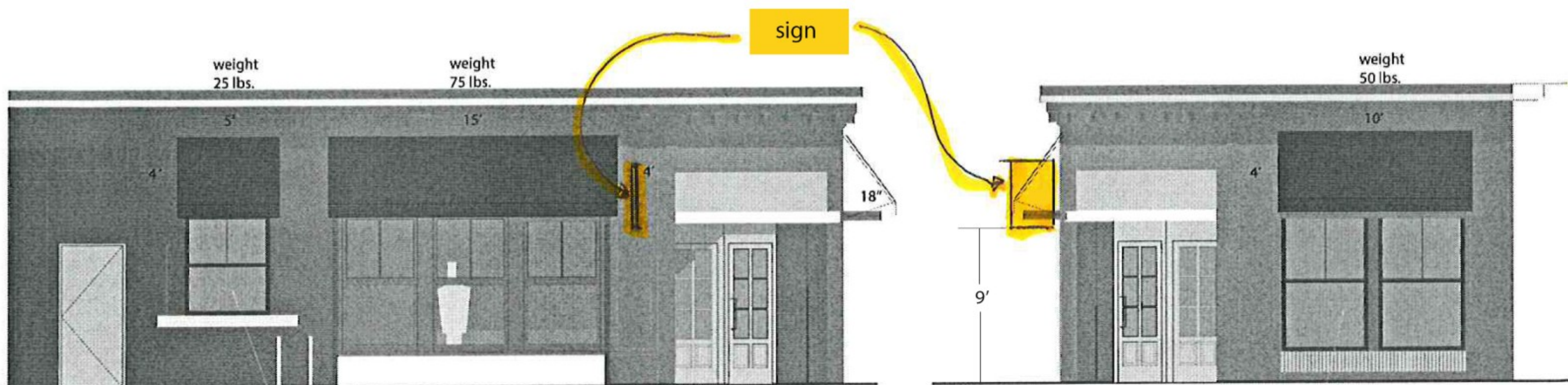
The work to be performed under this agreement includes the hanging of a sign on the façade of the building.

Property Owner, Ihsan Gurdal _____
DocuSigned by:
Ihsan Gurdal
6E00EA0120FB428...

Dated: 1/7/2026

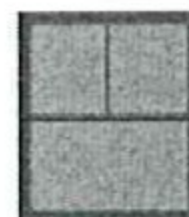
Kismet Coffee, LLC, Nick Zappia _____
[Signature]

Dated: 1/7/26

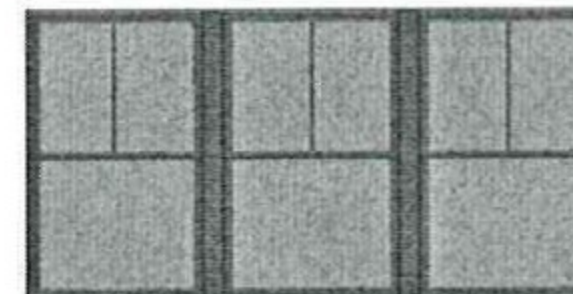


WINDOW SCHEDULE

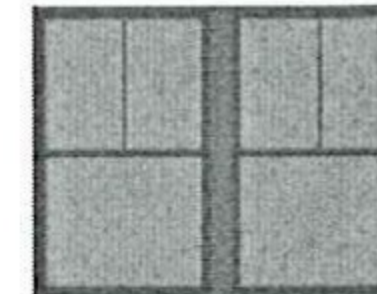
WINDW	ROUGH OPENING		TYPE	MANUF	MODEL NO.	REMARKS
	WIDTH	HEIGHT				
A	46"	60"	DOUBLE HUNG	FOLD-UP		
B	46"	70"	DOUBLE HUNG	FOLD-UP	3 WIDE	
C	46"	70"	DOUBLE HUNG	FOLD-UP	2 WIDE	



WINDOW TYPE A



WINDOW TYPE B



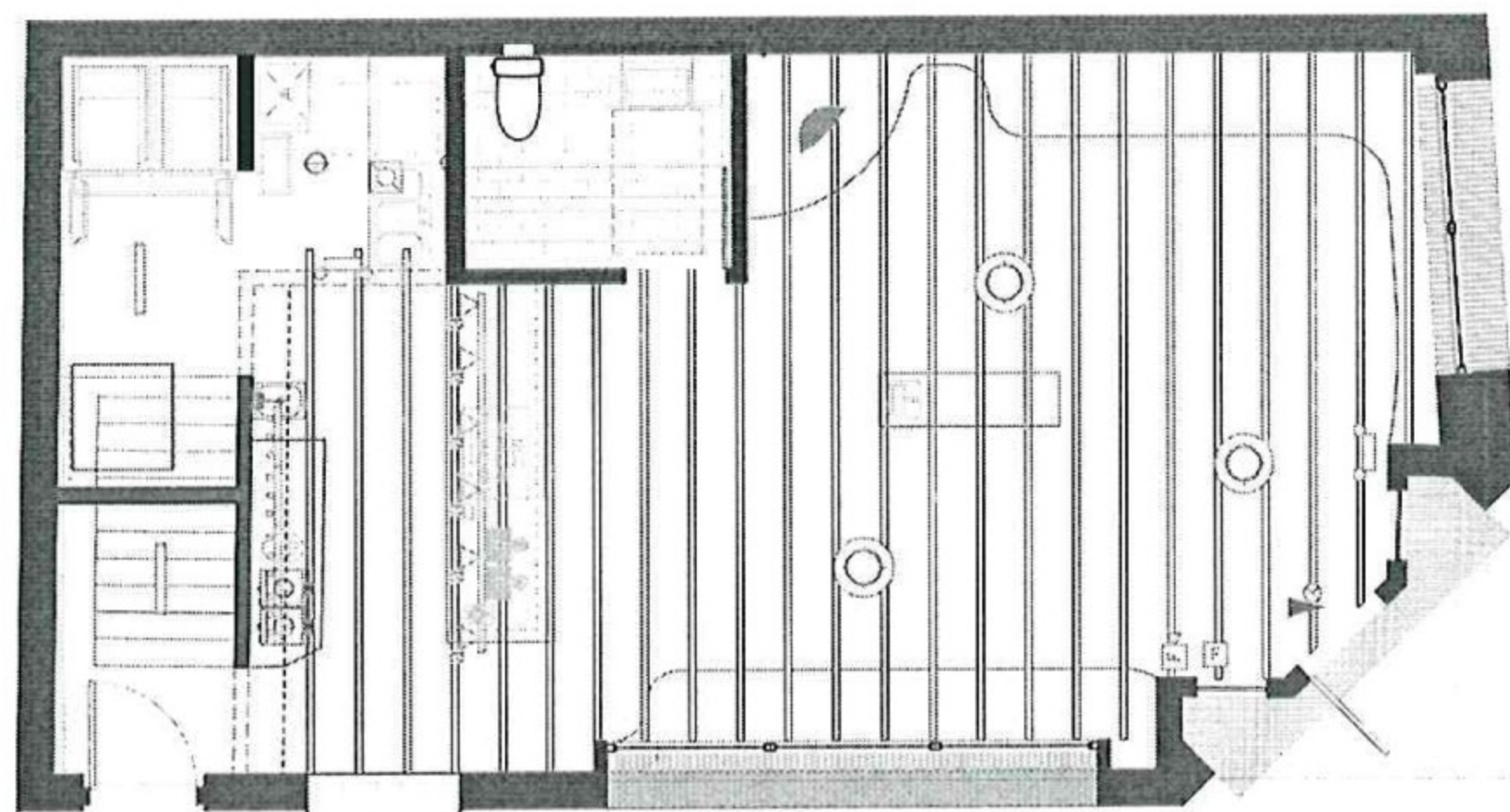
WINDOW TYPE C

FIRE PROTECTION SYMBOL LIST

	FIRE ALARM CONTROL PANEL
	EMERGENCY LIGHTING FIXTURE-2 LAMPS
	EMERGENCY EXIT SIGN
	FIRE ALARM PULL STATION
	FIRE ALARM AUDIO-STROBE UNIT
	FIRE ALARM STROBE UNIT
	DRY CHEMICAL FIRE EXTINGUISHER
	SMOKE DETECTOR

NOTATION / CLIPPING NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES NOT TO BE REMOVED.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY BARRIERS AND WARNING SIGNS DURING CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL ADJACENT PROPERTIES AND UTILITIES.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL ADJACENT PROPERTIES AND UTILITIES.
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY BARRIERS AND WARNING SIGNS DURING CONSTRUCTION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL ADJACENT PROPERTIES AND UTILITIES.



UNDERCOUNTER MOUNT LIGHTING
MUNDO ILLUMINATION LINEAR FLEX HIGH OUTPUT
LFX-HO-44-24-WW-10 - PROVIDE POWER SUPPLY AND ACCESS.
LAMP: WARM WHITE 2700K

TRACK LIGHTING
WAC LOW VOLTAGE LED
L TRACK WITH ALL REQUIRED POWER FEEDS, CONNECTORS
COLOR = WHITE

TRACK HEAD
WAC LOW VOLTAGE LED
LTK-178
LAMP: LED PAR20 WARM WHITE 2700K

EXTERIOR WALL MOUNTED FIXTURE
EDISON EXTENDED WALL BY TROY LIGHTING
MODEL B2303AB - LAMP: 1-60W MED
PROVIDED BY OWNER

BATHROOM EXHAUST FAN
PANASONIC OR EQUAL



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

08/22/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Cleary Insurance Inc 226 Causeway Street Boston MA 02114-2155	CONTACT NAME: Ruth Resca PHONE (A/C, No, Ext): (617) 723-0700 E-MAIL ADDRESS: rresca@clearyinsurance.com FAX (A/C, No): (617) 723-7275
INSURED Iggys Bread Ltd, Kismet Coffee LLC 358 Huron Ave. Cambridge MA 02138	INSURER(S) AFFORDING COVERAGE INSURER A: Ohio Security Insurance Company INSURER B: Travelers Property Casualty Co. of America INSURER C: MEMIC Casualty Company INSURER D: INSURER E: INSURER F:
	NAIC # 24082 25674 14164

COVERAGES**CERTIFICATE NUMBER:** 2025 Kismet**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:			BKS56201392	08/30/2025	08/30/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 Schedule Mod Factor 1 \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
B	☒ UMBRELLA LIAB ☐ EXCESS LIAB DED ☒ RETENTION \$ 10,000			CUP-B7795117	08/30/2025	08/30/2026	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N ☐	N / A	6103801025	08/30/2025	08/30/2026	PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
A	Liquor Liability			BKS56201392	08/30/2025	08/30/2026	Ea. Common Cause \$1,000,000 Aggregate Limit \$2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**City of Cambridge
Inspectional Services
831 Massachusetts Ave
Cambridge MA 02139

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.

Subject: You paid Gary Demers \$750.00

Date: Sunday, December 14, 2025 at 1:19:27 PM Eastern Standard Time

From: Venmo

To: Luca Franceschi

You paid Gary Demers

\$750⁰⁰

Imagine Sign

See full

Transaction details

Date

Dec 14, 2025

Transaction ID

4487639872615346320

Payment Method

A total of \$750.00 was charged to your Amex Send™ account.

Send from