

ADDRESS: 1706-10 WALNUT ST

Proposal: Construct three-story building with setback penthouse and roof deck

Review Requested: Final Approval

Owner: 1706 Walnut Street Property Holdings LLC

Applicant: Jerry Roller, JKRP Architects

History: vacant lots, buildings destroyed by fire in 2020

Individual Designation: None

District Designation: Rittenhouse Fitler Historic District, Contributing, 2/8/1995

Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

OVERVIEW: This application proposes the construction of a three-story building with setback penthouse and roof deck at 1706-10 Walnut Street. Historically, this lot was three individual parcels with three-story attached buildings. The buildings were contributing resources to the Rittenhouse Fitler Historic District. In May 2020, the buildings were severely damaged in a fire associated with the civil unrest surrounding the murder of George Floyd and deemed Imminently Dangerous by the Department of Licenses and Inspections (L&I). After consulting with L&I and the Law Department, the Historical Commission's staff approved the complete demolitions of the three buildings in December 2020, owing to L&I's determination that the buildings posed an imminent threat to public safety. The following condition, authored by the Law Department, was attached to the demolition permits:

Pursuant to this demolition permit, the current owner will demolish the entire structure on the property, including the facade. As a modification to the requirement set forth in Section 6.10.c of the Historical Commission's Rules & Regulations, the current owner or any succeeding owner will make a reasonable effort to file an application for a building permit for a new building on the property within one (1) year from the date of completion of demolition of the structure, with the understanding that construction of a new building might not commence within such one-year period. This paragraph shall be applicable to the current or any succeeding owner of the property and shall not constitute any restriction on transfer of ownership of the property. The current owner will make reasonable efforts to document the current appearance of the facade of the building on the property and will take reasonable steps to preserve any existing, historically significant construction elements in designing any new facade to be constructed.

Neither the City nor the Historical Commission ordered or required the reconstruction of the lost historic buildings or their facades as a condition of the demolition; they do not have the authority to issue such an order. The Historical Commission and its advisory Architectural Committee did not review the demolition permit applications at public meetings and did not place conditions on the demolitions. The Historical Commission's staff and Law Department required the documentation and salvage as part of the demolition permits to allow for the possibility of reconstruction, but they did not order reconstruction; they do not have that authority. During the current review process, the Historical Commission has the discretion to deny a proposal that does not propose reconstruction, but it does not have the authority to simply order reconstruction. The Historical Commission must review within the scope of work proposed by the property owner.

The proposed building is planned as two stories of retail space with a setback rooftop penthouse, deck, and elevator. The primary façade is proposed to have limestone masonry cladding, extensive window glazing, and dark bronze aluminum details. The front façade and cornice would align with the adjacent buildings. Based on the application materials, the proposed new construction would be compatible with this block of Walnut Street within the Rittenhouse Fitler Historic District and this block of Walnut Street.

SCOPE OF WORK:

- Construct a three-story building with setback penthouse and roof deck.

STANDARDS FOR REVIEW:

The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines include:

- *Rehabilitation Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new works shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
 - The proposed new construction is compatible with the historic materials, features, size, scale and proportion, and massing of the historic district and therefore satisfies Rehabilitation Standard 9.

STAFF RECOMMENDATION: Approval, with the staff to review details, pursuant to Rehabilitation Standard 9.



Construction Permit Application

Use this application to obtain permits for a residential or commercial construction proposal and/or excavation projects.
Mechanical / Fuel Gas, Electrical, Plumbing, and Fire Suppression trade details are found on page 2.

Property Information

Identify the location of work for the permit(s).

If the activity will take place in a specific building, tenant space, floor level, or suite, note that detail in the 'Specific Location' field. If applicable, list PR#.

1

Parcel Address: 1706-10 Walnut St

Specific Location:

☐ Check box if this application is part of a project and provide the project number: **PR-20** -

Applicant Information

Identify how you are associated with the property.

Licensed professionals include design professionals, attorneys, and expeditors. A tradesperson must have an active Philadelphia license for their trade or hold a PA Home Improvement Contractor Registration.

2

I am the: ☐ Property Owner ☐ Tenant ☐ Equitable Owner ☒ Licensed Professional or Tradesperson

Name: Jerry K. Roller, AIA, LEED AP

Company: JKRP Architects

Address: 1601 Market St, Suite 2400, Philadelphia PA 19103

Email: jroller@jkrapchitects.com

Phone No.: 215.928.9331

Property owner Information

Identify the deeded property owner.

If there was a recent change of ownership, documentation such as a deed or settlement sheet is required.

*If the property owner is a 'company', identify the contact information for any natural person with more than 49% equity interest in the property. If no individual has such an interest, provide contact information of at least two (2) natural persons with the largest equity interest in the property.

3

The property owner is a/an: ☐ Individual ☒ Company*

Owner (1)

Name: 1706 WALNUT STREET PROPERTY HOLDINGS LLC

☐ Check box if new owner is being listed

Address: 323 Kingston Ave Brooklyn, NY 11213

Owner (2)

Name: GRANDE CAPITAL LLC

Address: 10907 Walnut Rd Philadelphia, PA 19116

Design Professional in Responsible Charge

Identify the PA-licensed design professional who is legally responsible.

4

Name: Jerry K. Roller, AIA, LEED AP

Firm: JKRP Architects

PA License No.: RA6866

Phila. Commercial Activity License No.: 054815

Email: jroller@jkrapchitects.com

Phone No.: 215.928.9331

Project Scope

Use this section to provide project details; all fields are mandatory.

(a) Choose the proposed occupancy of the entire building. If not one-or-two-family, provide a description of group(s) per code.

(b) Identify if the project will be new construction, an addition, interior/exterior alterations, excavation or shell.

(c) List the site area that will be disturbed by construction, if any. Enter 'zero' if no disturbance.

(d) Note the new floor area created, including basements, cellars, and occupiable roofs. Where existing areas will be altered, list those areas separately.

(e) State the number of new or affected stories.

(f) Provide a detailed description of the work proposed (use separate sheet if needed).

(g) Select all conditions that apply to this project (if any).

* Provide the associated Streets Review number if "Project Impacts Streets / Right-of-Way" is selected.

** If 'Yes' is selected, an Owners' Acknowledgement of Receipt form must be provided for each affected property.

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(a) **Occupancy** ☐ Single-Family ☐ Two-Family ☒ Other, please describe: Mercantile

(b) **Scope of Work** ☒ New Construction ☐ Excavation ☐ Addition / Alteration ☒ Shell (No Fit Out) - Option for Commercial Permits Only

(c) **Earth Disturbance** Area of Earth Disturbance: 11,413 (Sq. Ft.)

(d) **Building Floor Areas** New Floor Area: 34,239 (Sq. Ft.) Existing Altered Area: (Sq.Ft.)

(e) **Number of Stories** 3

(f) **Description of Work** New construction of a 3-story retail building, with a basement. The 3rd story is set back from Walnut St and features a restaurant program.

(g) Project Conditions

☐ New High Rise

☐ Green Roof Included

☐ Initial Fit-out of Newly Constructed Space

☐ Modular Construction

☐ Façade Work

☐ Project Impacts Streets/Right-of-Way*

☐ Project Impacts Adjacent Property**

* Provide the associated **Streets Review** number for this project, if applicable: **SR-20**

** This project includes work described below: ☐ Yes ☐ No

- Excavation work more than 5 feet below adjacent grade and within 10 feet of an adjacent building or structure.
- Excavation or construction work where historic structure is within 90 feet on the same or adjacent parcel.
- Structural alterations of a historic structure (excluding one-or-two family dwelling).
- Modifications to a party wall, including joist replacement, and additions.
- Severing of structural roof or wall covering spanning properties.



Department of
Licenses and Inspections
CITY OF PHILADELPHIA

DO NOT MAIL THIS APPLICATION

Job Number: (for office use only)

**Project Details, Other Permits
& Contractor Information**

Use this section to provide project details, pre-requisite approvals and applicable contractor information.

- (a) Choose all disciplines of work for which permits are being requested.
- If 'Building' is not requested, provide the number of the associated permit that was previously issued (where applicable).
 - If a Zoning Permit was issued for this work, provide the related Zoning Permit number.
- (b) Identify the general contractor and estimated cost of building construction.
- (c) Identify the licensed excavation contractor and estimated cost of excavation work.
- (d) Identify the mechanical contractor, estimated cost of mechanical work, equipment type, and quantity as:
- Number of registers/diffusers (separate new / relocated)
 - Number of appliances
 - Number of Type I / Type II kitchen hoods
- Where fuel gas work is included, note the estimated cost of fuel gas work.
- (e) Identify the licensed electrical contractor, estimated cost of electrical work, and a registered third-party electrical inspection agency.
- (f) Identify the registered master plumber, estimated cost of plumbing work, number of fixtures, and check location of work as:
- Interior
 - Exterior Drainage and/or Water Distribution
- (g) Identify the licensed fire suppression contractor, estimated cost of fire suppression work, and number of devices:
- Sprinkler Heads (separate new / relocated quantities)
 - Standpipes
 - Fire Pumps
 - Stand-alone Backflow Prevention Devices
 - Kitchen Extinguishing Systems
 - Hydrants

***ROUGH-IN NOTICE:** If you are seeking a rough-in permit, an application for plan review must be submitted already.

- (h) Provide the total improvement cost for residential (including multi-family alterations and additions). Check the box if your project is excluded from real estate tax exemption and exempt from Development Impact Tax.

(a) Check all that apply:

☒ Building ☒ Excavation ☒ Mechanical & Fuel Gas ☒ Electrical ☒ Plumbing ☒ Fire Suppression

Provide the associated Construction Permit number, if applicable: **RP or CP – 20** _____ - _____

Provide the associated Zoning Permit number for this construction, if applicable: **ZP – 20** _____ - _____

Note: Trades listed below (d, e, f, and g) are mandatory for all residential new construction jobs.

(b) General Building Construction Contractor Information

Name: _____ Cost of Building Work: \$ _____

License Number: _____ Phone: _____

(c) Excavation Work & Contractor Information

Name: _____ Cost of Excavation Work: \$ _____

License Number: _____ Phone: _____

(d) Mechanical / Fuel Gas Work & Contractor Information

Name: _____ Cost of Mechanical Work: \$ _____

License Number: _____ Cost of Fuel Gas Work: \$ _____

Equipment Types: ☐ Registers / Diffusers ☐ Appliances ☐ Hoods Phone: _____

Equipment Details & Quantities: _____

(e) Electrical Work & Contractor Information ☐ New Installation ☐ Alteration ☐ *Rough-In

Name: _____ Cost of Electrical Work: \$ _____

License Number: _____ Phone: _____

Third Party Inspection Agency Name: _____

(f) Plumbing Work & Contractor Information ☐ New Installation ☐ Alteration ☐ *Rough-In

Name: _____ Cost of Plumbing Work: \$ _____

License Number: _____ Phone: _____

Number of Fixtures: _____

Check one: ☐ Interior Work ☐ Exterior Building Drainage ☐ Exterior Water Distribution:
line size: _____ (in.)

(g) Fire Suppression Work & Contractor Information ☐ New Installation ☐ Alteration ☐ *Rough-In

Name: _____ Cost of Fire Supp. Work: \$ _____

License Number: _____ Phone: _____

Sprinkler Heads: _____ Standpipes: _____ Fire Pumps: _____

Commercial Kitchen Systems: _____ Backflow Devices: _____ Hydrants: _____

(h) Total Improvement Cost: \$ _____ (The total improvement cost must also include the cost of all electrical, plumbing, mechanical, fire suppression systems work, and interior finishes)

☐ Check box if your project is excluded from real estate tax exemption and exempt from Development Impact Tax (Review OPA's website for tax abatement information at: <https://www.phila.gov/services/property-lots-housing/property-taxes/get-real-estate-tax-relief/get-a-property-tax-abatement/>)

Declaration & Signature

All provisions of the Philadelphia Code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept my permit for which this application is made, the owner shall be made aware of all conditions of the permit. I understand that if I knowingly make any false statements herein, I am subject to such penalties as may be prescribed by law or ordinance, inclusive of the penalties contained in 18 Pa. C.S. § 4904.

Applicant Signature: _____ Date: 08 / 11 / 2026

Philadelphia Historic Commission Review

August 11, 2026 - August 2026 Committee and Commission Submission

August 20th, 2026 - Supplemental Information

1706-10 WALNUT STREET

Retail Development



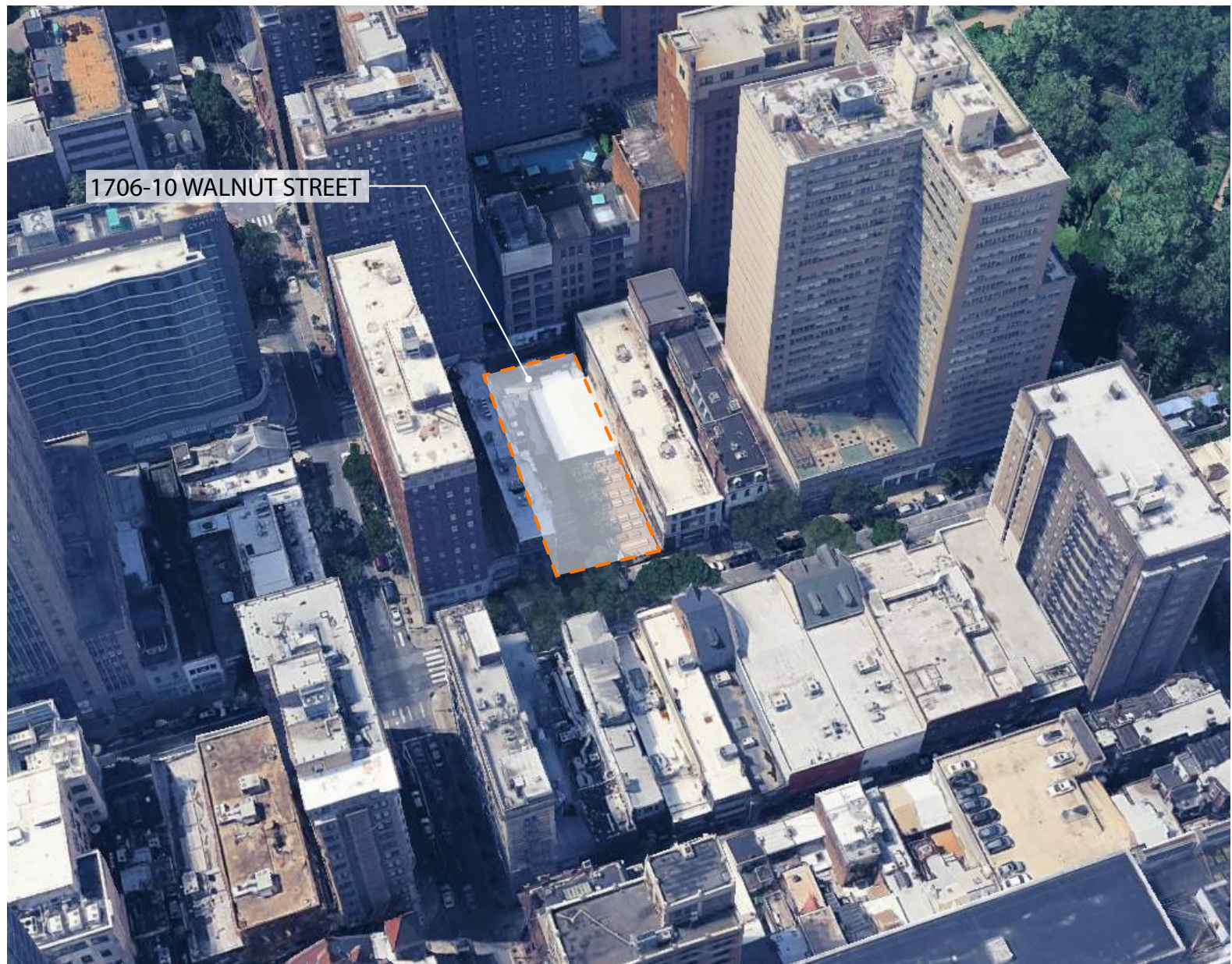
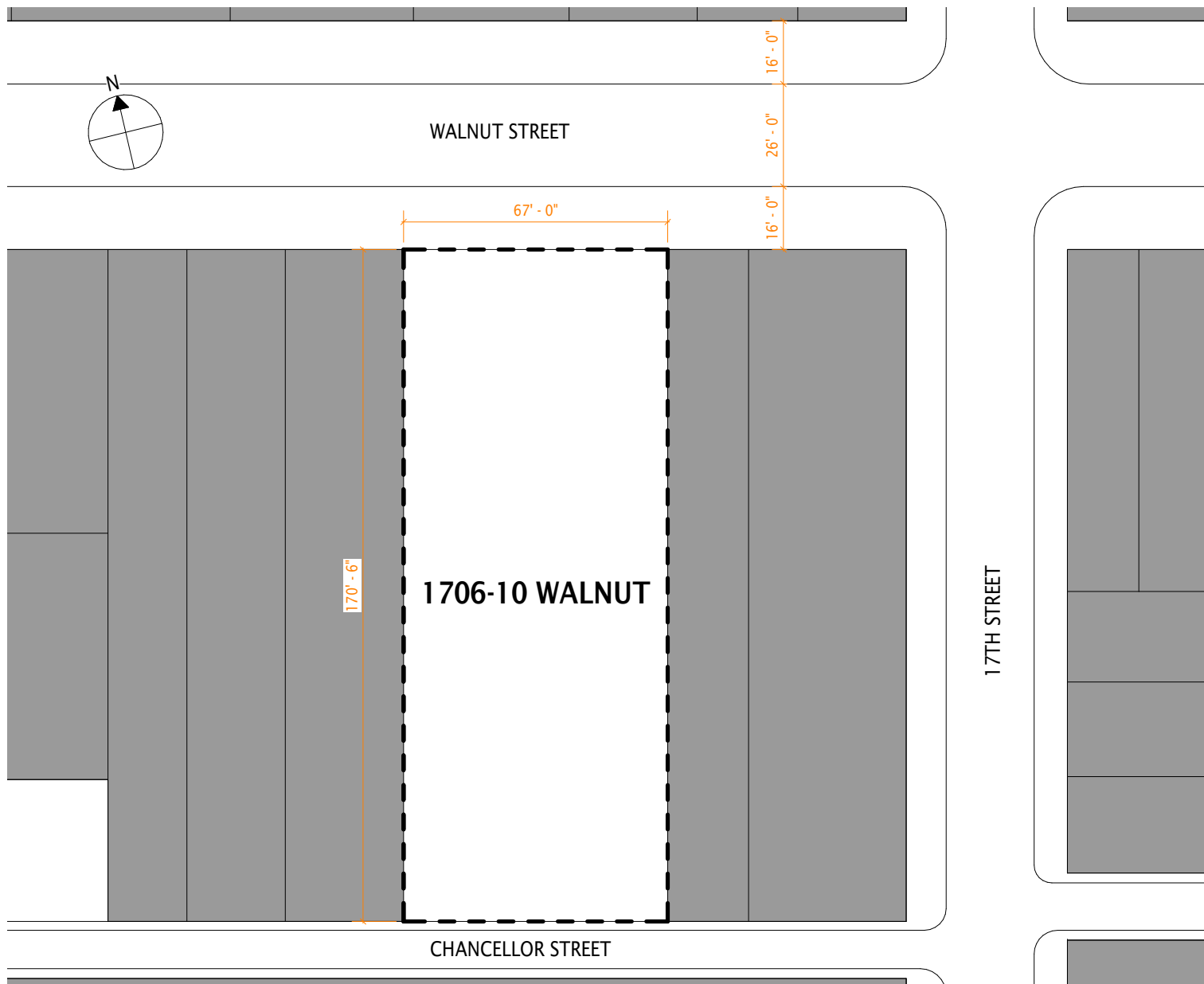
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PROJECT DESCRIPTION

1706–10 Walnut Street was historically composed of three rowhome-style buildings—1706 Walnut St. (1870), 1708 Walnut St. (1873), and 1710 Walnut St. (1870). In May 2020, civil unrest resulted in fire damage that ultimately led to the complete loss of all three structures. Demolition Permits for all three buildings were issued in 2021 and the structures were subsequently demolished by the prior owner. To our knowledge, all elements of the previously existing, historic structures had been removed by the time the current owners purchased the properties. The site currently functions as Walnut Gardens, an outdoor pop-up venue featuring food, beverages, and landscaping.

The proposed development is a 2-story retail building featuring multi-level commercial space at the basement, ground floor, and second floor. The design also incorporates a setback third-floor roof deck with restaurant enclosure and outdoor seating area. The primary elevation along Walnut Street is a limestone masonry façade with expansive glazing and dark bronze aluminum framing designed to integrate respectfully with the historic streetscape on the 1700 block of Walnut Street.







1700-1704 WALNUT STREET



1712-1716 WALNUT STREET



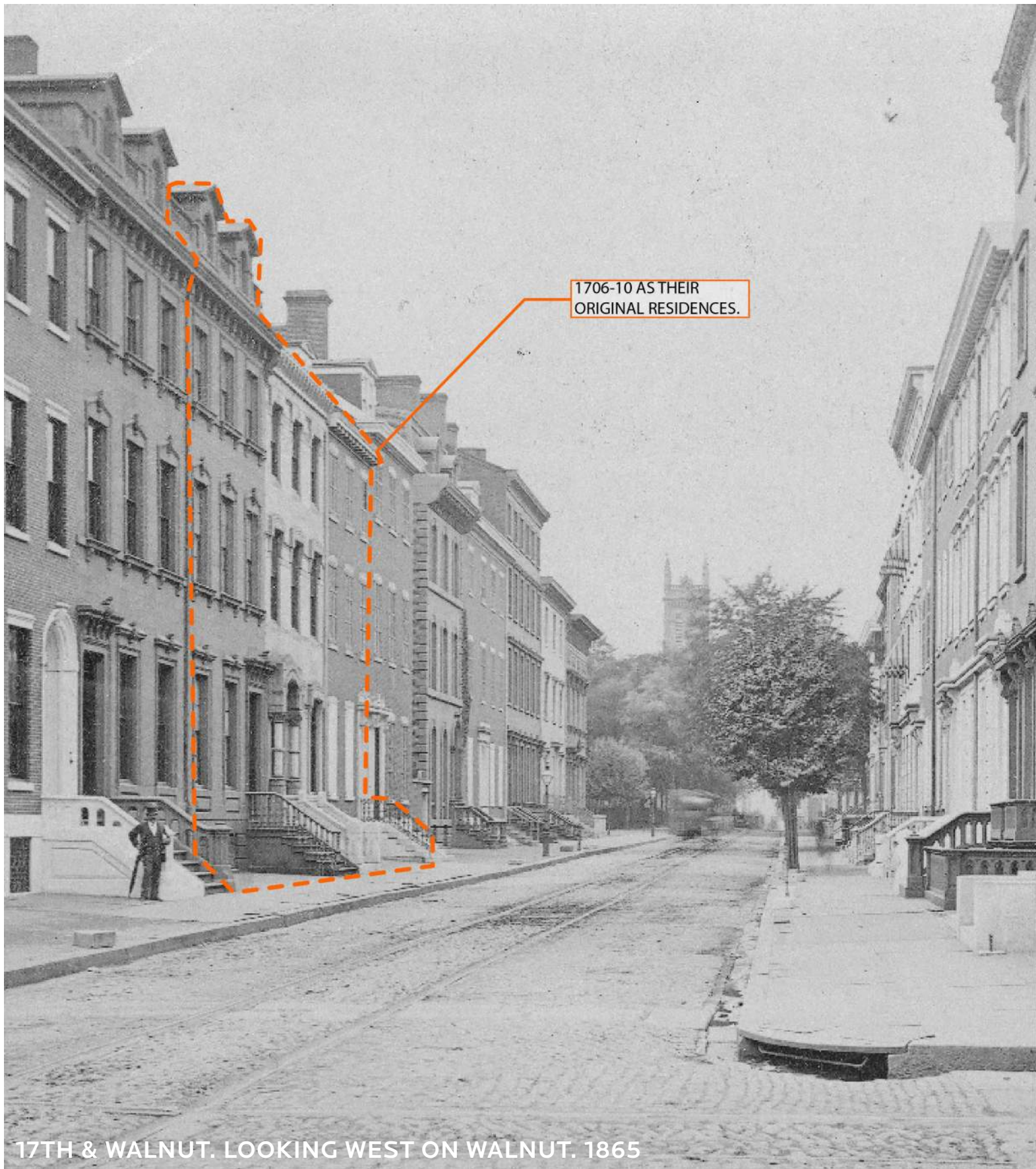
1718-1724 WALNUT STREET

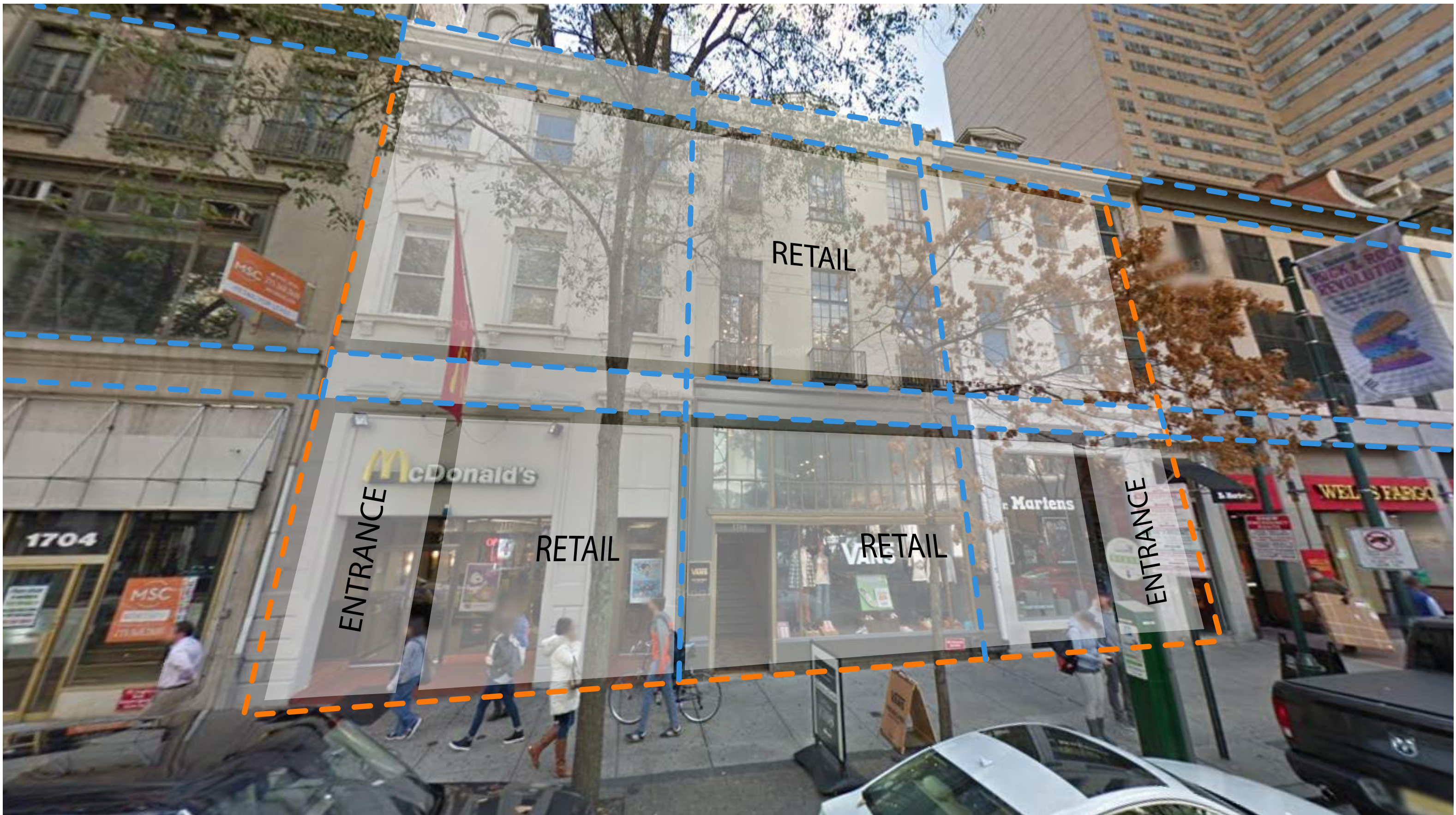


1726 WALNUT STREET

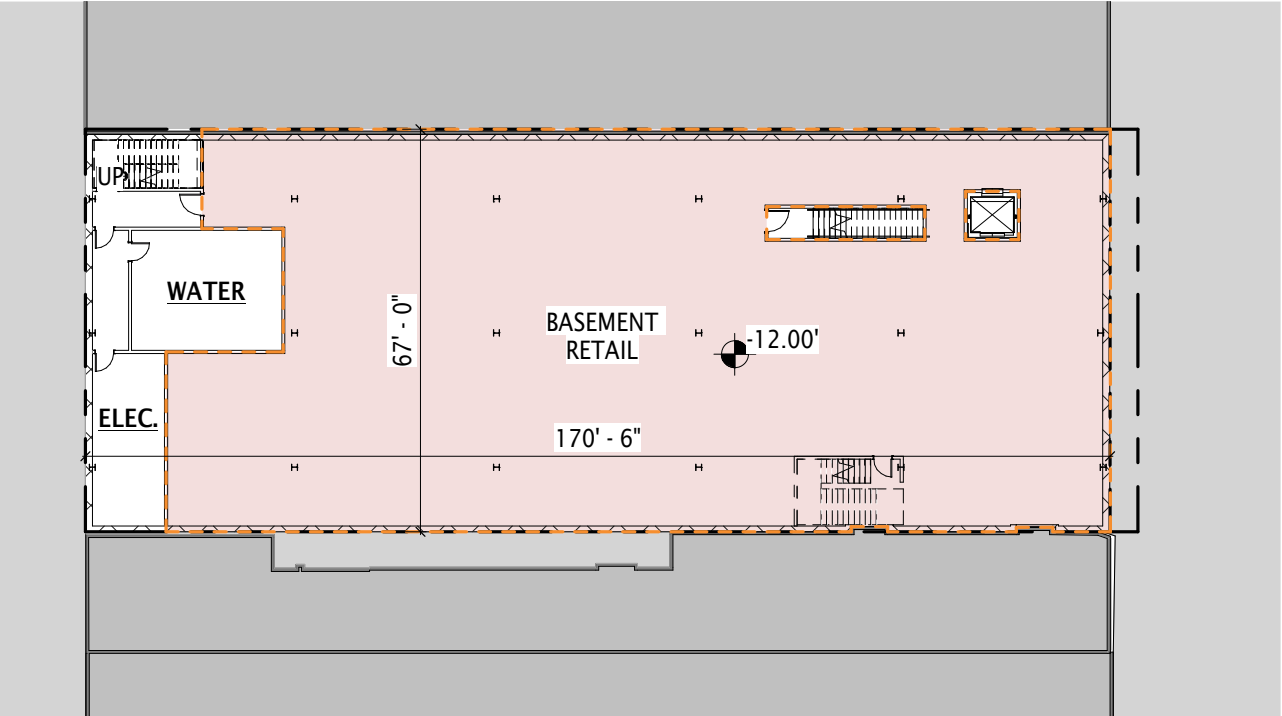
1706-10 WALNUT STREET
SITE PHOTOS



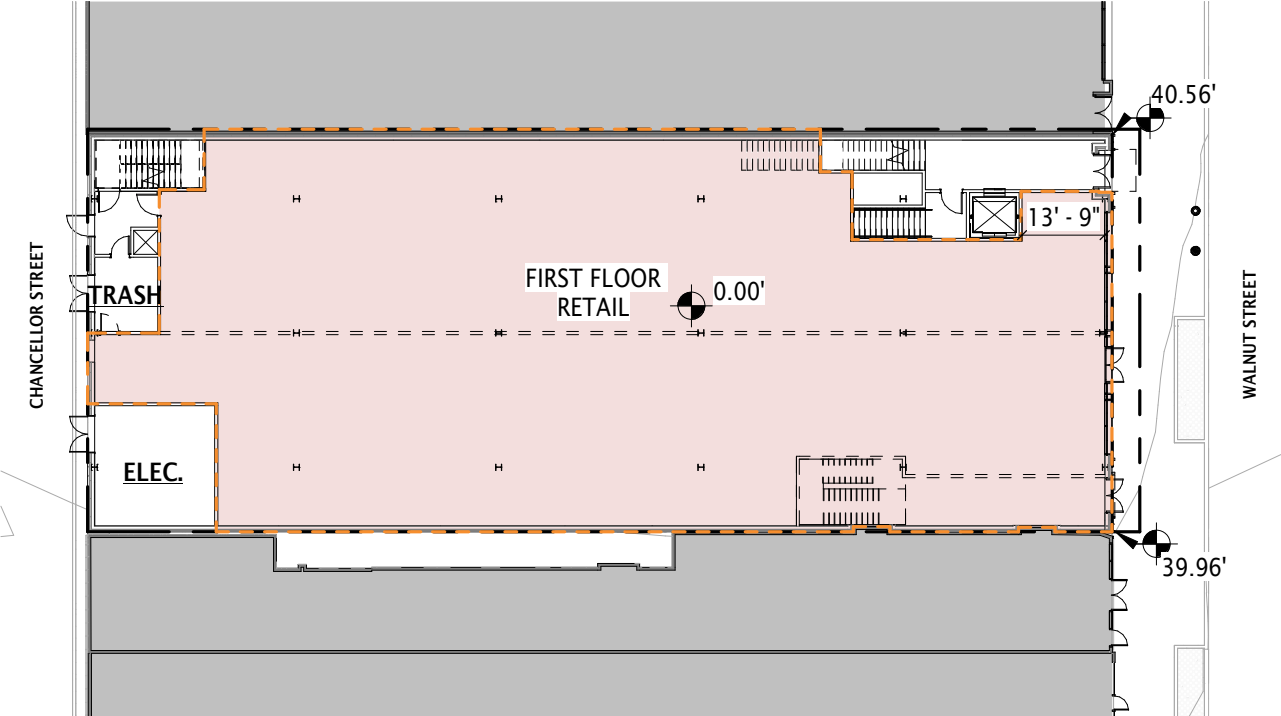




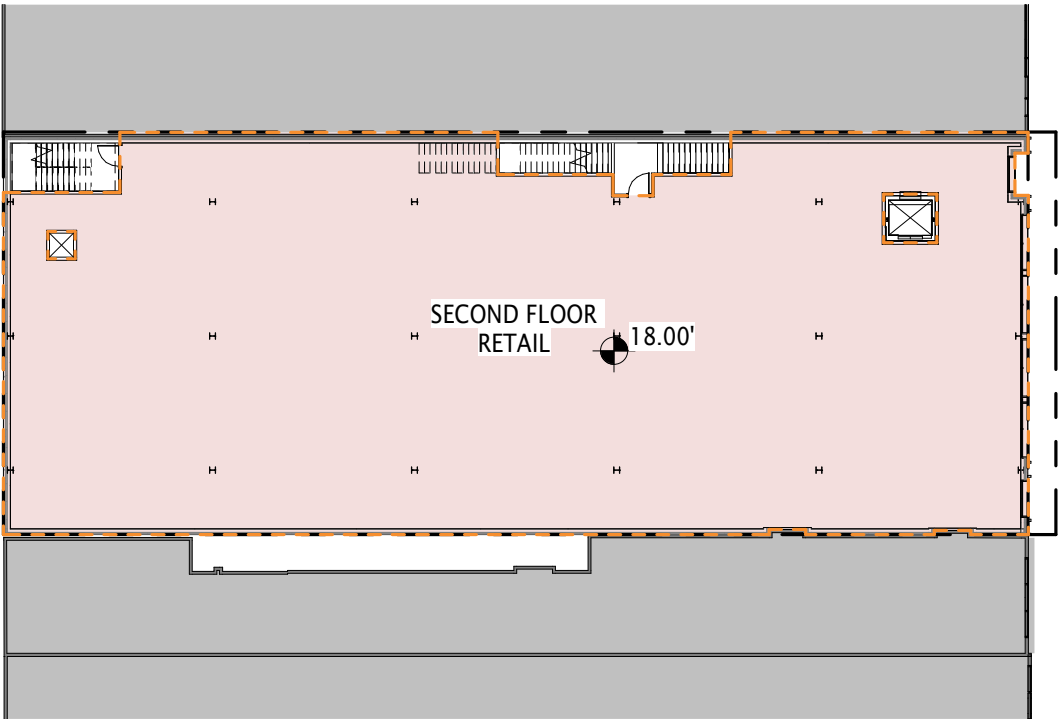




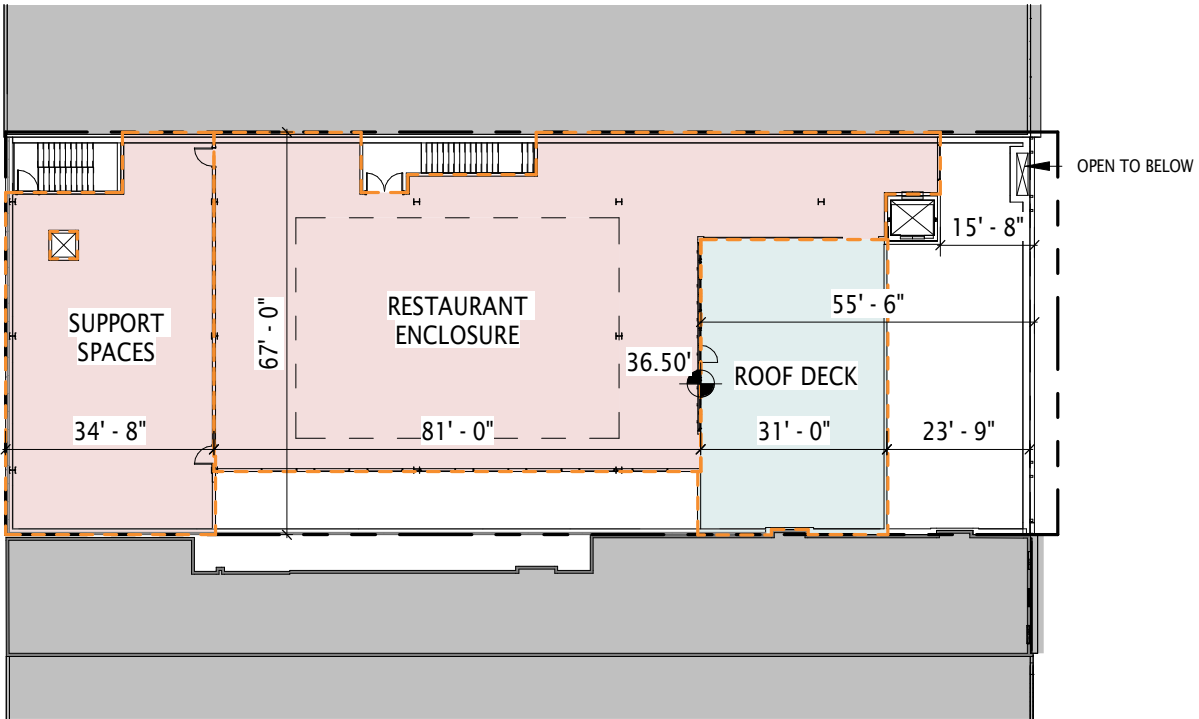
BASEMENT PLAN



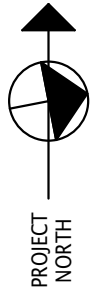
FIRST FLOOR PLAN

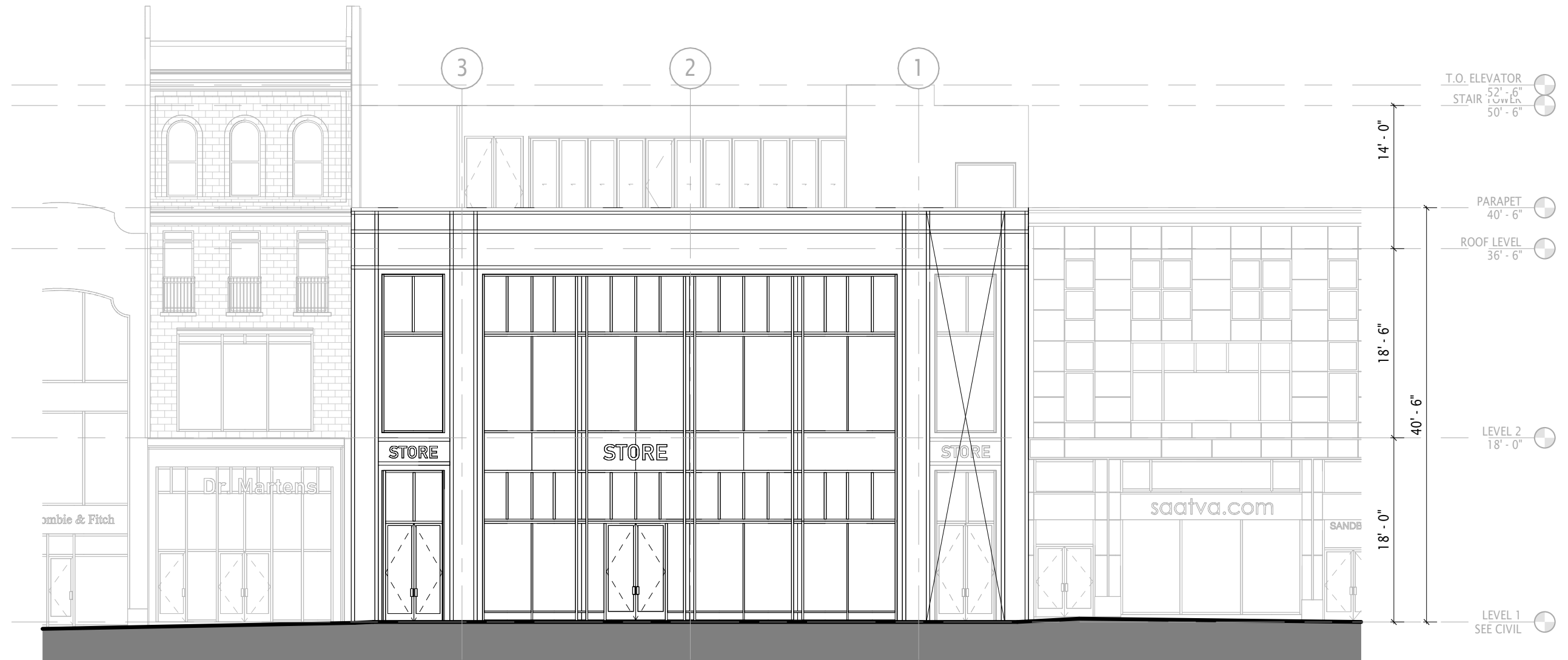


SECOND FLOOR PLAN



ROOF PLAN





WALNUT STREET ELEVATION



WALNUT STREET ELEVATION
SCALE: 3/32" = 1'-0"



LIMESTONE PIER DETAIL
SCALE: 3/16" = 1'-0"

