

# *The Rebuilding of Pass Christian*







- Scenic Drive + Memorial Park are Huge Harbor is huge too  
 sidewalks on 2nd, Hiern etc.  
 alleys E-W, esp north of RR.  
 lots of 4-8 unit apts in local style  
 retail all together, small shops  
 (except WalMart)  
 greenspace at the harbor, playground  
 casual dining at harbor  
 seafood / ice shop at harbor  
 bike/walking trail on Bayou Portage  
 and Wolf River area  
 bike/walk trails in Herd Pt  
 sound barrier between Hwy 90  
 and Scenic  
 benches + low lights on Scenic  
 sidewalk  
 places to gather on beach at sunset  
 extend Scenic Drive east  
 extend North St eastward  
 downtown stores - covered walkways 12'  
 Problem: Henderson Ave as vac  
 route in Delisle very congested

average  
 depth  
 5-10 ft  
 35 feet

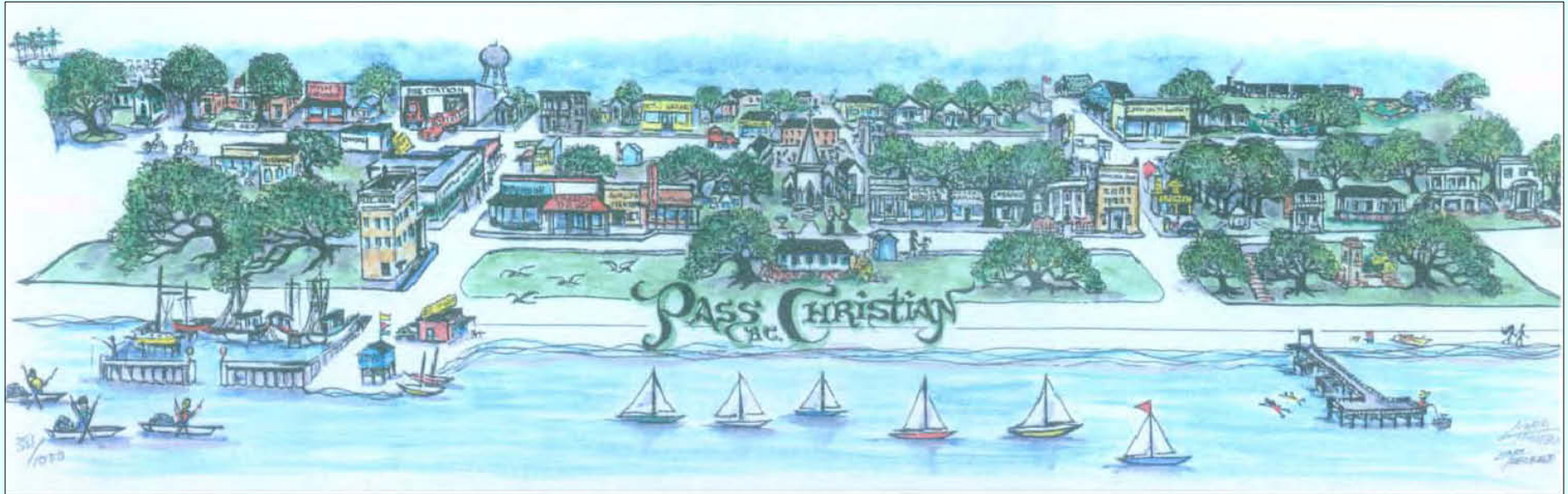
2-17-06

I would like to see a retirement home  
 or homes for retire + older people.  
 a good place is back of Walmarks  
 on ~~side~~ + merge Ave, +  
 North St.

my name is Rebecca Baptiste  
 211 West Rail Road St. P.C. Ms.  
 I retired last year from P.C. School  
 my phone number is 434-4919  
 228-343-4919



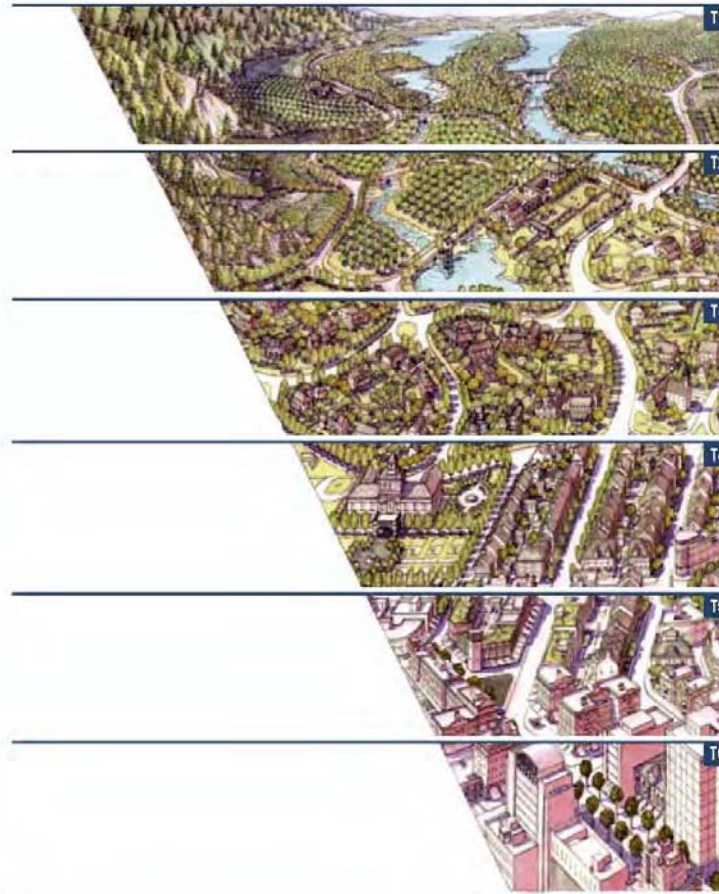






# SMARTCODE

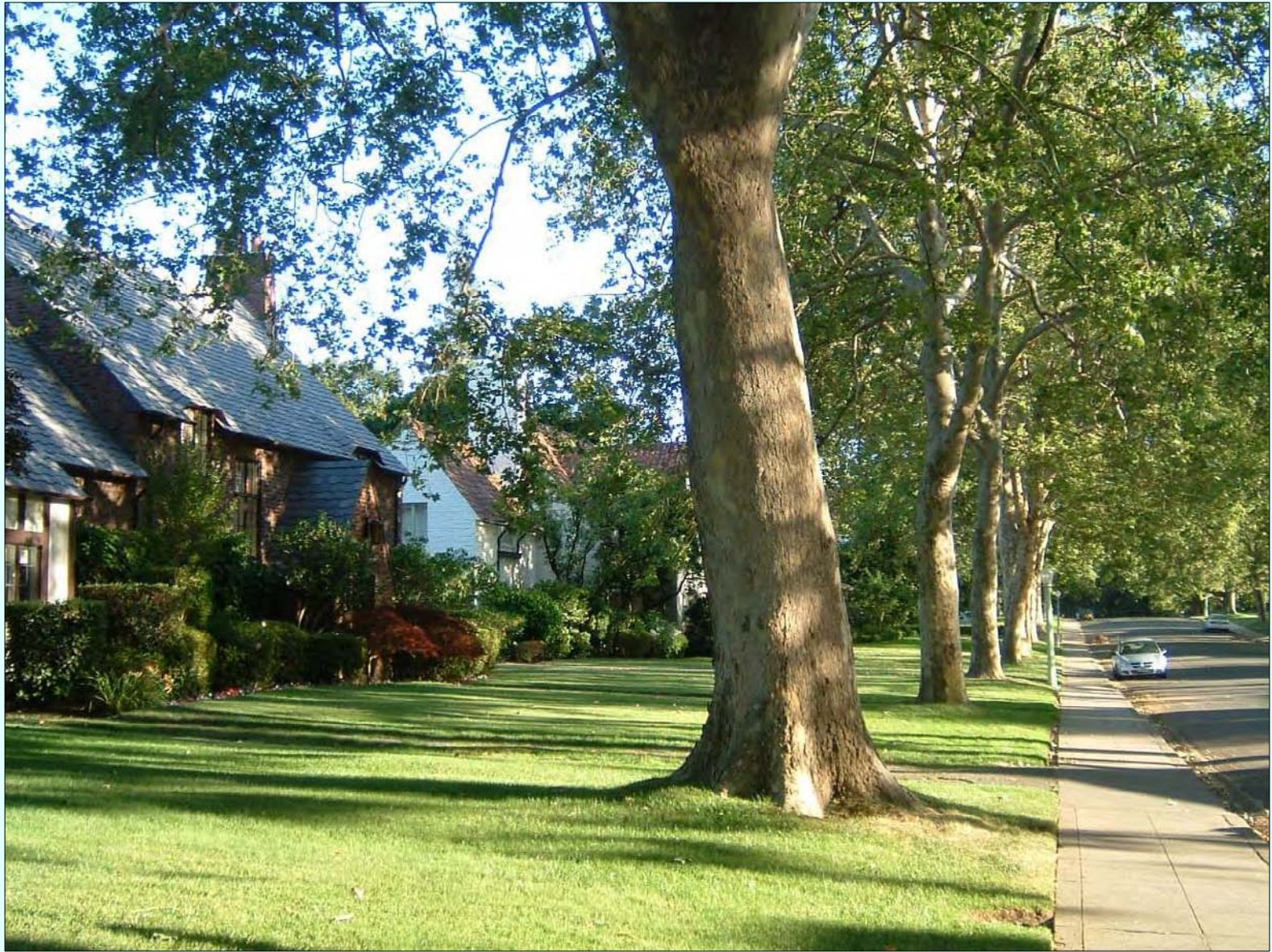
M1



*Model Development Code for Mississippi Cities and Counties*























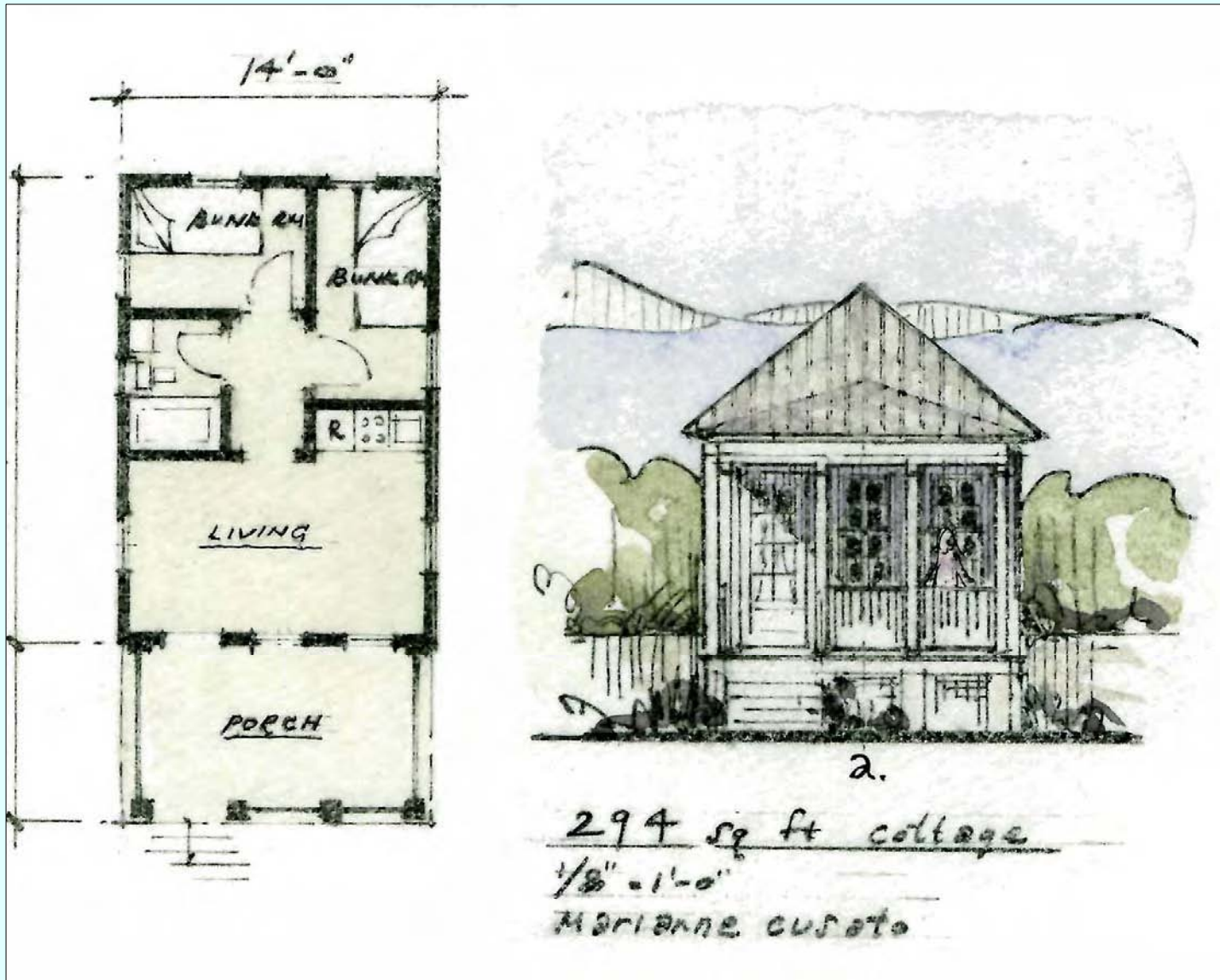








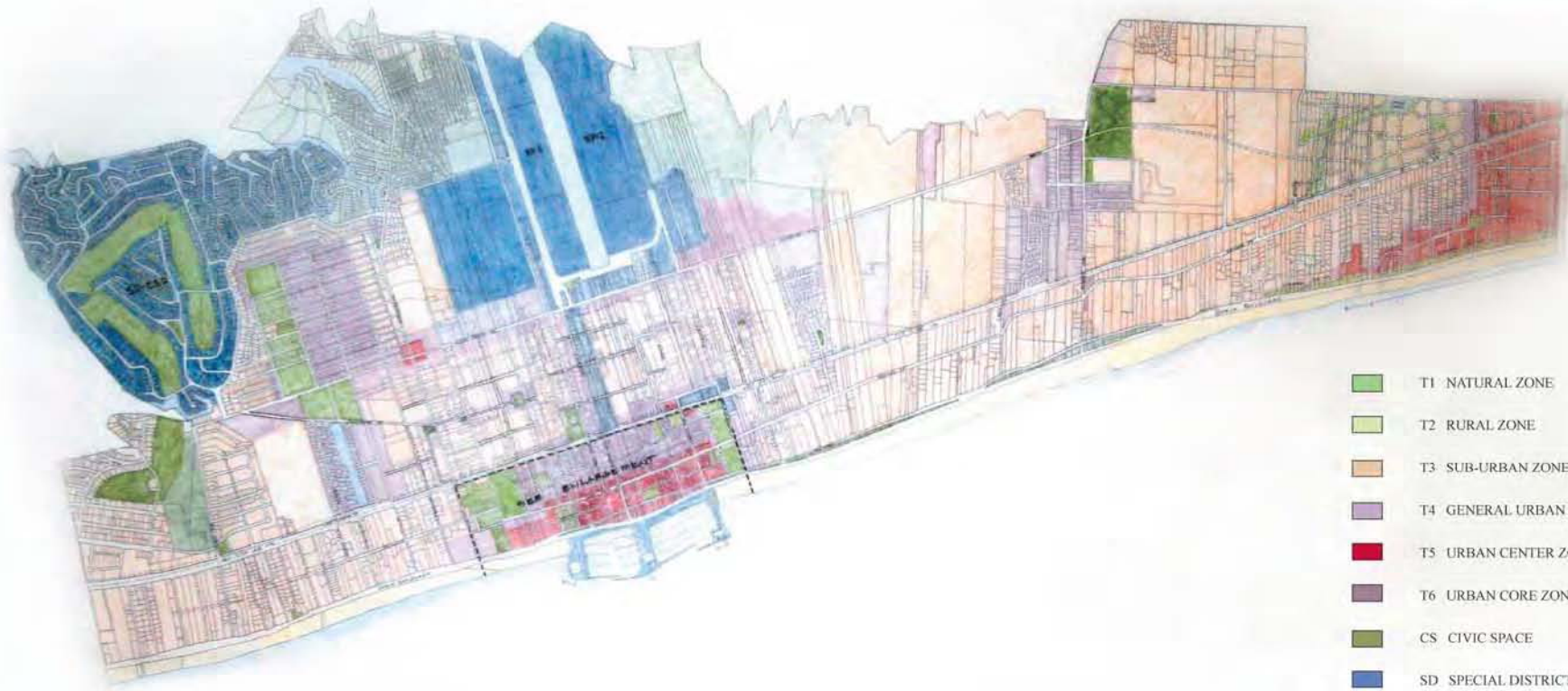
















REGULATING PLAN  
Pass Christian, Mississippi



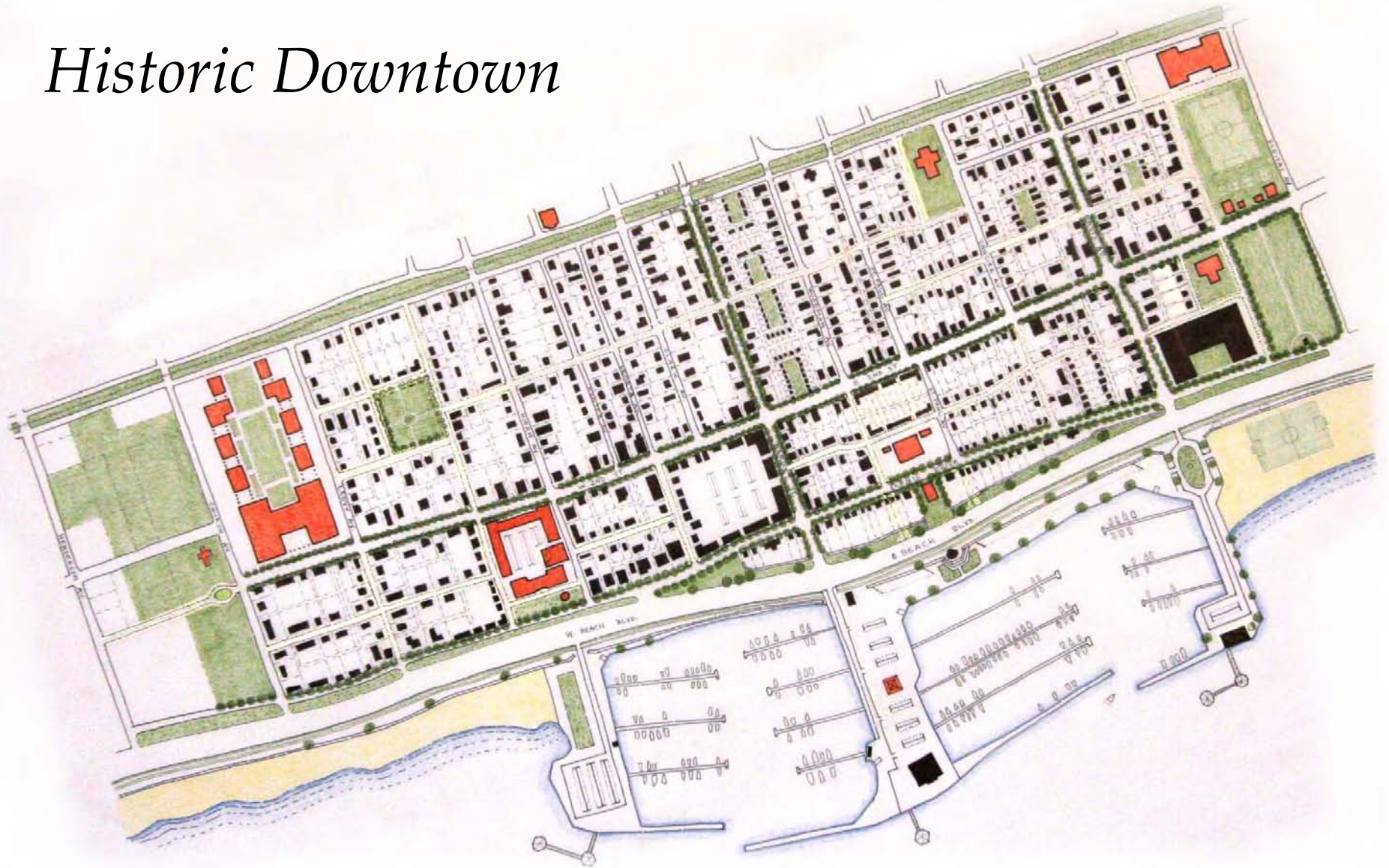
-  T1 NATURAL ZONE
-  T2 RURAL ZONE
-  T3 SUB-URBAN ZONE
-  T4 GENERAL URBAN ZONE
-  T5 URBAN CENTER ZONE
-  T6 URBAN CORE ZONE
-  CS CIVIC SPACE
-  SD SPECIAL DISTRICT







# Historic Downtown

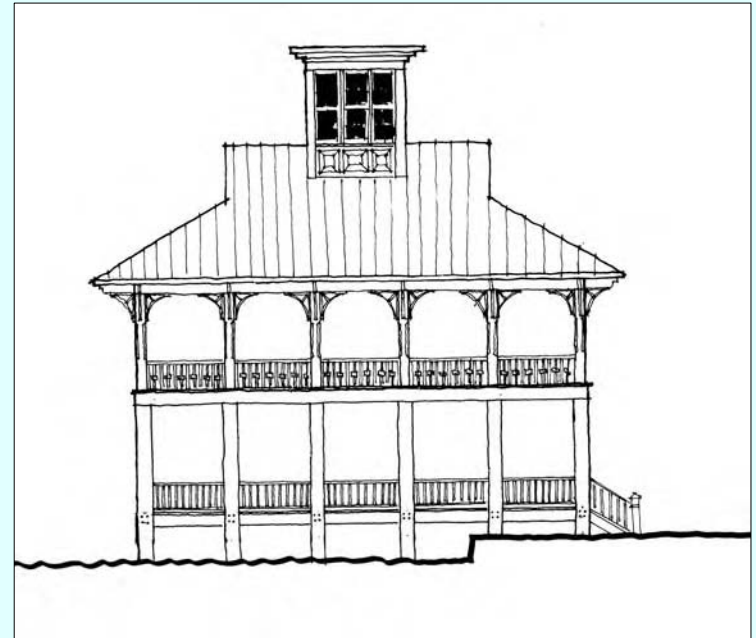


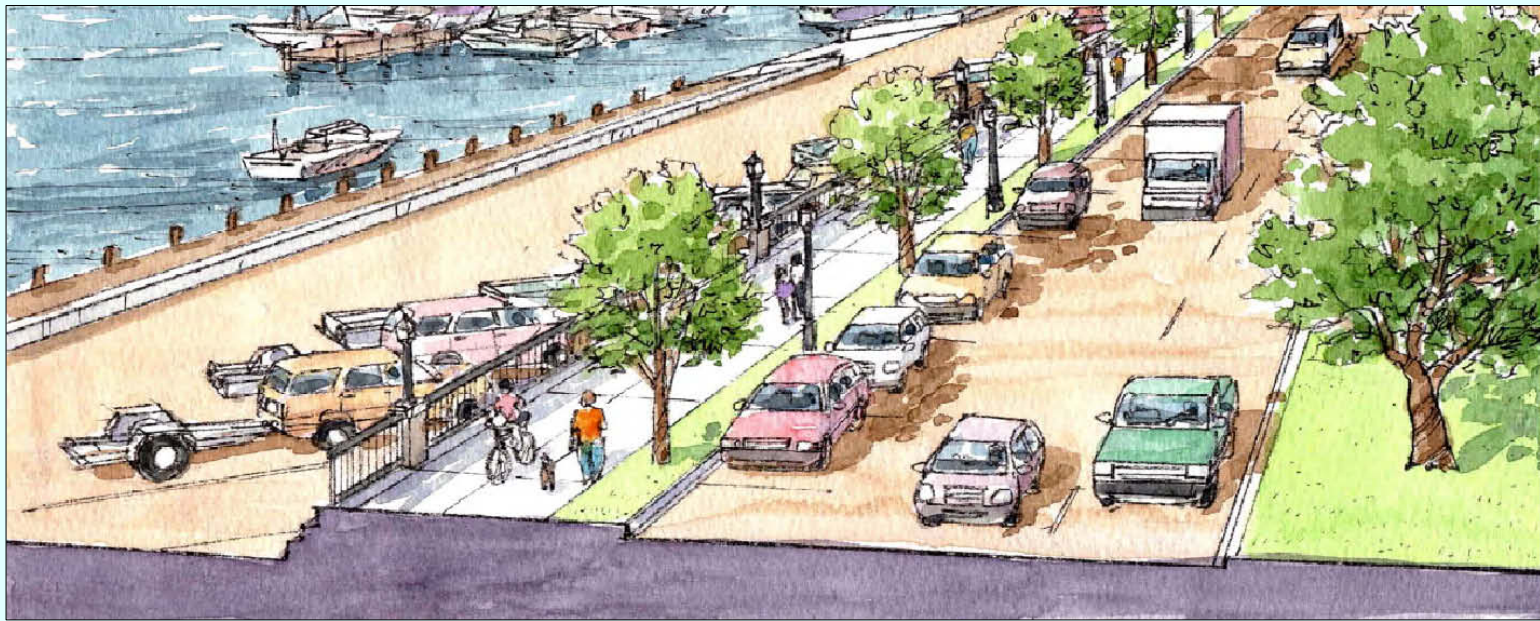












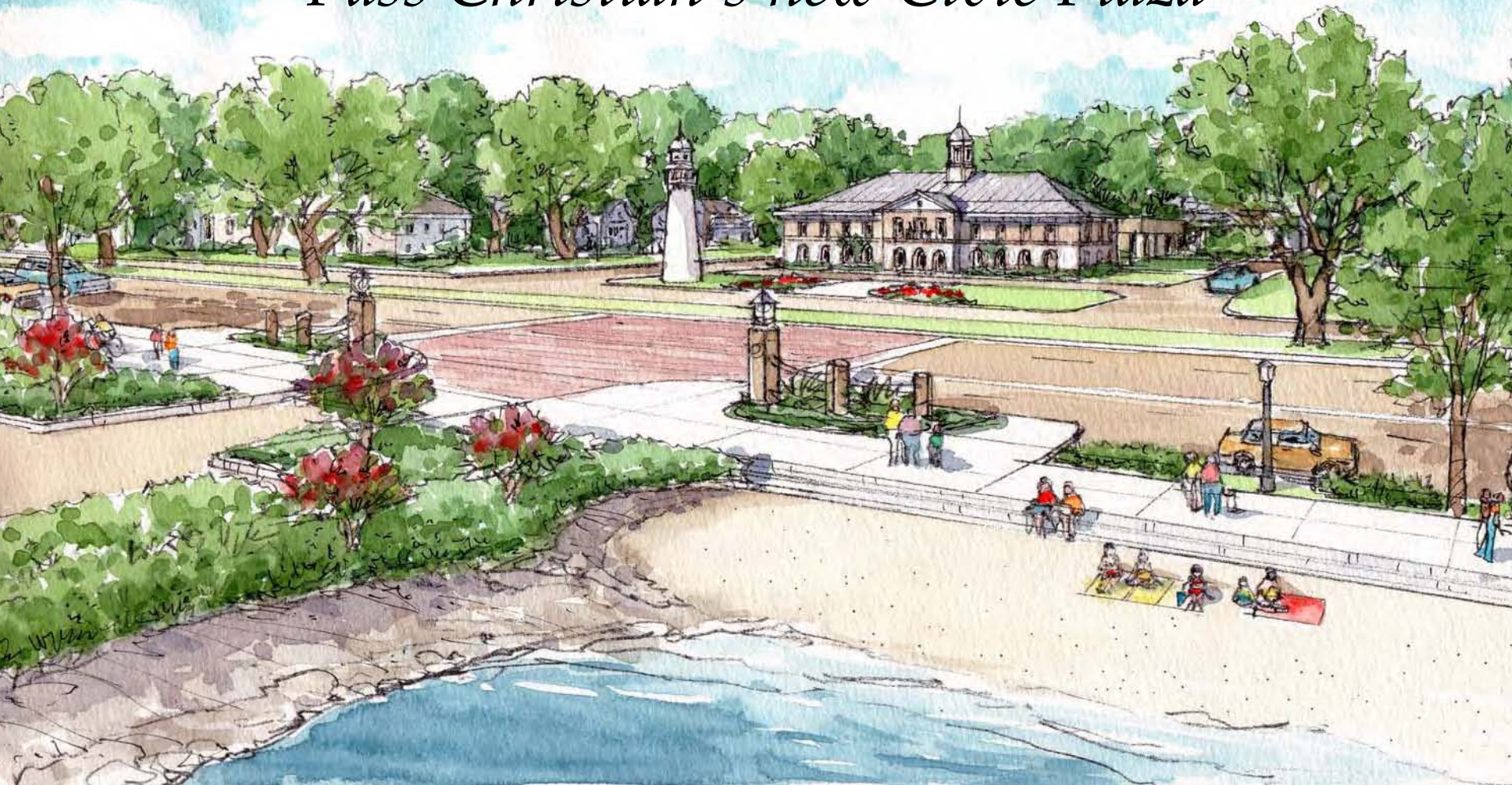




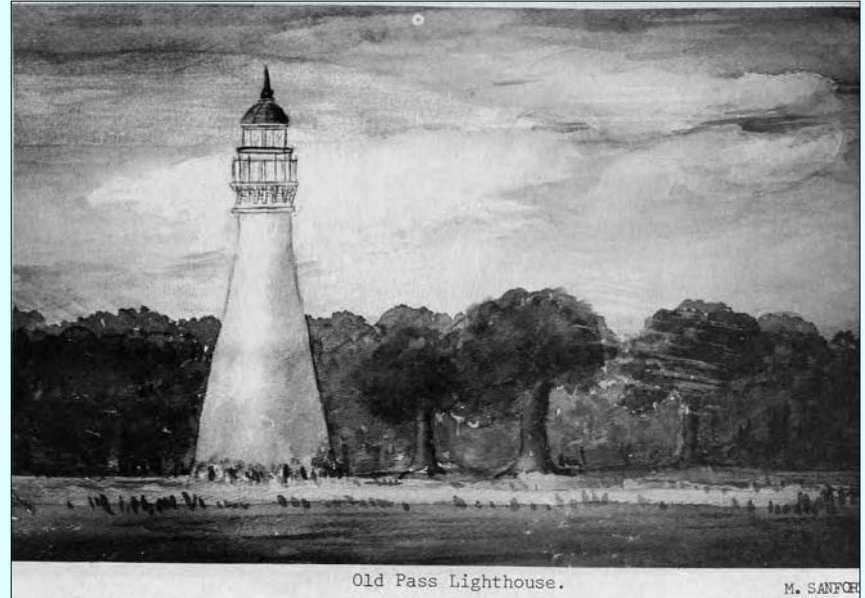




# *Pass Christian's new Civic Plaza*





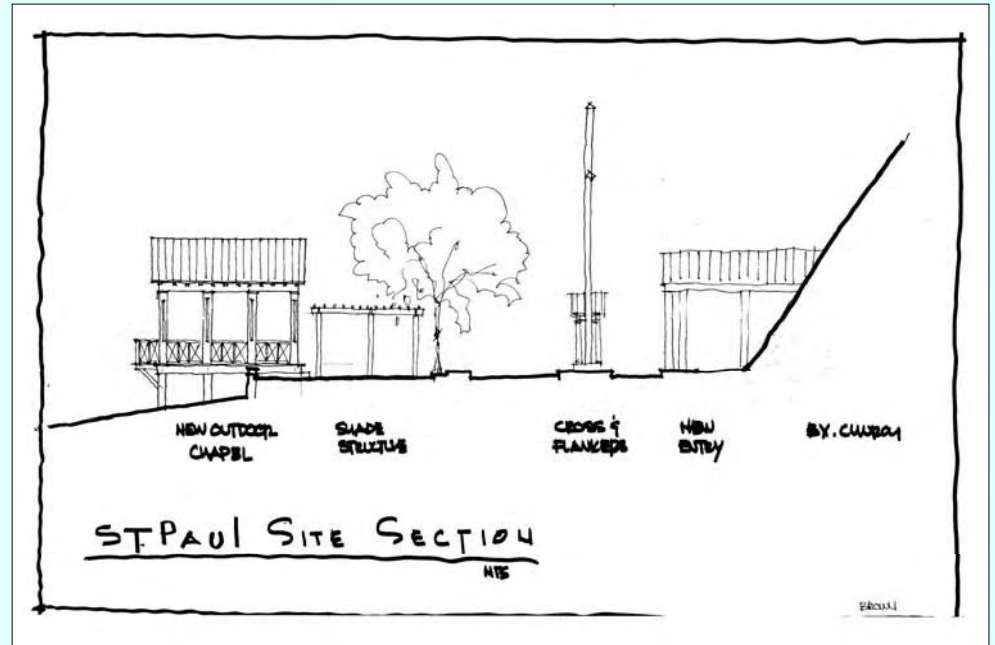


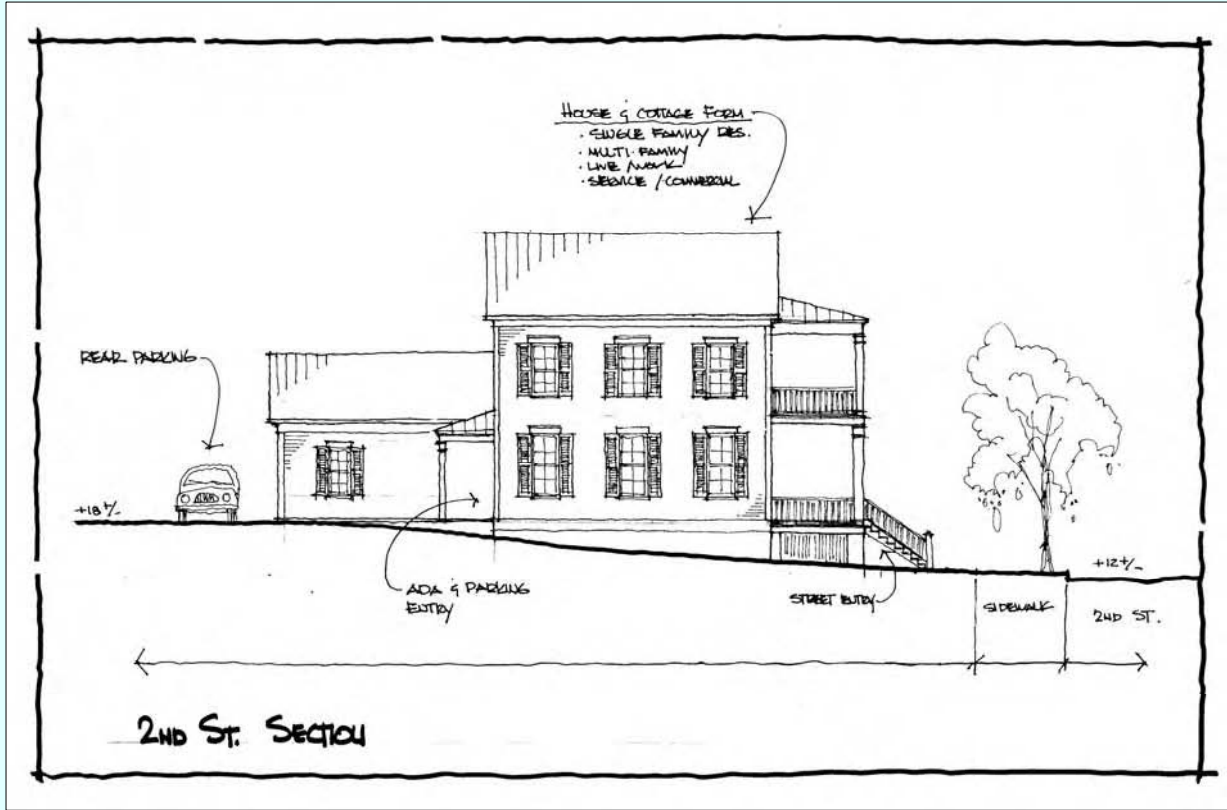
Old Pass Lighthouse.

M. SANFORD



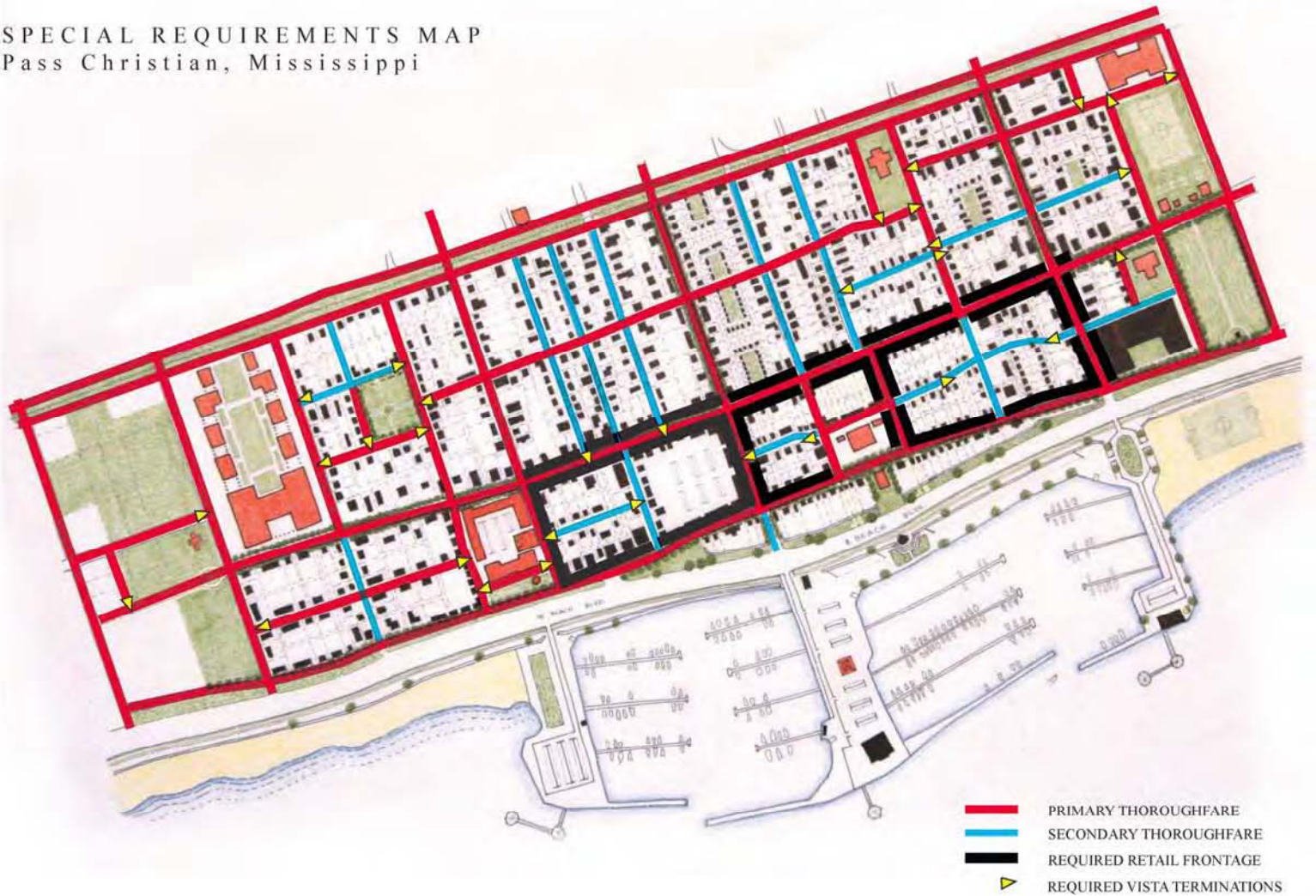




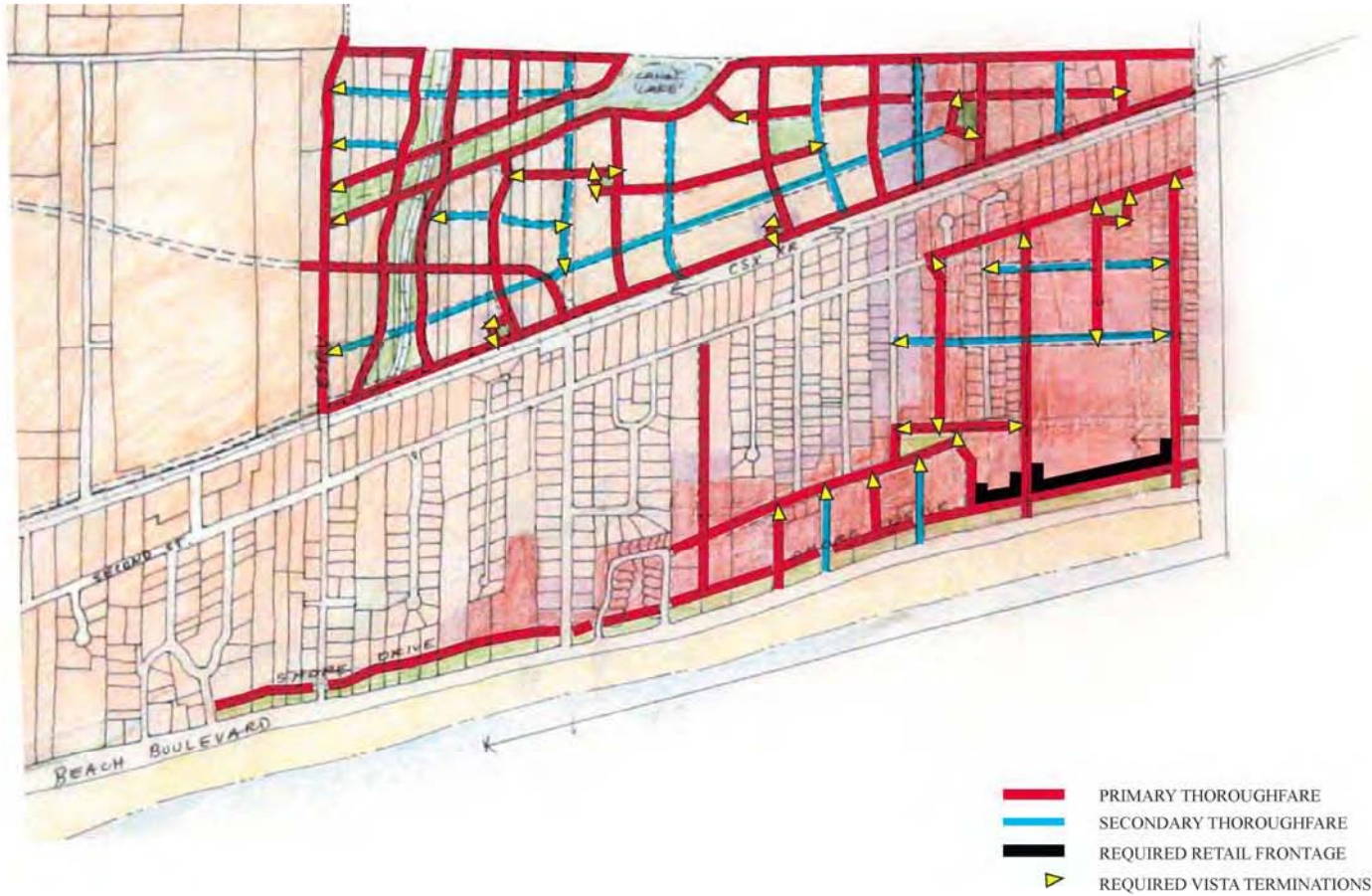




SPECIAL REQUIREMENTS MAP  
Pass Christian, Mississippi



SPECIAL REQUIREMENTS MAP: EAST PASS CHRISTIAN  
Pass Christian, Mississippi







# *Transportation Plan for Pass Christian*



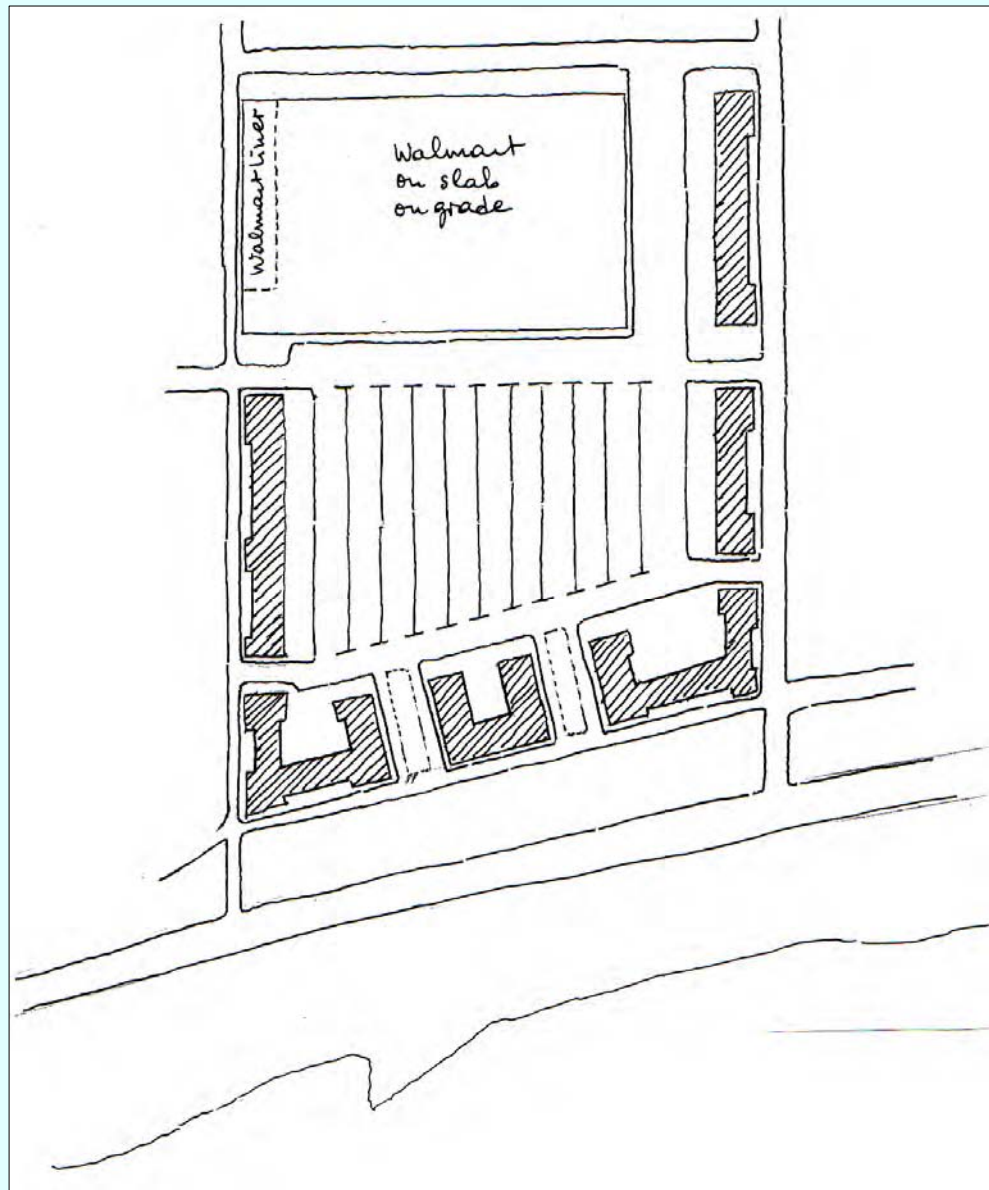




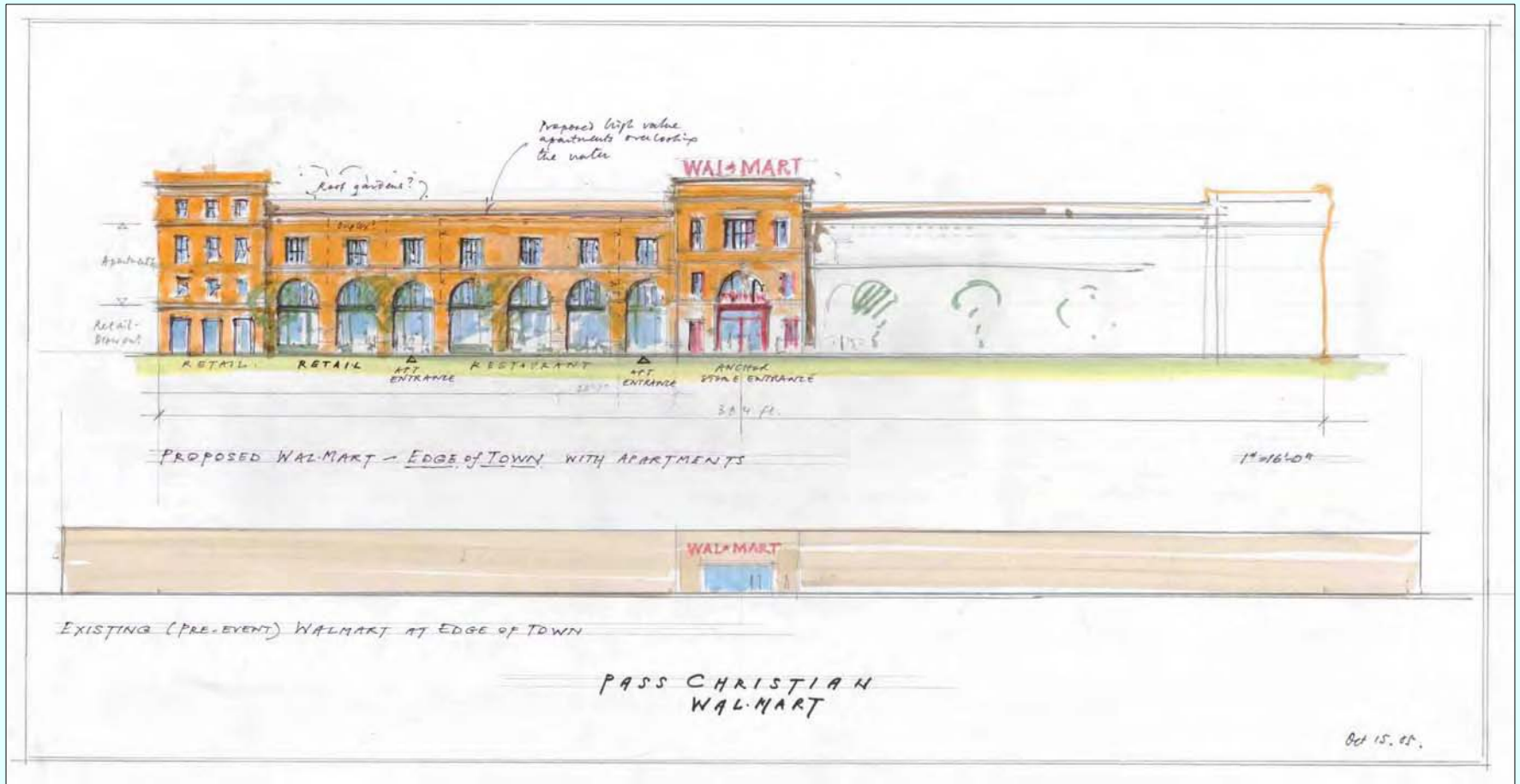












# *“Wal-Mart Village”*

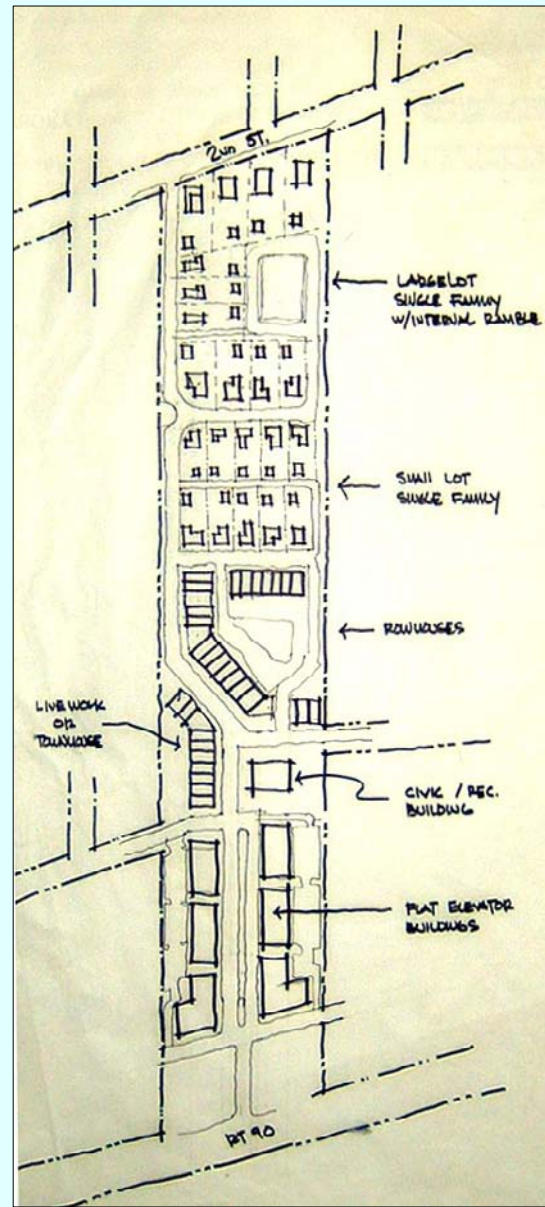
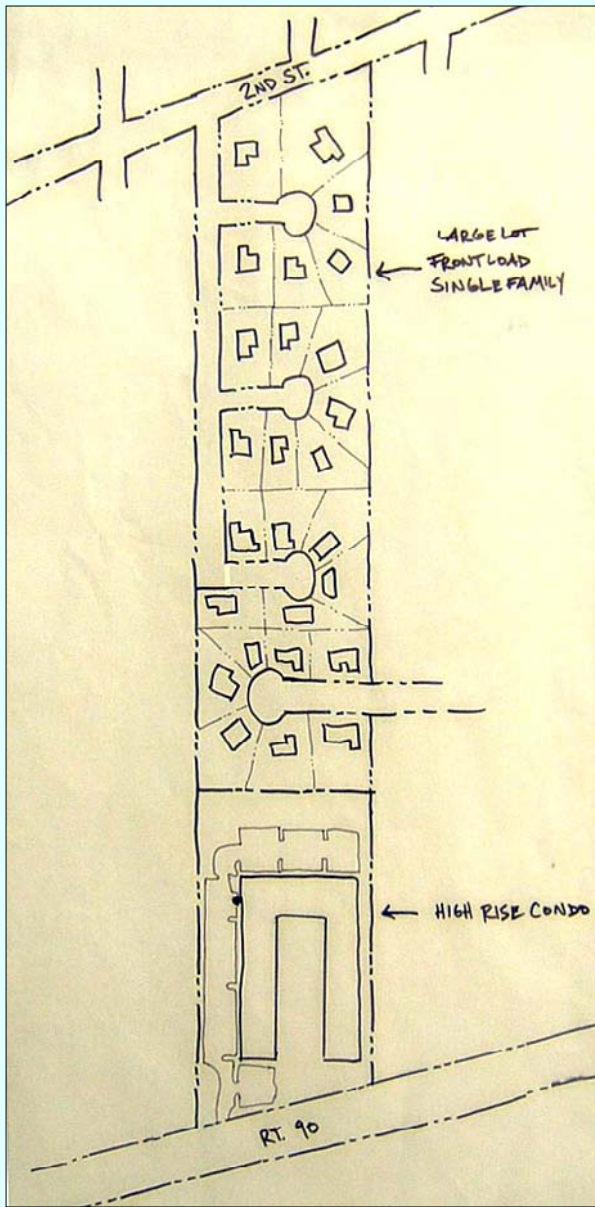


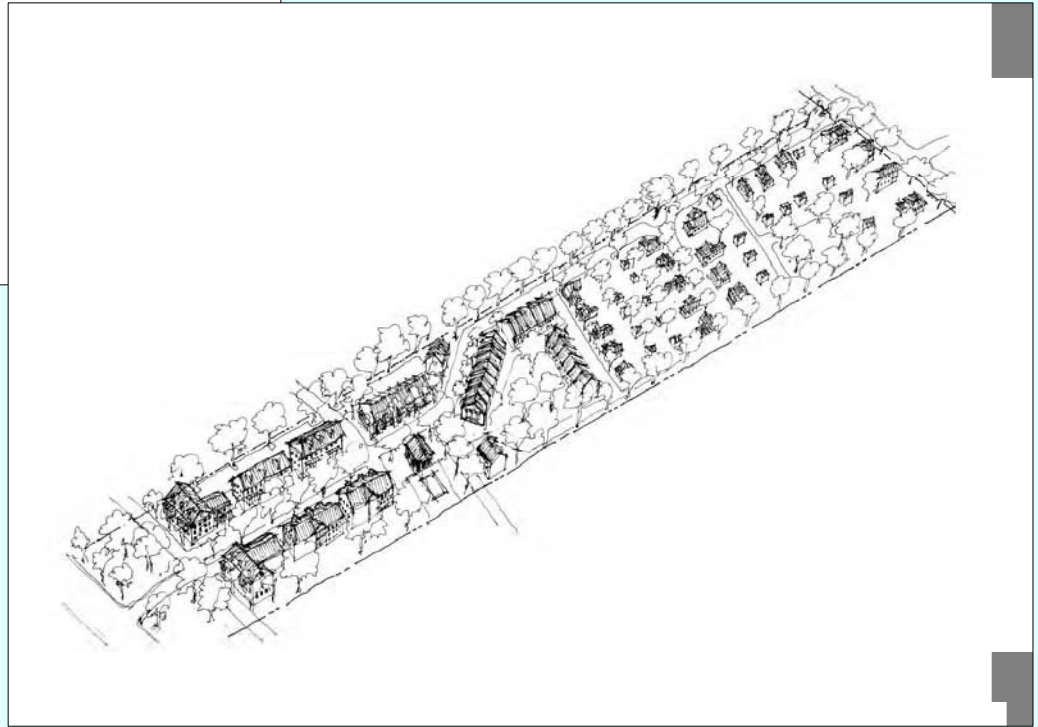
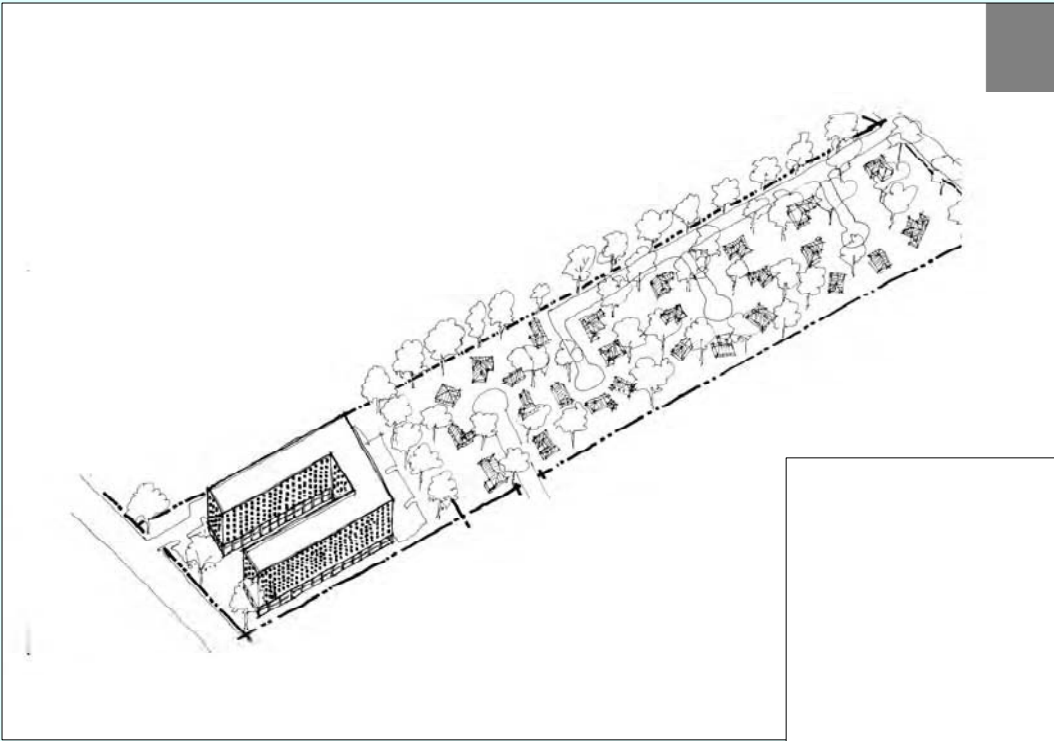






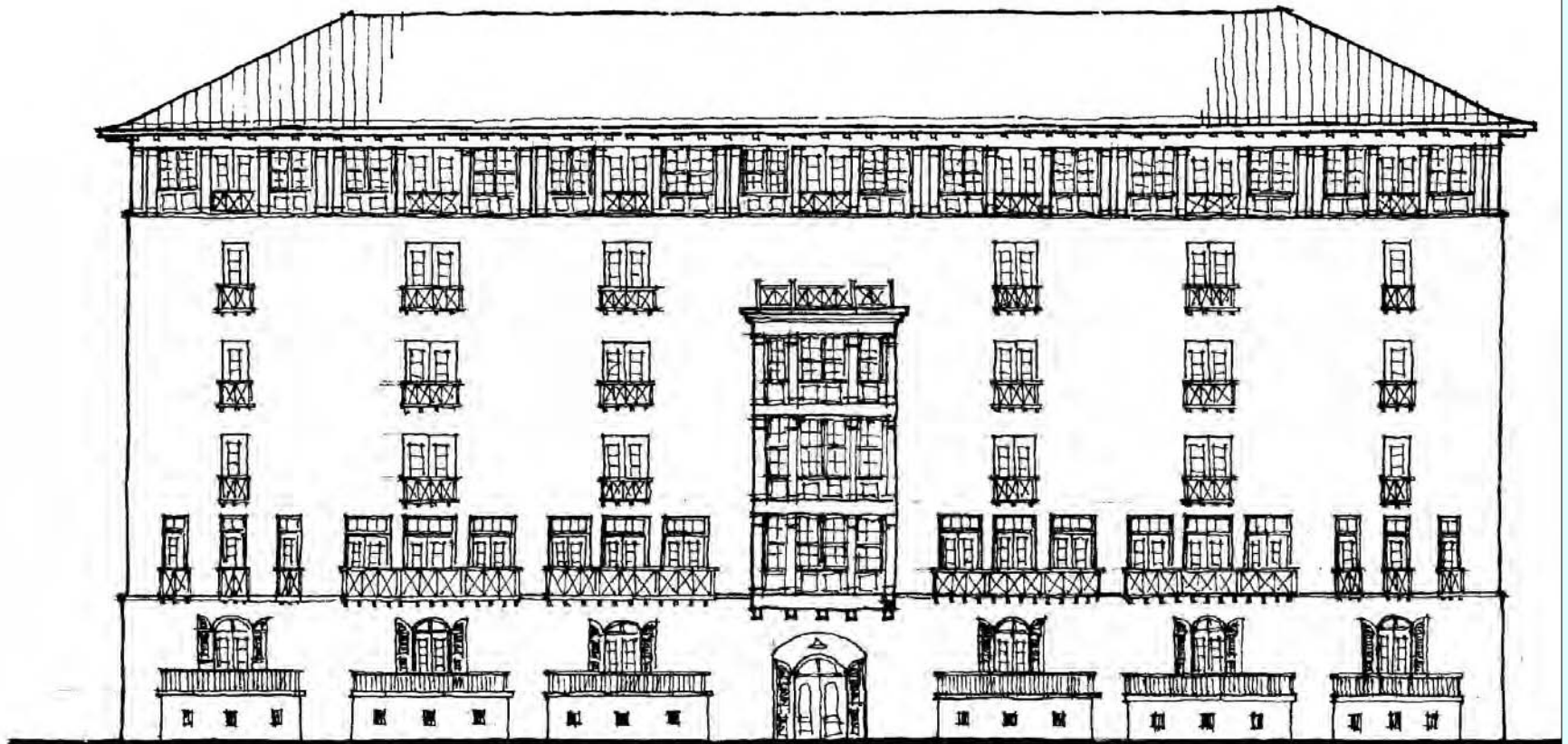








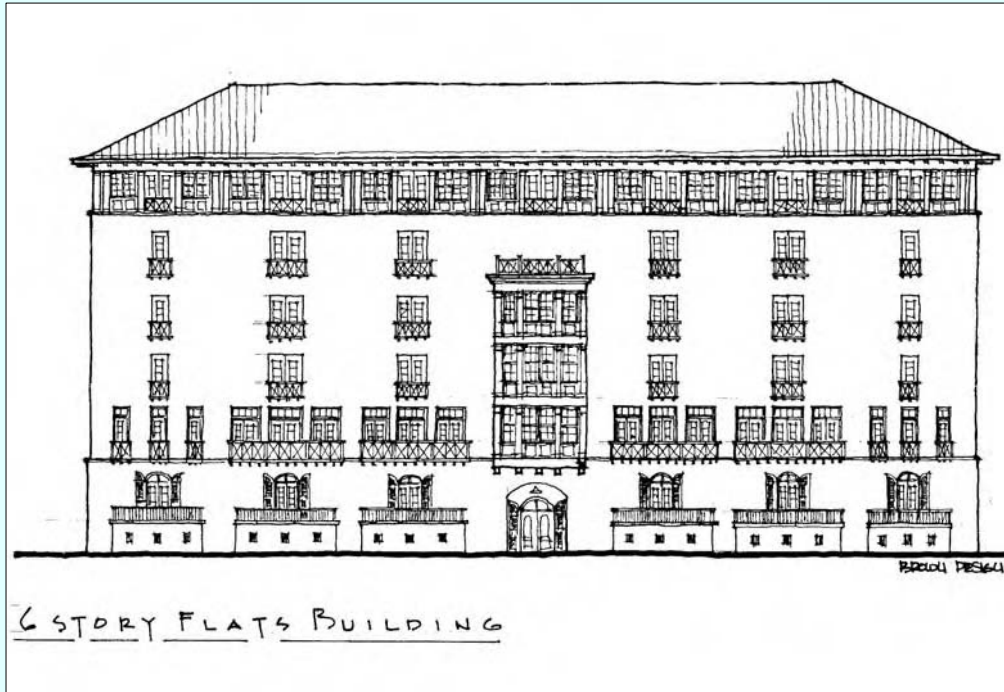


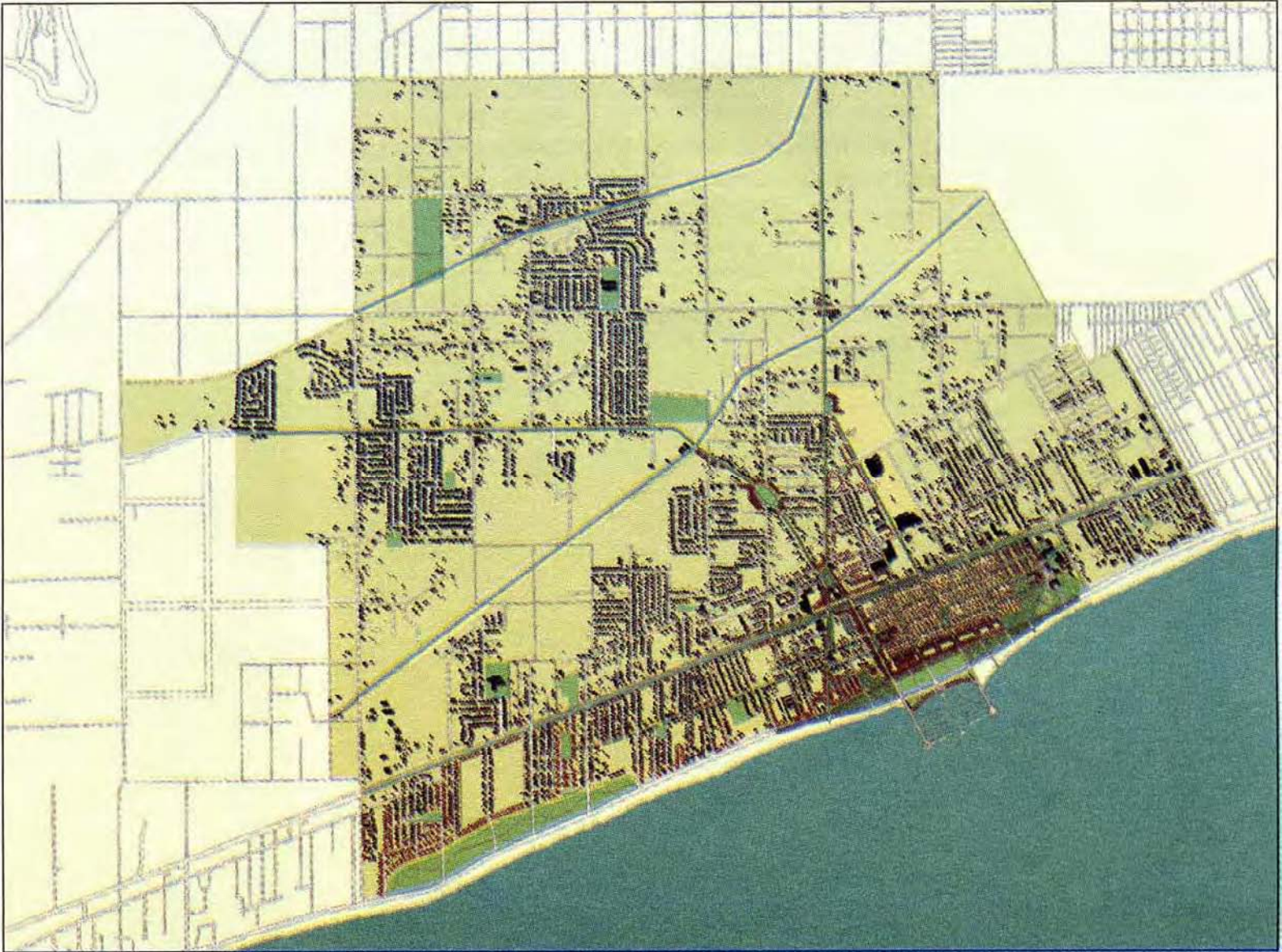


6 STORY FLATS BUILDING

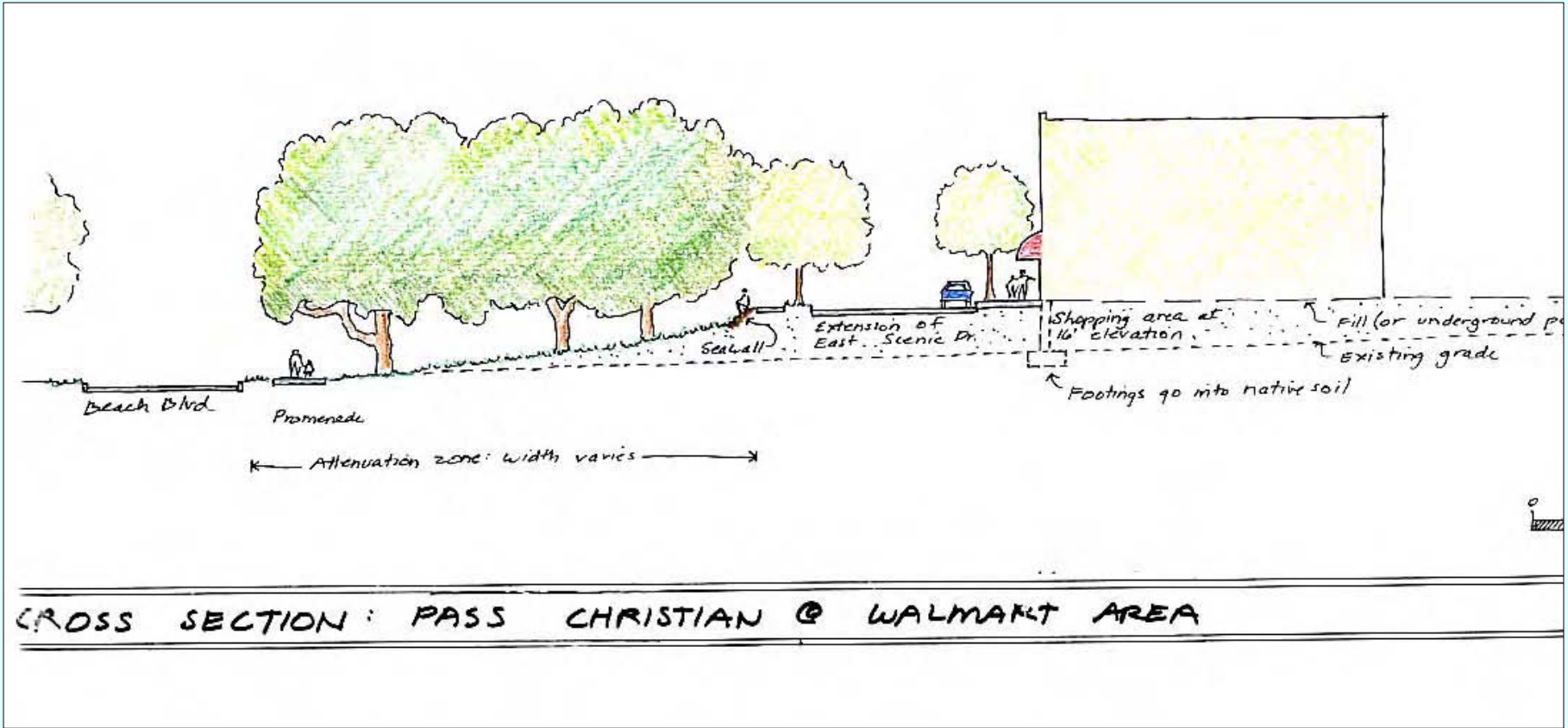










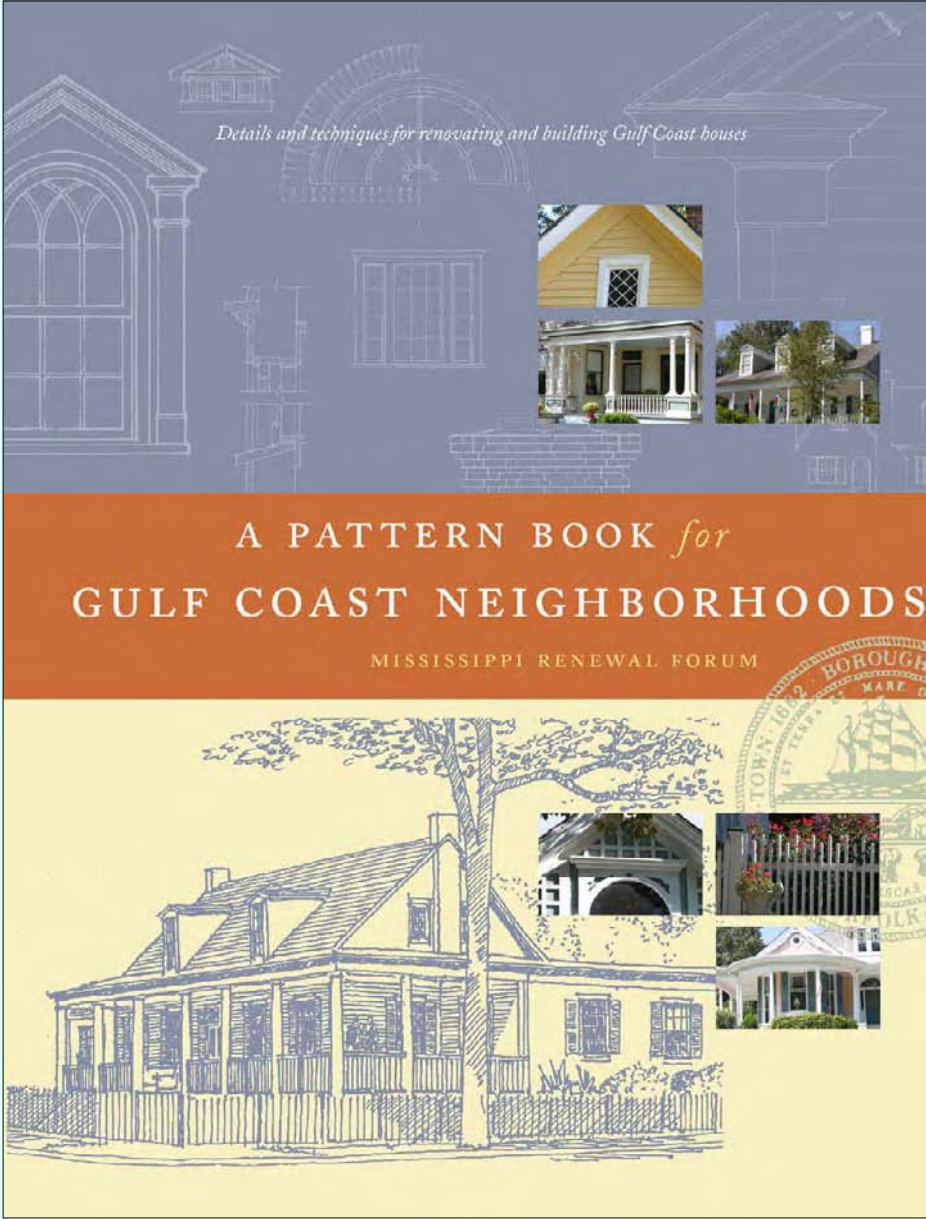


# ARCHITECTURAL REVIEW ZONE; OPTION B

## Pass Christian, Mississippi







## Gulf Coast Architectural Styles

### Gulf Coast House Styles

A series of well developed architectural styles or vocabularies were popular throughout the Gulf Region in the 19th and early 20th Century. These styles were adapted by local builders through the use of early Pattern Books and later catalogs of house plans. Many of the early houses were built without the aid of Pattern Books and are increasingly rare. These styles represent the broader patterns found in the neighborhoods constructed largely before 1940. Each style has become adapted to the local environment and local building traditions. Many patterns emerged from the influence of Caribbean builders and settlers trading with the West Indies and Latin America.

Four principal architectural styles give neighborhoods their character:

- 1 Acadian-Creole
- 2 Victorian
- 3 Classical
- 4 Arts & Crafts

These styles are described in more detail with typical key elements in the following pages.

1 ACADIAN-CREOLE



2 VICTORIAN



### Essential Elements of the Coastal Style

- Deep one and two story porches
- High ceiling with vertically proportioned columns bays and wall openings
- French doors and full length windows on the ground floor with tall shutters
- First floors raised above the ground.



## GULF COAST ACADIAN-CREOLE

The Acadian-Creole style found throughout this region was influenced by French speaking people who first migrated to Nova Scotia and later resettled along the Gulf Coast. They brought with them the rich culture of France, which has continued with their descendants. While Biloxi, New Orleans, and other Gulf Coast towns have a strong French flavor, theirs is by no means the only culture to contribute to this distinctive style; it is also a mix of English and Spanish colonial architecture. Much of the "look" also reflects a Caribbean influence. This collage of influences has created one of the most appealing styles that is a direct response to the climatic and environmental conditions of the region. Deep porches, or "galleries", evolved as an integral part of the principal house massing and combined with the traditional steeply pitched French hip roof produced the distinctive double pitch roof of the Acadian-Creole house. While these houses have many different massing types, the detailing is largely Classical with Victorian variations.



Partial Elevation and Wall Section







# ARCHITECTURAL REVIEW ZONE; OPTION A Pass Christian, Mississippi





# *The Rebirth of Pass Christian*

