ADDRESS: 1706-10 WALNUT ST
Proposal: Construct seven-story mixed use building with 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 seven-story building with a 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 would include retail space on the lower two floors, residential units on the upper five floors, and a roof deck. The lower floors are proposed to have limestone masonry cladding, extensive window glazing, and medium bronze aluminum details. The upper floors would be primarily clad with medium bronze aluminum.

An application to construct a three-story building with a setback and roof deck was approved by the Historical Commission at its 11 September 2026 meeting. The current proposal incorporates the design of the front façade from the earlier application but has been revised slightly with a lower cornice line and the removal of an entrance setback.

SCOPE OF WORK:

- Construct a seven-story building with 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 Standard 9.

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

JKRP
ARCHITECTS

November 9, 2026

Philadelphia Historical Commission
1515 Arch St.
13th Floor
Philadelphia, PA 19102
preservation@phila.gov

RE: **1706 Walnut Street – Revised Project Submission**
1706-10 Walnut St
Philadelphia, PA 19103

Dear Members of the Historical Commission,

The project has evolved significantly since our previous submission, which contemplated a two-story retail building. The current proposal consists of a seven-story mixed-use building featuring ground-floor retail space and 88 residential units above, creating a vibrant residential and commercial presence along Walnut Street while contributing to the historic character of the broader Rittenhouse Square neighborhood.

As part of the design development process, several key revisions have been incorporated into the project. Most notably, the inclusion of a residential program has added 5 stories to the project. Accordingly, the retail cornice was lowered slightly, and the residential tower was set back. This maintains the street presence of the 2-story façade while improving the fenestration to the 3rd floor units as well as enhancing the building's proportions. The residential program now includes private balconies, responding to the client's desire to enhance the quality and livability of the residential units A roof deck is provided on the main roof as an amenity to residents.

We believe these modifications strengthen the overall design while remaining sensitive to the character of the historic district and its architectural context. We appreciate the Commission's consideration of this revised proposal and look forward to discussing the project with you in greater detail.

Sincerely,

Michael Buckley, AIA
Project Manager

mbuckley@jkrparchitects.com
315.447.9615

JKRP Architects
1601 Market Street, Suite 2400
Philadelphia, PA 19103

Philadelphia Historic Commission Review

November 9, 2026 - November 2026 Committee and Commission Submission

1706-10 WALNUT STREET

Mixed-Use Development

JKRP ARCHITECTS

TABLE OF CONTENTS

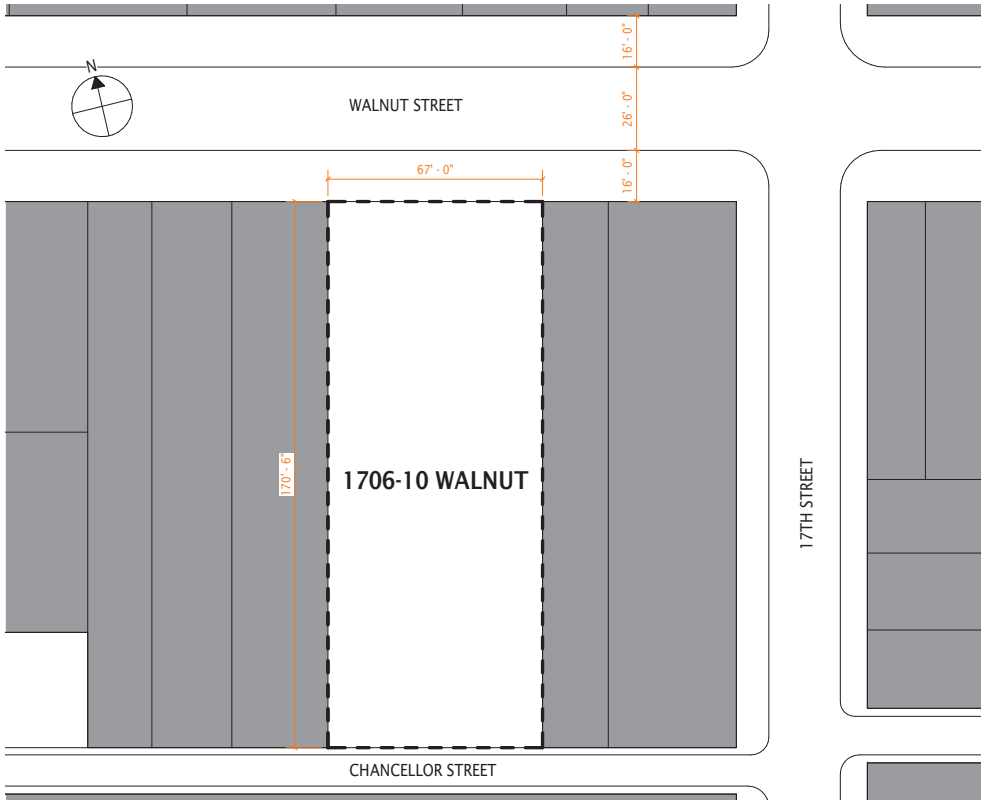
3 Site Context
4 Site Photos
6 Historic Documentation
8 Form Diagrams
10 Floor Plans
11 Elevations
13 Renderings

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 seven-story mixed-use building comprising ground-floor commercial space and 88 residential units on the upper floors. Resident amenities include a second-floor amenity area and a rooftop deck located on the upper roof level. The building design incorporates a 3'-6" setback at the third-floor level, creating a clear distinction between the street-level podium and the residential massing above. The cornice line of the lower massing is approximately 5'-8" lower than the adjacent cornices to allow for windows at the third level along Walnut. This parapet conceals the terrace railings which are setback at the third floor.

The primary Walnut Street frontage features a limestone masonry façade with expansive glazing and medium bronze aluminum framing. The architectural expression is designed to complement and respectfully integrate with the historic character of the 1700 block of Walnut Street while providing a contemporary residential presence. The owner's desire for residential units with balconies created the stepped west façade where each unit has a northwest view.





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11.09.2026



CURRENT VIEW FROM WALNUT STREET

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1706-10 WALNUT STREET

SITE PHOTOS



1700-1704 WALNUT STREET



1712-1716 WALNUT STREET



1718-1724 WALNUT STREET



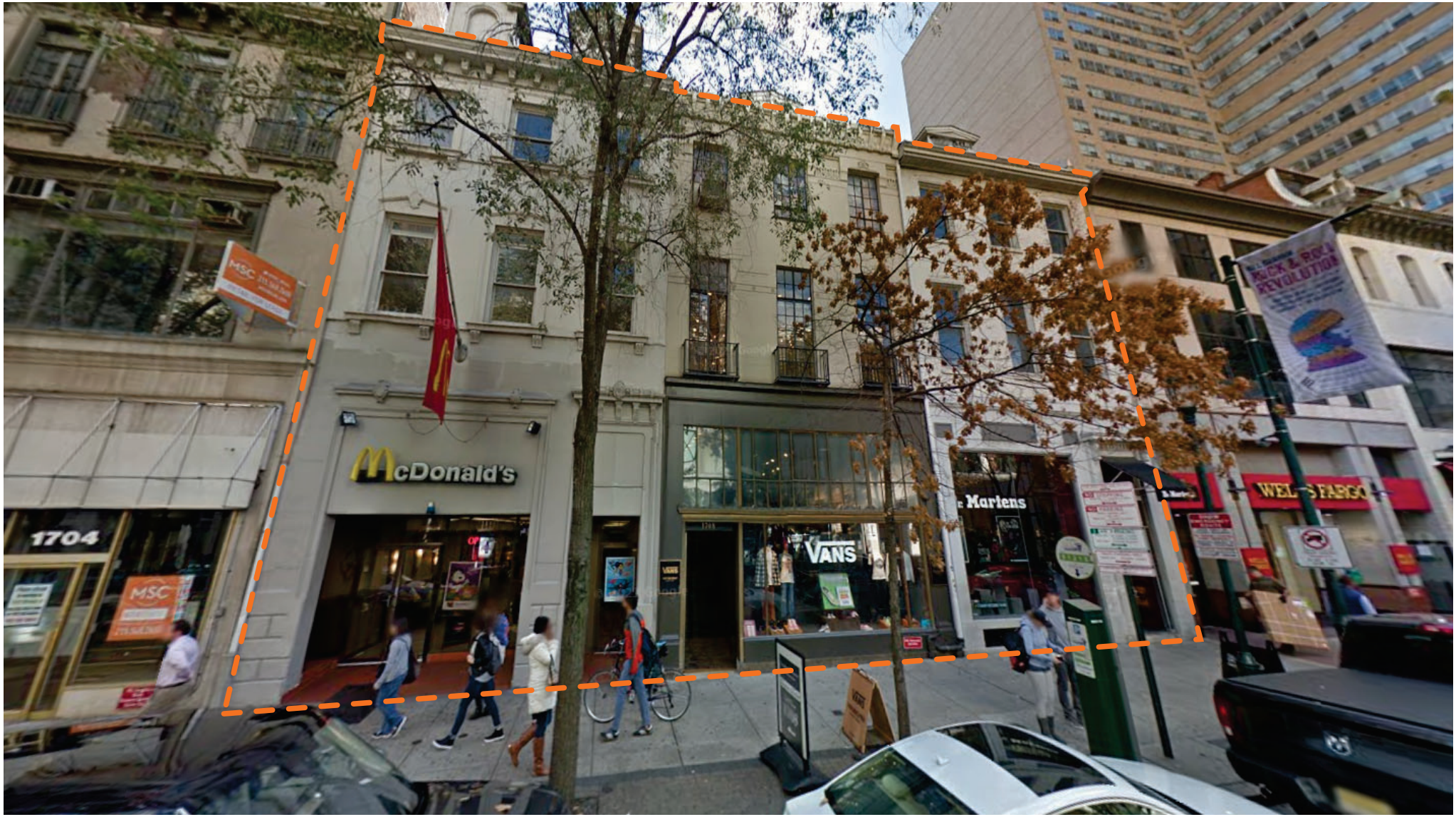
1726 WALNUT STREET

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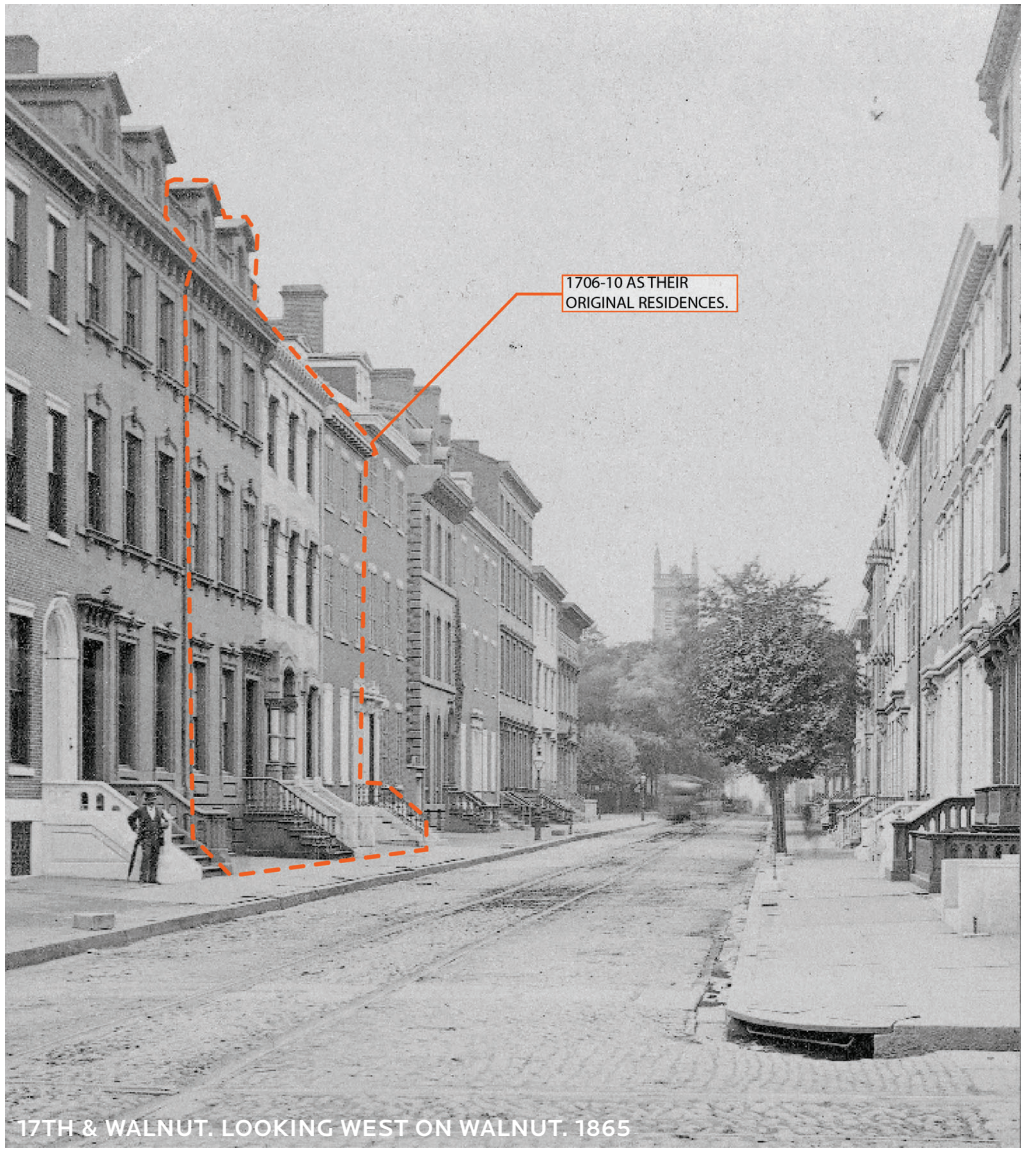
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1706-10 WALNUT STREET

SITE PHOTOS



1706-10 WALNUT STREET. 2019



17TH & WALNUT. LOOKING WEST ON WALNUT. 1865


1706-08. 1927


1706-08. 1972


1708-10. 1988


1710. 1988

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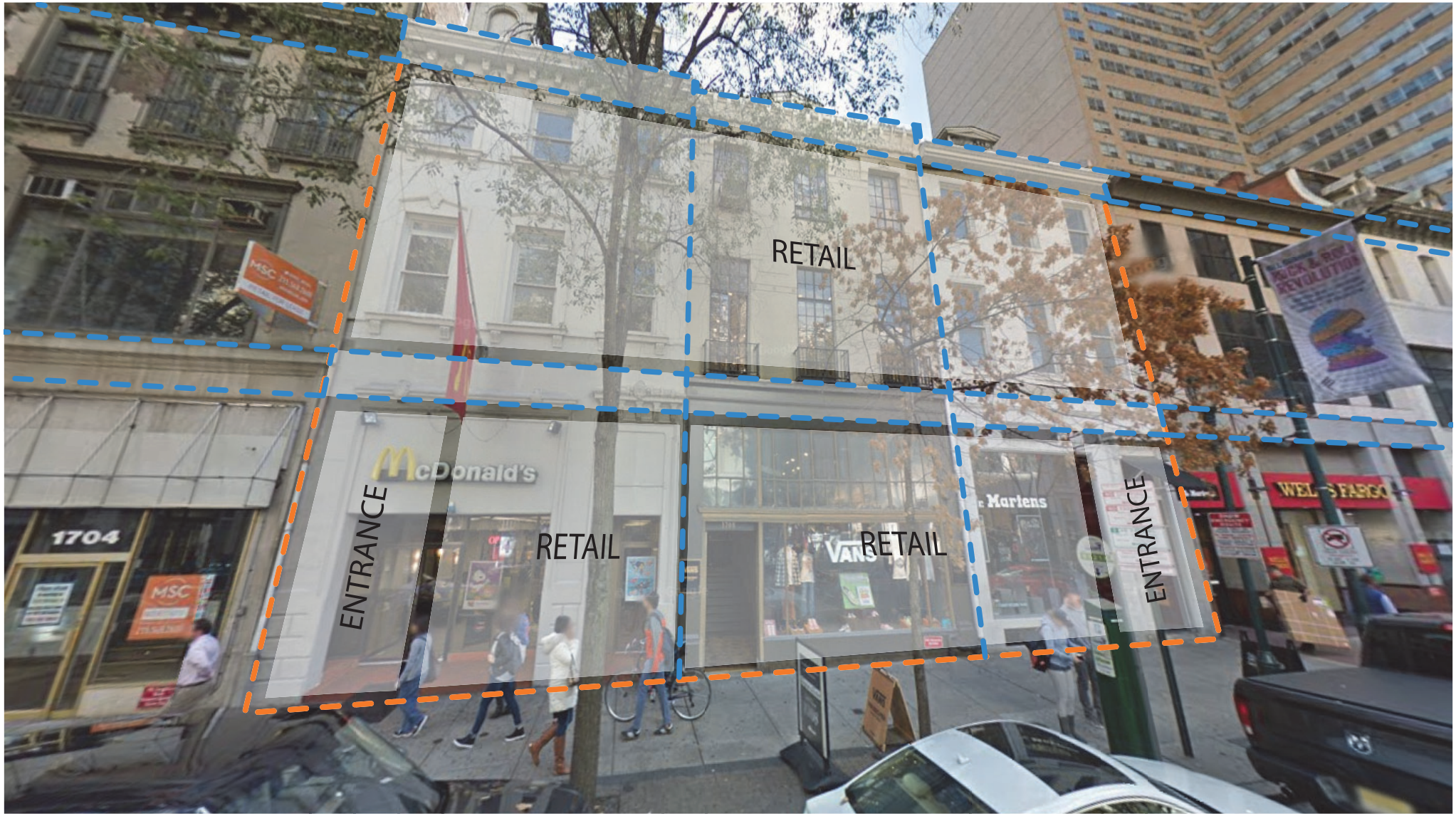


DIAGRAM OVER PREVIOUS STRUCTURES

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1706-10 WALNUT STREET

FORM DIAGRAM



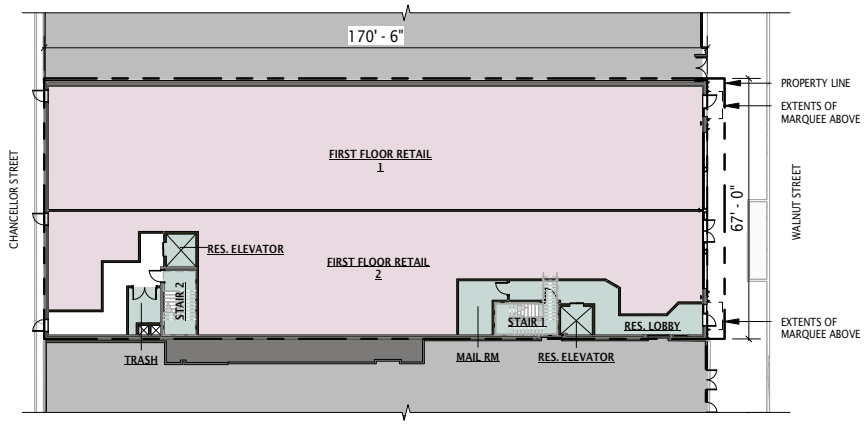
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PROPOSED DESIGN DIAGRAM

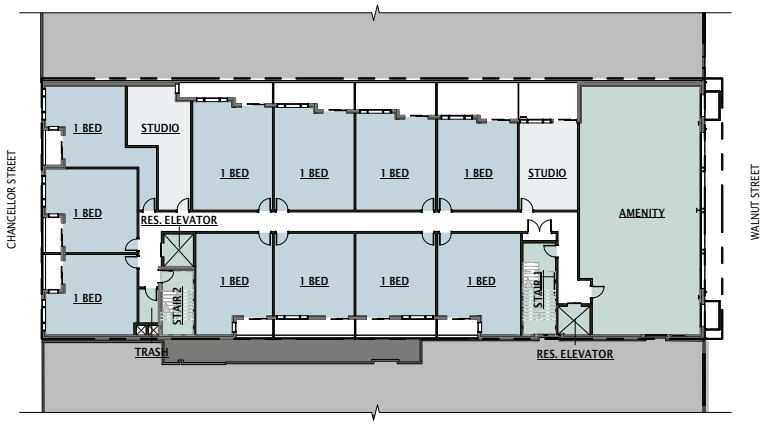
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1706-10 WALNUT STREET

FORM DIAGRAM



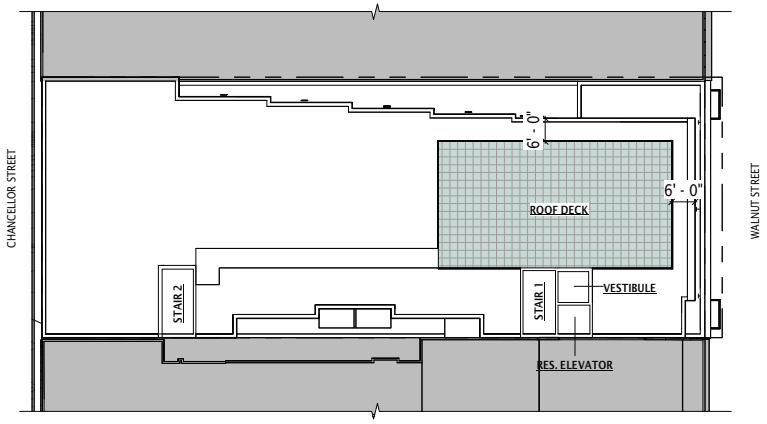
1ST FLOOR PLAN



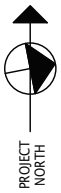
2ND FLOOR PLAN



3RD-7TH FLOOR PLAN



ROOF PLAN



SCALE: 1/32" = 1'-0"

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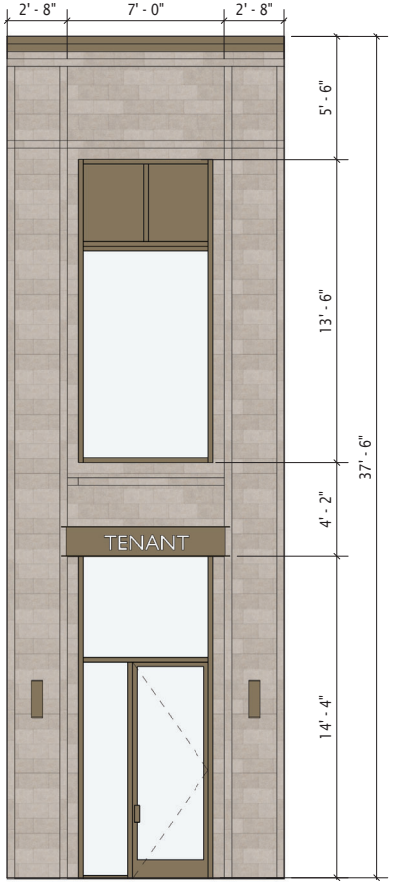
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1706-10 WALNUT STREET

FLOOR PLANS



WALNUT STREET ELEVATION
SCALE: 1/16" = 1'-0"



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

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1706-10 WALNUT STREET

ELEVATIONS



WEST ELEVATION

SCALE: 1/16" = 1'-0"

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1706-10 WALNUT STREET

ELEVATIONS


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TENANT
TENANT
saatva.com
SANDBOX



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1706-10 WALNUT STREET

RENDERINGS


Martens
1706
TENANT
JKRP
ARCHITECTS


JKRP
ARCHITECTS
Dr. Martens
TENANT
AMERICA 250
TENANT
saatva.com