

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.

Philadelphia Historic Commission Review

August 11, 2026 - August 2026 Committee and Commission Submission

August 20th, 2026 - Supplemental Information

September 3rd, 2026 - Integrated Architectural Committee Comments

1706-10 WALNUT STREET

Retail Development



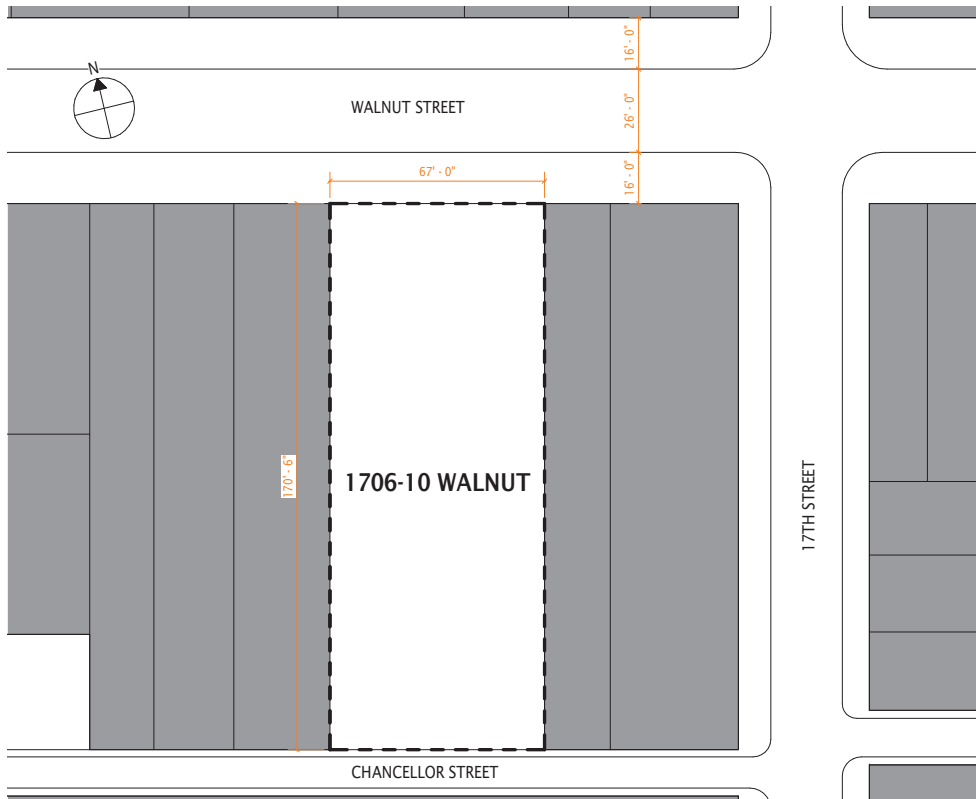
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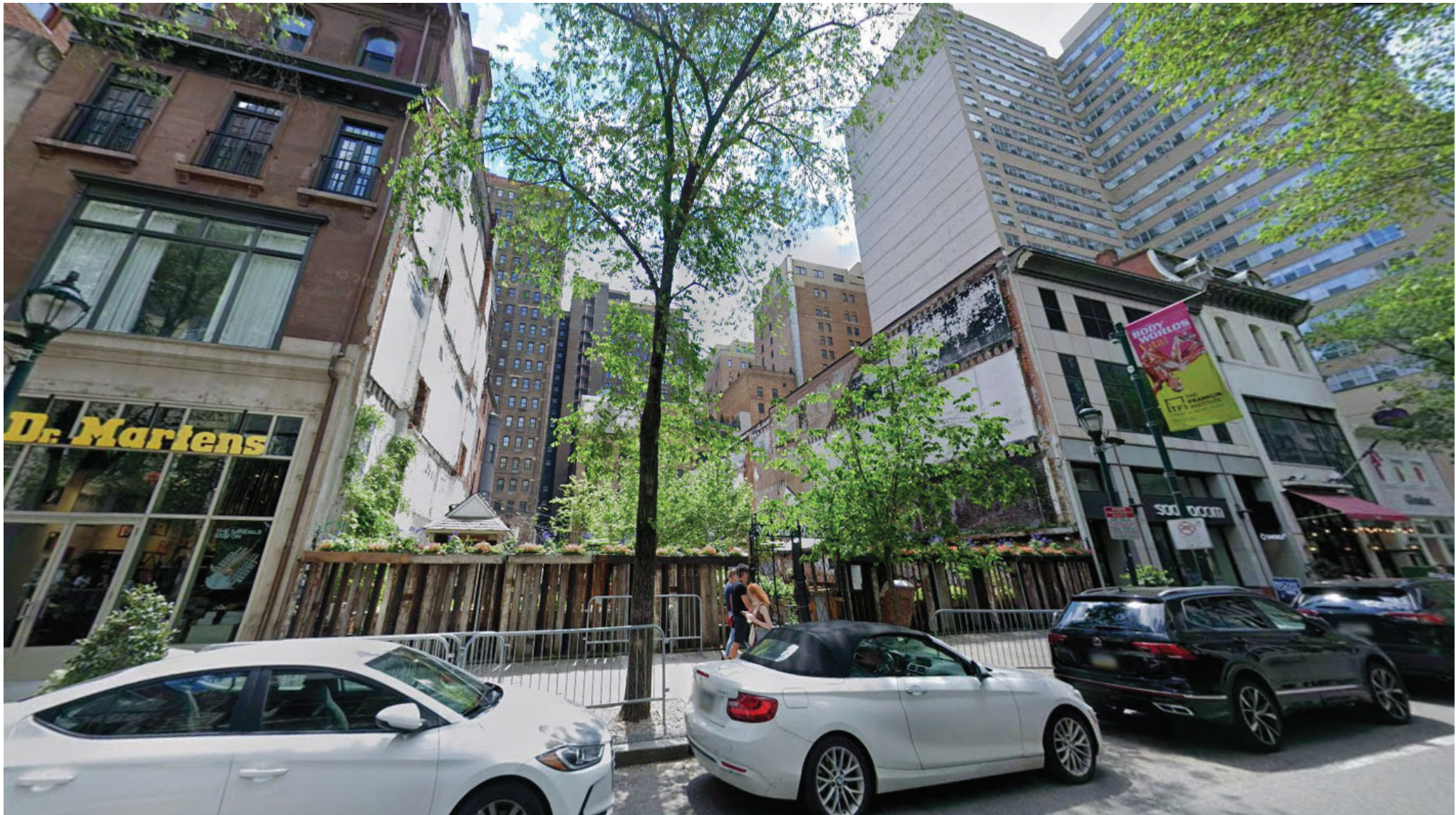
3	Site Context
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8	Form Diagrams
10	Floor Plans
11	Elevation
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14	Renderings

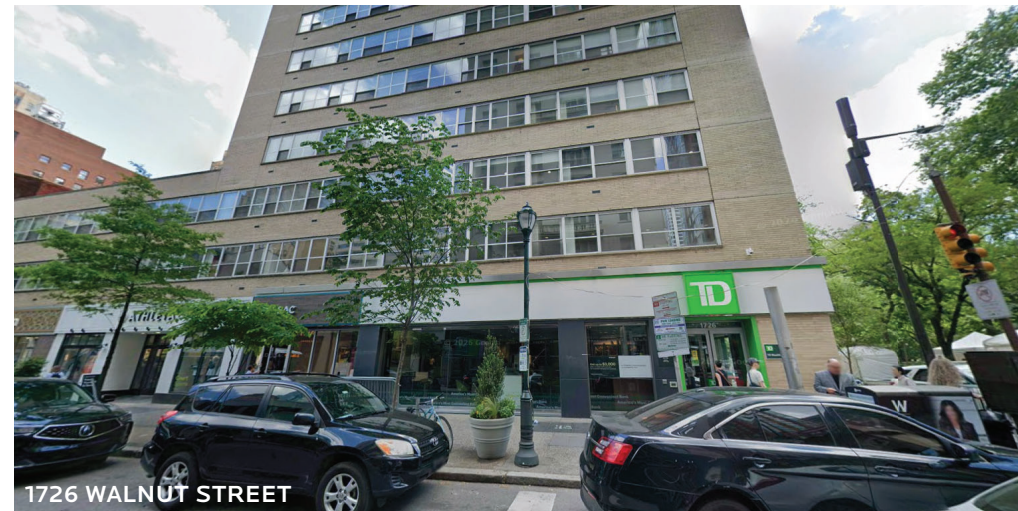
PROJECT DESCRIPTION

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.

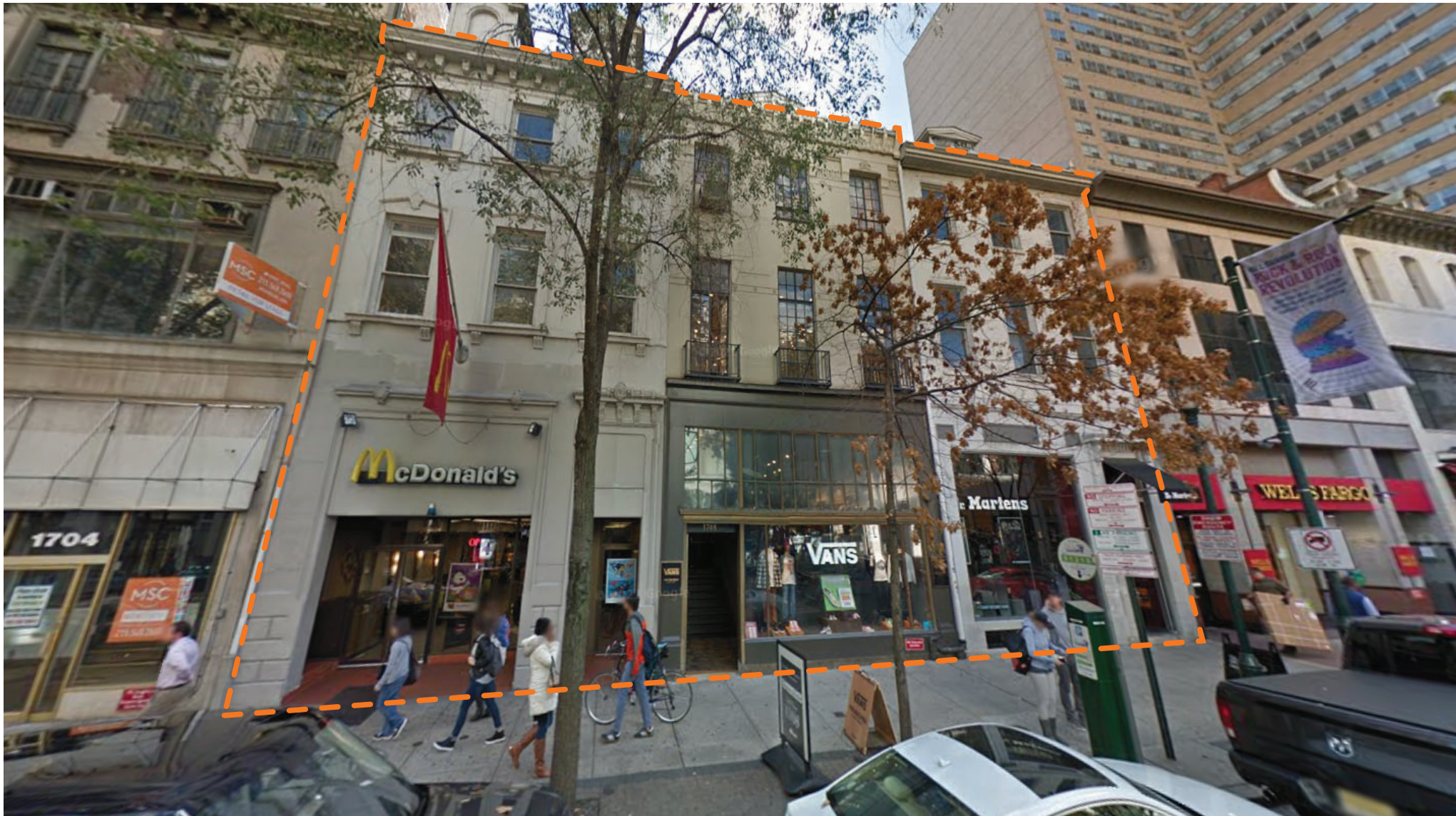
The proposed development is a 2-story retail building featuring multi-level commercial space at the basement, ground floor, and second floor. The design also incorporates a setback third-floor roof deck with restaurant enclosure and outdoor seating area. The primary elevation along Walnut Street is a 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.



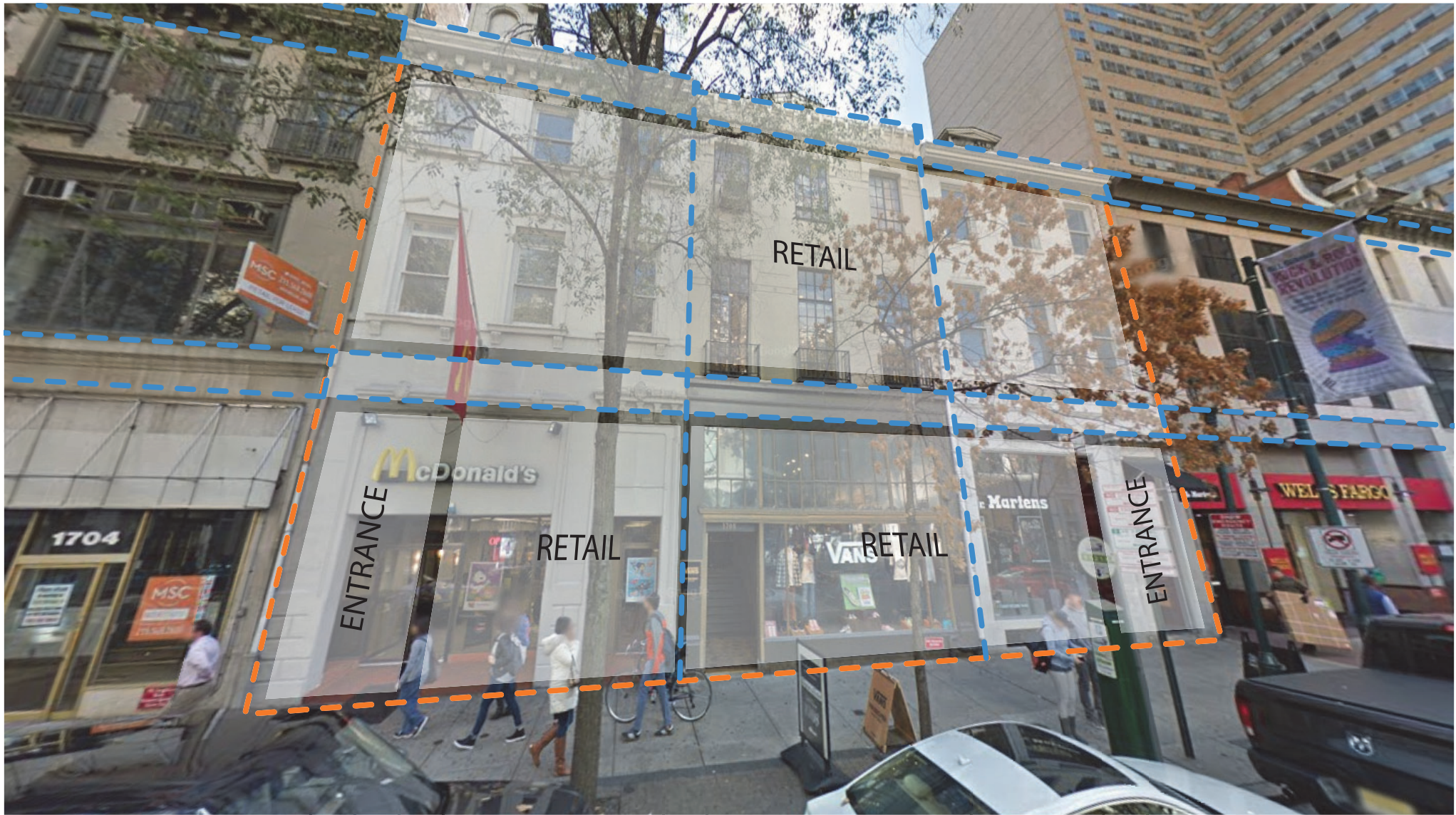




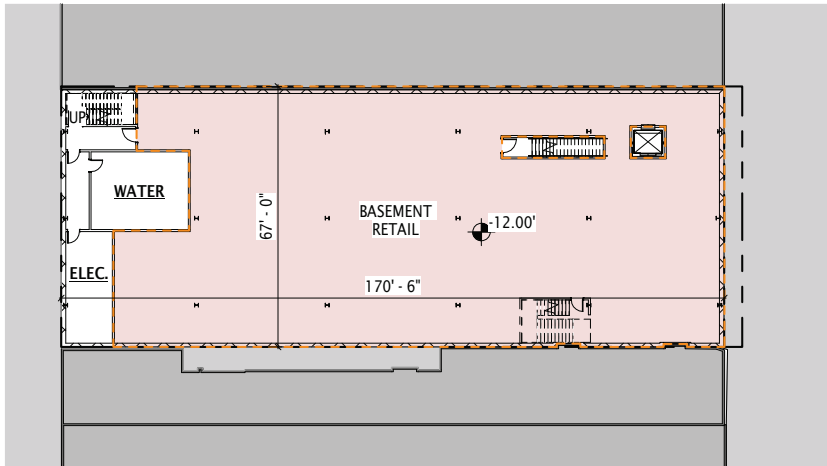
1706-10 WALNUT STREET SITE PHOTOS



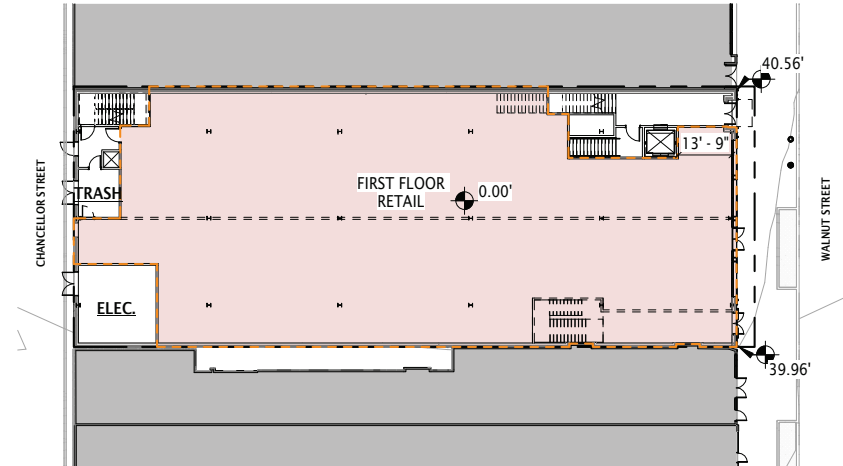




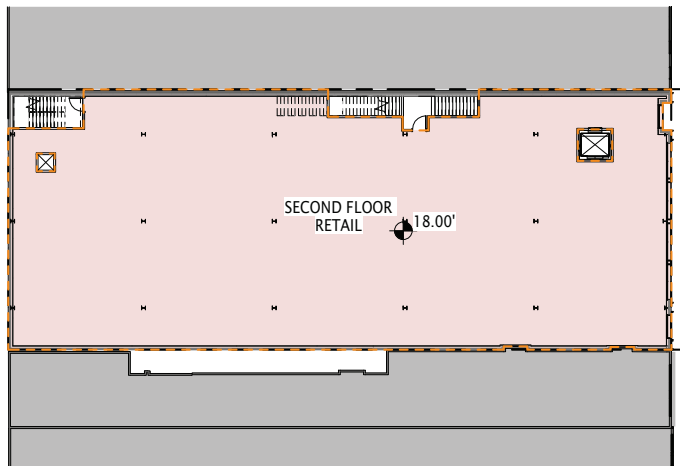




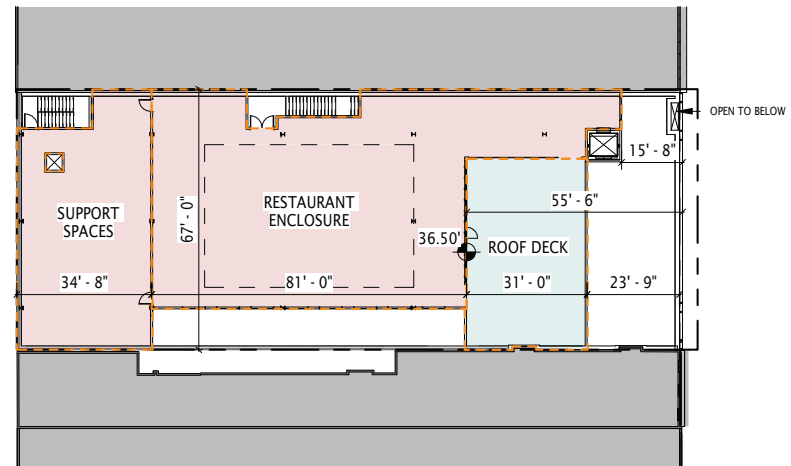
BASEMENT PLAN



FIRST FLOOR PLAN

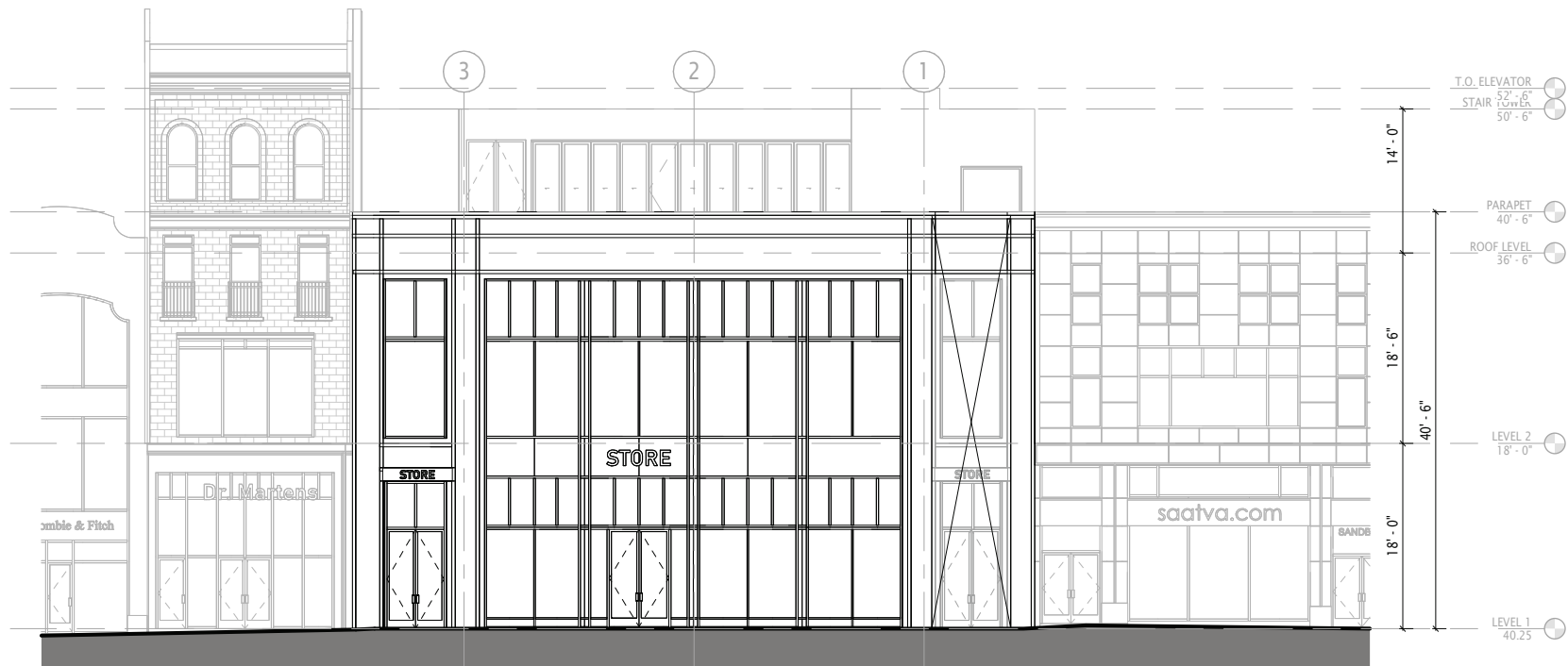


SECOND FLOOR PLAN



ROOF PLAN





WALNUT STREET ELEVATION



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



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

