

Ridgehill Row

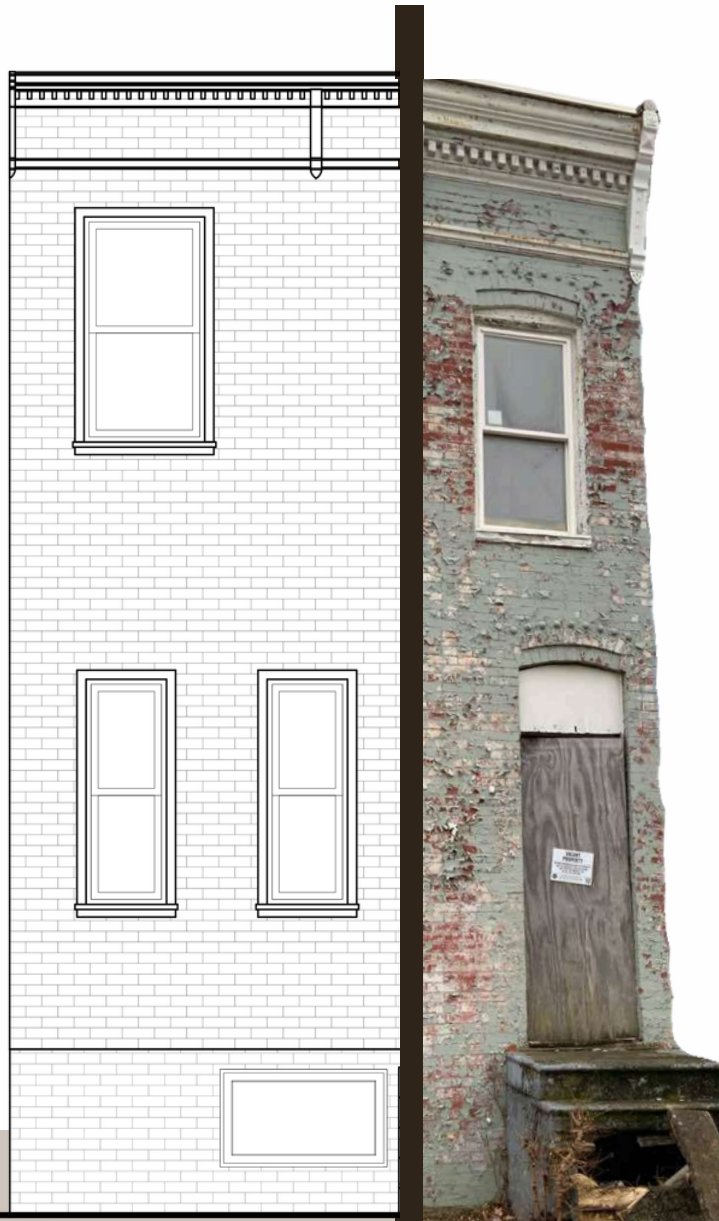
Architectural Concept Portfolio

Location:
2100 Block Ridgehill Ave.,
Baltimore City, MD.

March 4th, 2026



Ridgehill Row - A New Standard for Ridgehill Avenue



Ridgehill Row is a 12-unit redevelopment designed to bring clean, modern housing back to a neglected block in Baltimore.

The project focuses on practical, well-designed homes that feel bright, functional, and durable — while supporting long-term neighborhood stability.

This is not just a renovation. It is a repeatable housing model built to deliver value, efficiency, and strong curb appeal.

Project Overview

Units: 12 Rowhomes

Typical Unit: 2BR / 1BA

Optional: Basement Expansion (3BR/2BA concept)

Open Living-Kitchen-Dining

Elevation Options: Traditional Rhythm (Double Window) vs Modern Rhythm (Large Storefront Window)



Design Objectives

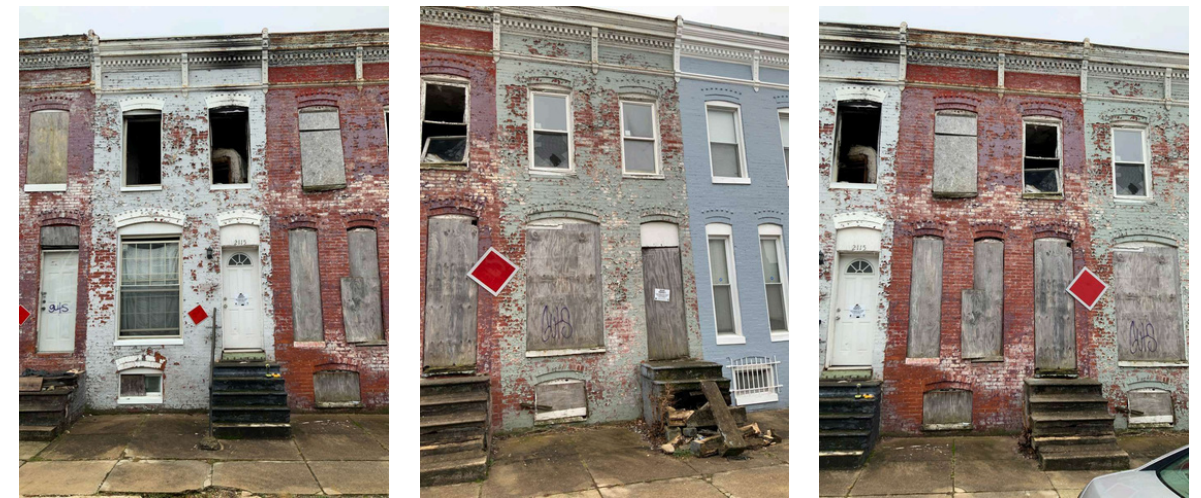


- Maximize light and openness
- Maintain rowhome identity
- Modern but timeless elevation language
- Flexible basement growth strategy
- Efficient layout / cost-conscious structure
- Strong curb appeal and “pride factor”

Existing Context



Ridgehill Ave. Block View



Exterior Views of Misc. Units



Exterior Views of Misc. Units

Rowhome Pattern + Streetscape Rhythm

Ridgehill Avenue is defined by repetition — narrow homes, consistent window spacing, and raised stoops.

The design approach keeps that recognizable pattern while refining proportions and simplifying details.

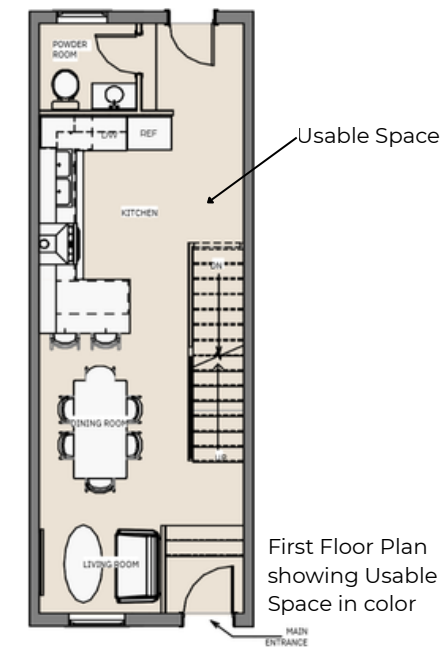
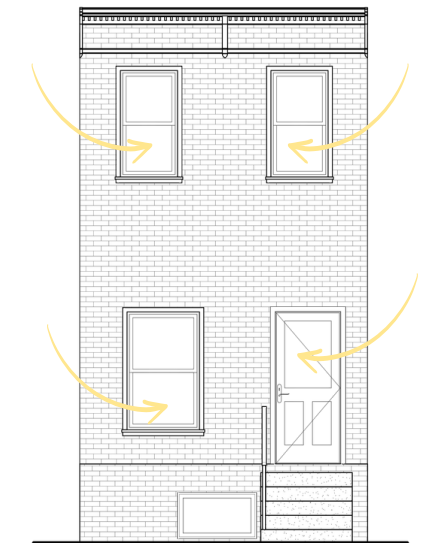
The result is a cohesive block that feels restored and intentional without losing its Baltimore identity.



Design Concept Drivers

Light + Volume

Front and rear windows allow natural light to travel through the full depth of the home, making the narrow layout feel more open.

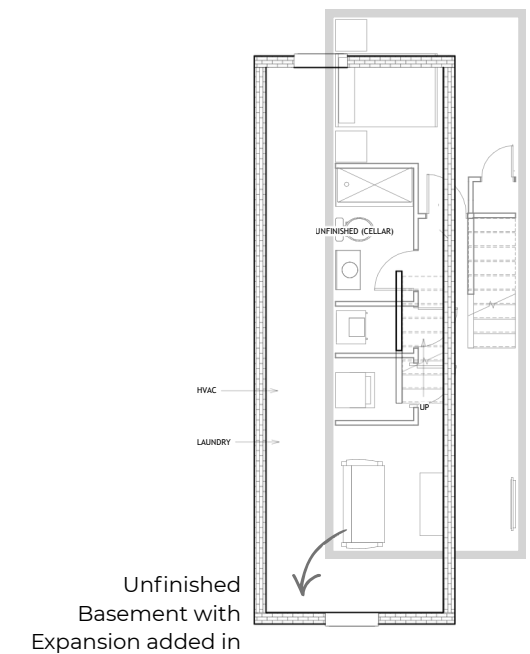


Efficient Living (No Wasted Space)

The layout is organized to minimize hallways and maximize usable square footage.

Flexible Growth

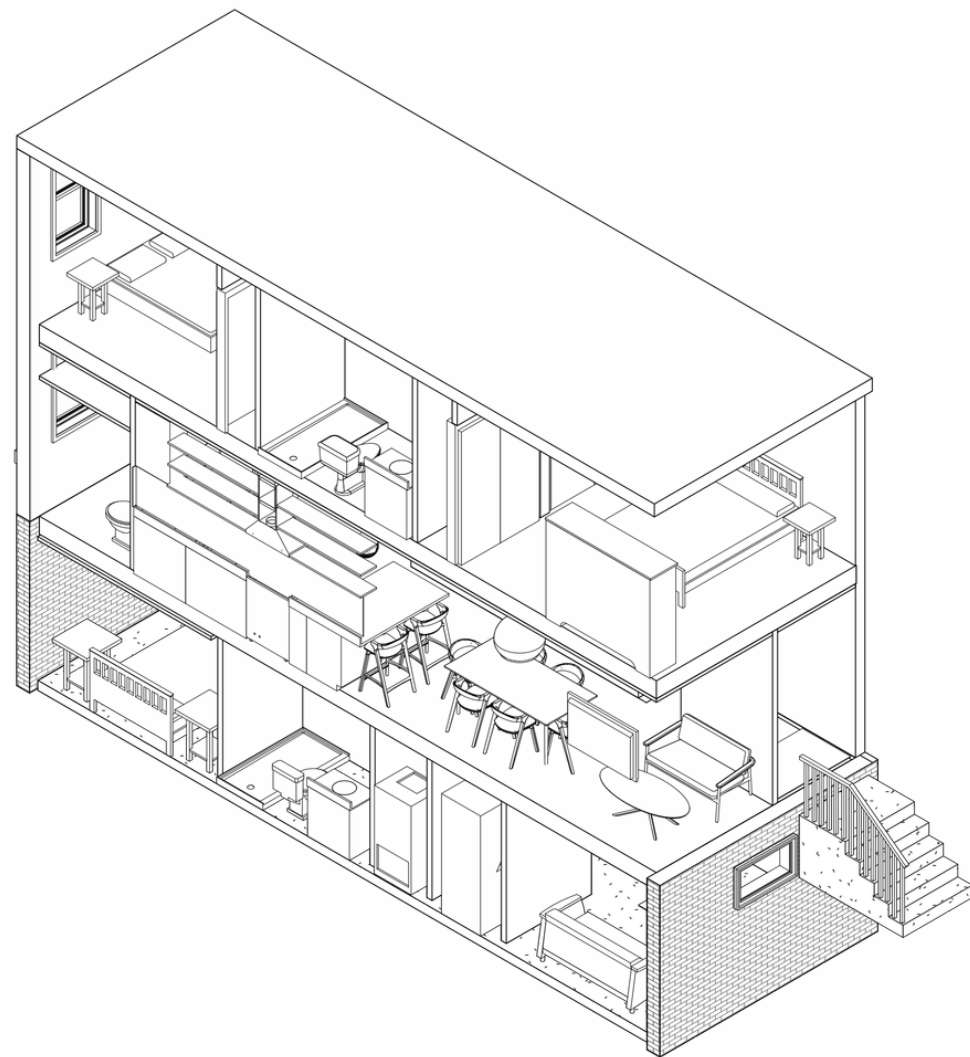
The base 2-bedroom layout can expand into a 3-bedroom, 2-bath configuration through basement finishing — offering long-term adaptability.



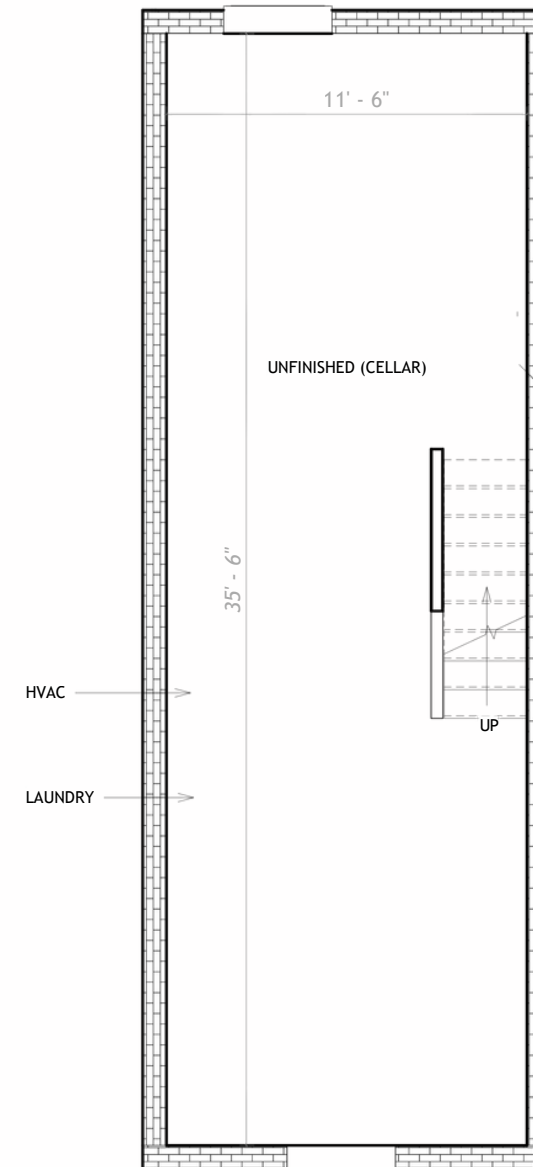
Typical Unit DNA

The typical Ridgehill Row unit is designed around a clear and efficient structural layout.

- **Base Unit Size:** Approximately 1,050–1,150 SF
- **Footprint:** Approx. 11'-6" wide x 29'-0" deep
- **Stacking Logic:** Kitchens and bathrooms align vertically to reduce plumbing complexity.
- **Base Configuration:** 2 Bedrooms / 1 Bath
- **Expanded Option:** 3 Bedrooms / 2 Baths (Finished Basement)

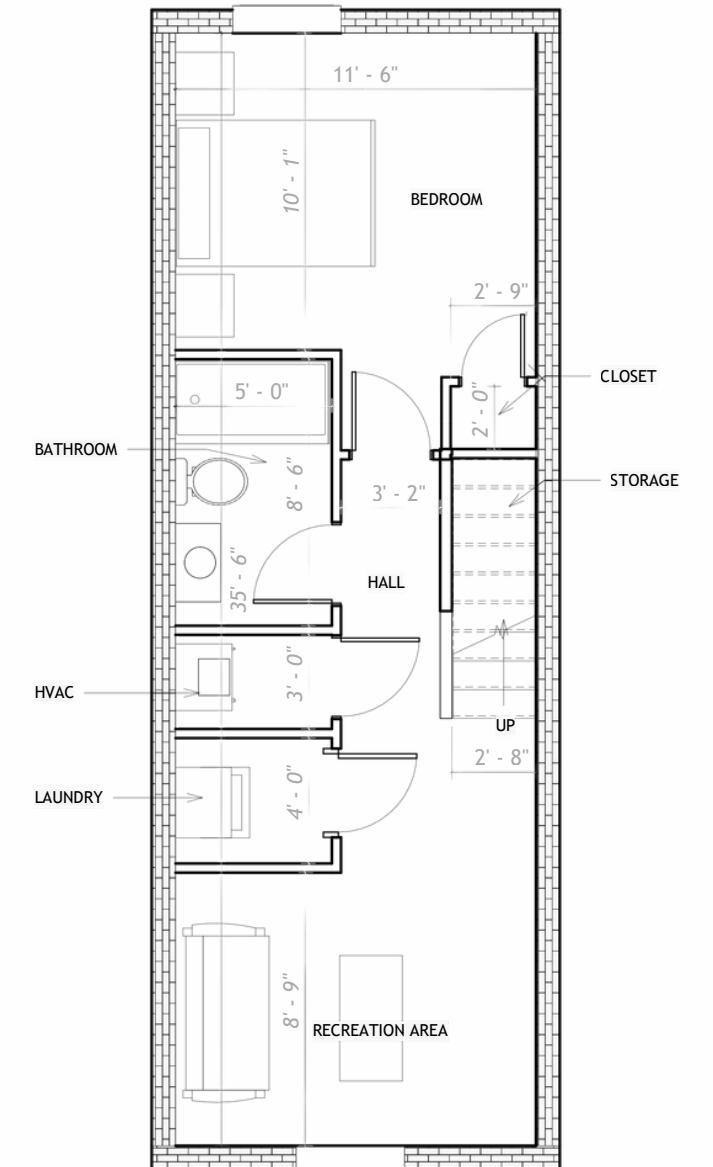


Basement Strategy Options



Option A

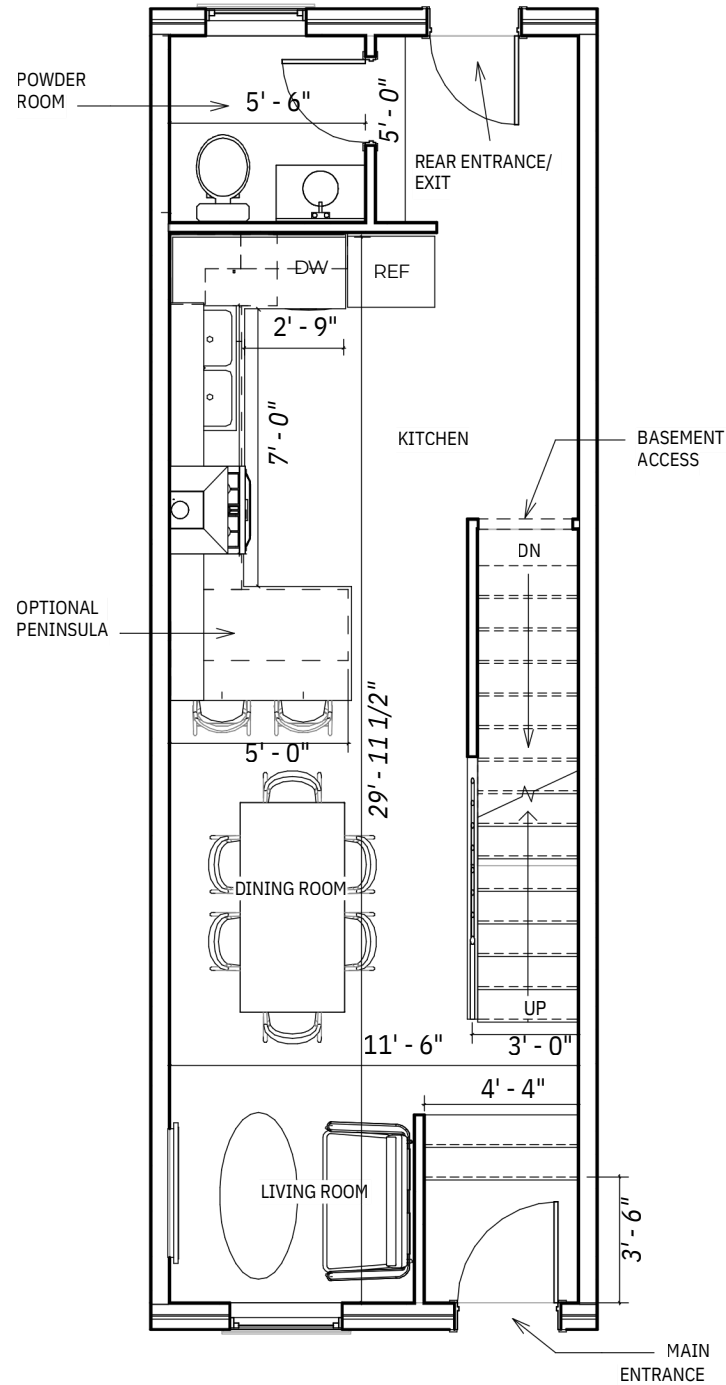
Unfinished



Option B

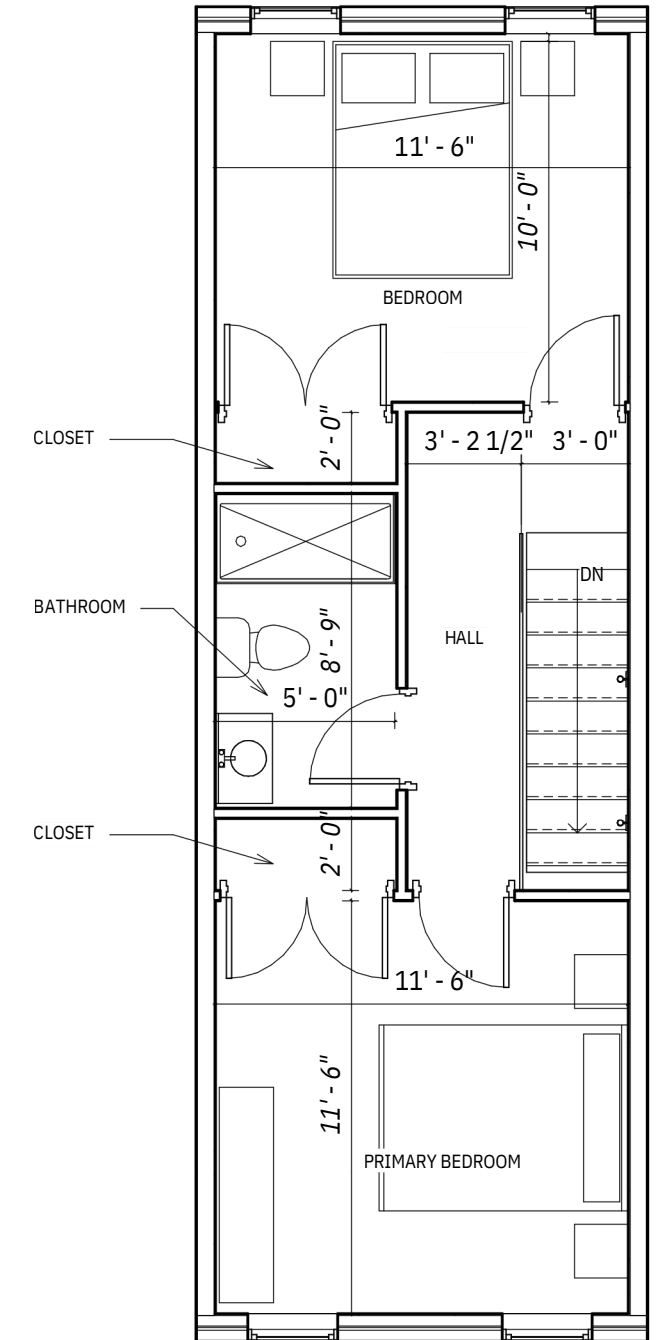
Finished

First Floor | Open Living Concept



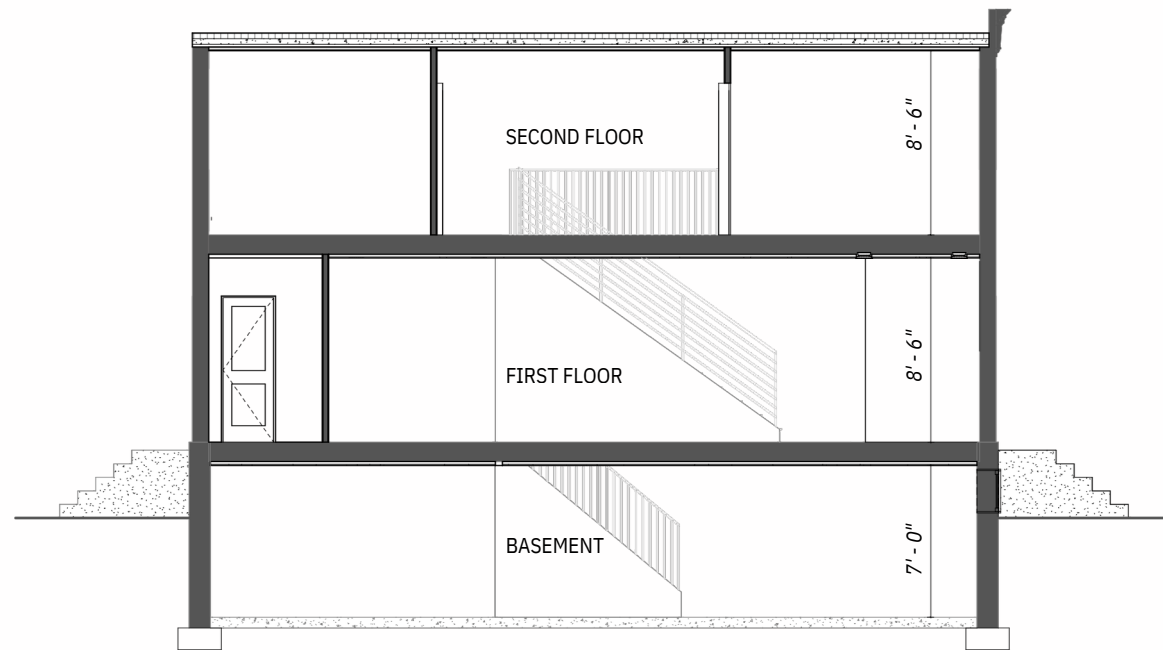
- The first floor combines living, dining, and kitchen spaces into one continuous layout.
- The stair placement maintains an open feel while preserving clear circulation.
- Front and rear access points allow light and airflow to pass through the home.
- The plan prioritizes function and flexibility without increasing the building footprint.

Second Floor | Private Zone



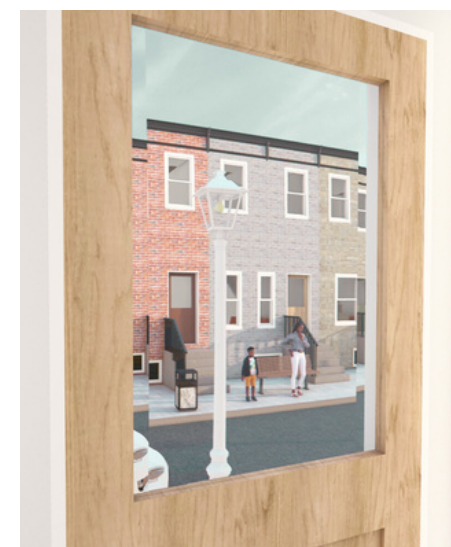
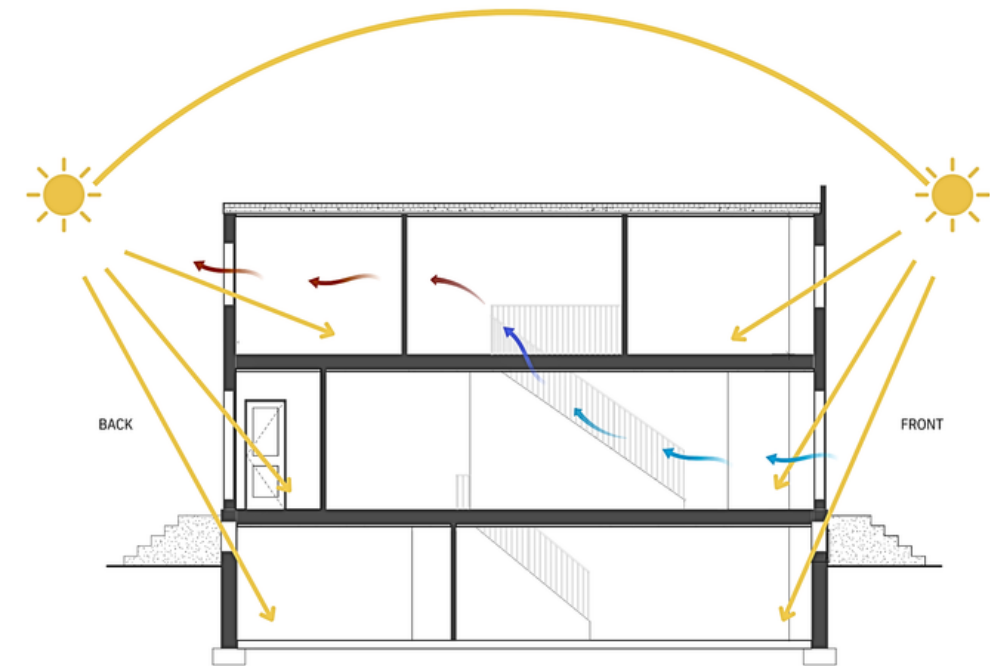
- The second floor contains two bedrooms and one shared bathroom.
- The layout is simple and efficient, with compact circulation to maximize room sizes.
- Closet placement and bathroom location support vertical plumbing alignment with the kitchen below.

Section Concept | Volume + Light



- The building section illustrates consistent floor heights and efficient stacking between levels.
- The stair connects all floors in a straight vertical line, supporting natural light movement and ventilation.
- The basement aligns structurally and mechanically with upper levels to simplify construction.

Natural Light & Ventilation Strategy



- Operable windows at the front and rear allow for cross ventilation.
- Warm air rises through the stair core and exits at upper windows, improving interior comfort.
- Natural daylight reduces reliance on artificial lighting and improves overall livability.

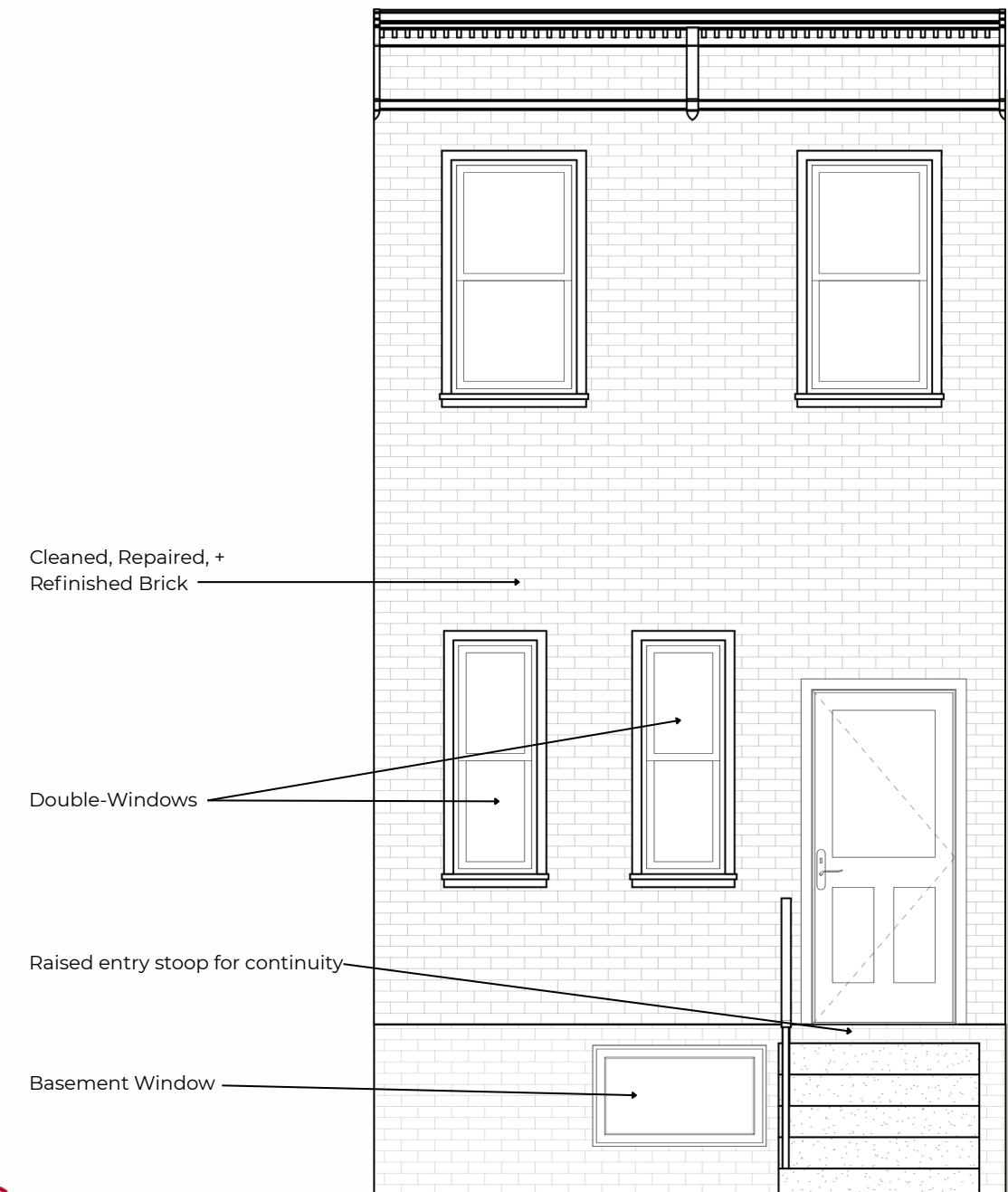
Architectural Character + Proportion

- The exterior design focuses on proportion and alignment.
- Windows are vertically stacked to reinforce traditional rowhome rhythm.
- Materials are restrained and consistent to create a modern appearance that still respects neighborhood context.

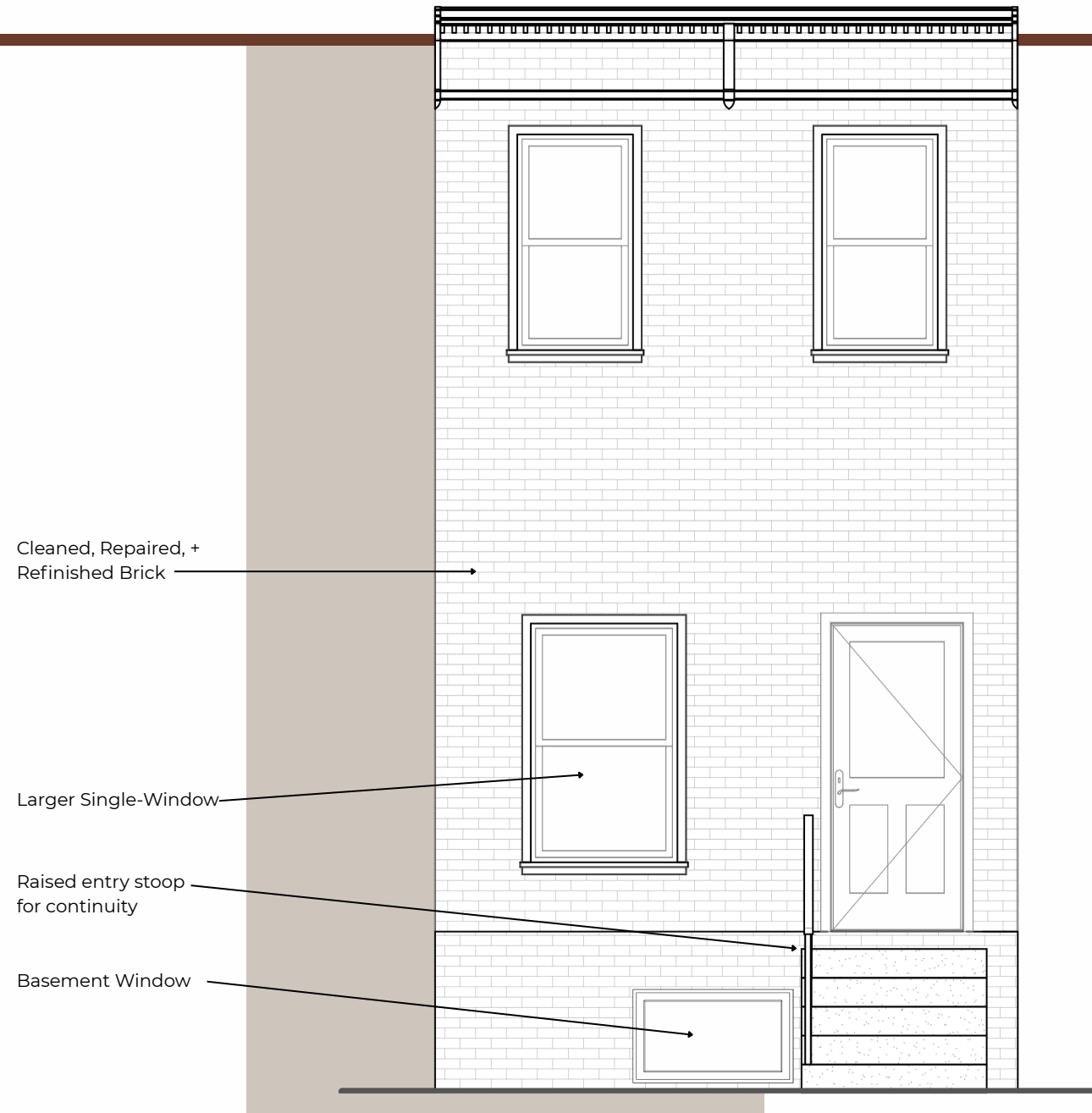


Option A | Traditional Window Rhythm

Option A maintains the traditional double-window alignment common throughout Baltimore rowhomes. Vertical stacking reinforces neighborhood rhythm while simplifying ornamentation for a cleaner, modern interpretation.



Option B | Modern Living Rhythm



Option B introduces a larger living-level window to increase daylight penetration and street presence. Upper windows remain proportionally aligned to maintain row continuity.

Row Identity | 12-Unit Block Impact



The impact of this project is strongest at the block level. Twelve consistent units create a unified street presence. By restoring rhythm and material consistency, the development improves the overall perception of the neighborhood.

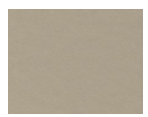


Exterior Palette Direction

A refined and softened appearance that modernizes the block while maintaining texture.



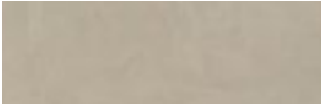
Door Style



Primary Exterior Color: Limewash over brick



Door Colors



Concrete Stain Color - Steps

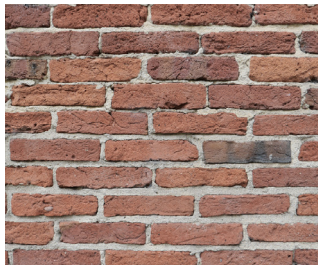
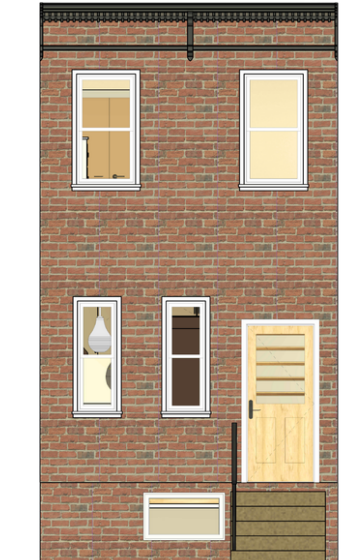


Trim Color - Off-White



Cornice Color

A more traditional approach that preserves historic material character.



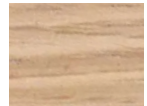
Primary Exterior Color: Restore/Repair Original Brick



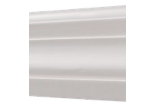
Concrete Color - Steps (Unfinished)



Cornice Color



Door Colors



Trim Color - Off-White



Door Style

Affordable Luxury Interior Character



Wall Color



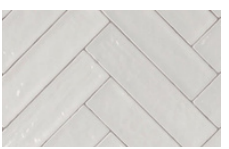
Flooring



Wood Accents



Furniture & Finishes



Backsplash



Countertop



Cabinet Color

The interior finishes are selected to balance durability, warmth, and market appeal. Greige cabinetry, light quartz countertops, wood flooring, and matte black fixtures create a cohesive, modern interior. The goal is to provide a clean, elevated look that remains cost-conscious and broadly appealing to buyers.

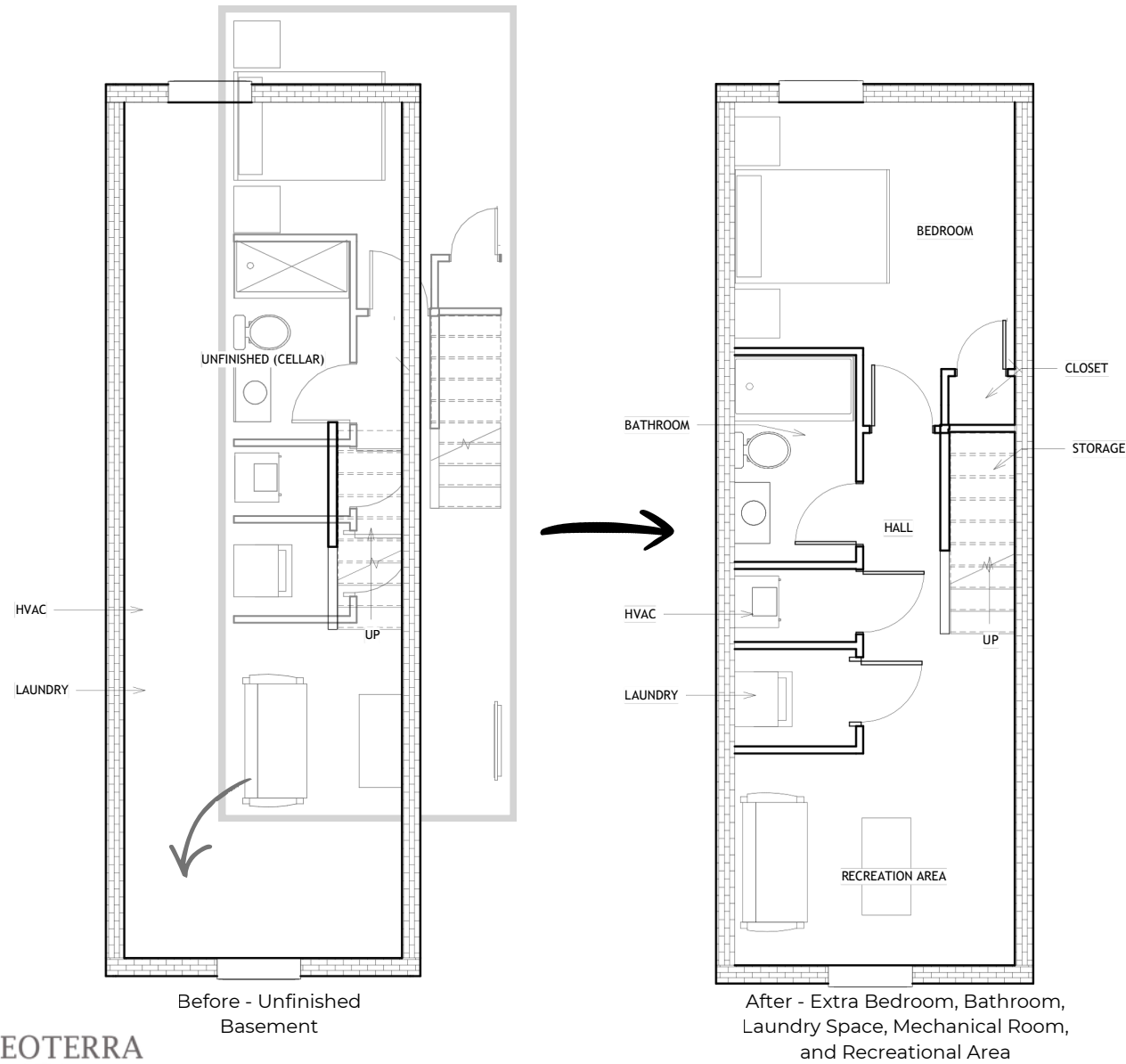


Homeowner Flexibility & Growth Strategy

The basement expansion allows homeowners to increase usable square footage without changing the building footprint.

- Base Unit: 2BR/1BA
- Growth Unit: 3BR/2BA
- Basement expansion logic

Finishing the basement adds a bedroom, bathroom, recreation area, and mechanical space — increasing property value and buyer flexibility.



Before - Unfinished Basement

After - Extra Bedroom, Bathroom, Laundry Space, Mechanical Room, and Recreational Area

Design Value Proposition

Ridgehill Row delivers:

- Efficient use of square footage
- Flexible expansion capability
- Strong curb appeal
- Cost-conscious structural strategy
- Repeatable housing model
- Modern identity within Baltimore's rowhome tradition

This project demonstrates how practical design can support neighborhood revitalization and long-term value.

