

Lack Of Electricity Delights La Mision Residents

(Continued from F-8)

may use the old highway free. Many of the owners look forward to eventual retirement at La Mision, but meanwhile they are taking advantage of a second home to retreat from the hustle and daily demands of their professional life. A few of the colony's members visit infrequently, some only once a year, simply because they are unable to get away from their work. Most, however, are weekend or fortnightly visitors, plus vacations, and in the summer the colony's population swells as families take advantage of the beach in their backyard.

So far, there are only nine retired residents living permanently in this American colony.

Should owners become disenchanted with this life — and some of them do — or for any reason find that owning a home at La Mision is impractical, they are privileged to sell the unexpired portion of their lease. There have been several resales.

A few rent their places during the summer. Others rent infrequently, or loan their homes to friends. Stocker said the rental practice is not encouraged.

Family groups sharing duplexes is another practice that has possibilities in La Mision. It cuts costs. There are three two-story duplexes there now and another under construction.

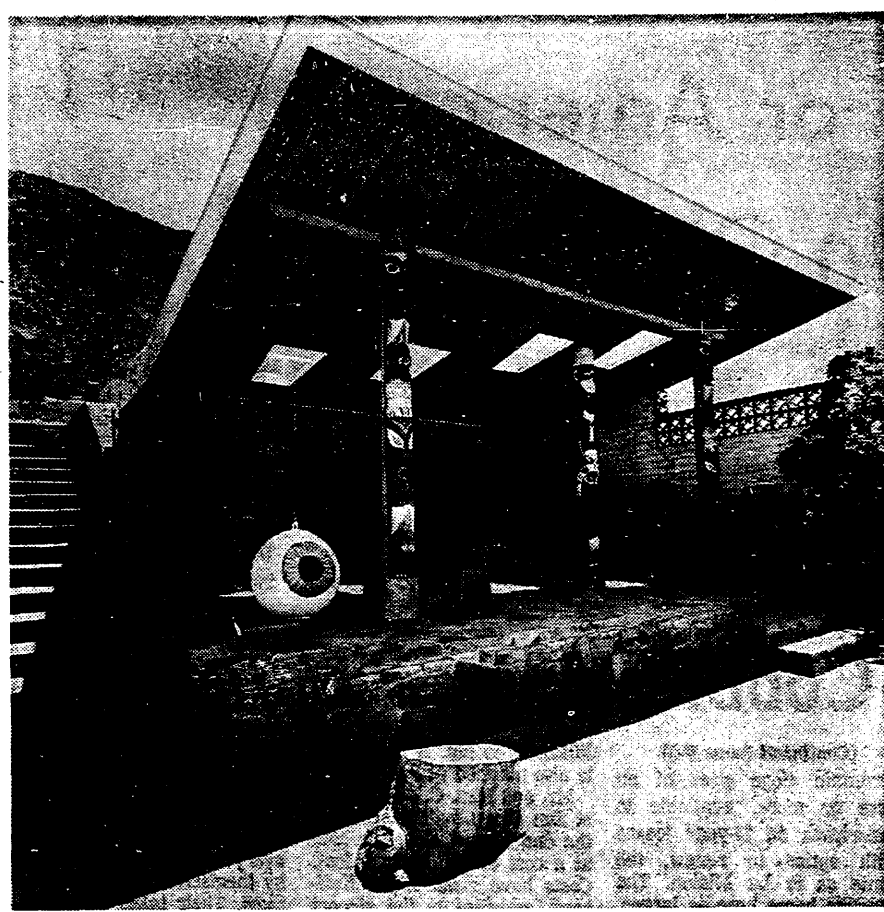
Mr. and Mrs. Monty Pearce of Los Angeles share one of these duplexes with Mrs. Pearce's sister and her husband, Mr. and Mrs. John Bushelman. The Pearces occupy the lower floor and the Bushelmans have an almost identical apartment of two bedrooms and one bath upstairs. The lease and the building are in joint ownership.

The nature of Pearce's work, television film editing, is such that during the early spring he takes two and one-half months off from his work. During this interlude,



LUXURY LIVING is evident in many of La Mision homes. Although it is predominantly an American colony, Mexican families have second homes there,

too, such as this owned by Mr. and Mrs. Raymundo Musquiz of Tijuana. Two-level house is combination of used brick and ledge stone.



TIKI POLES, carved by Musquiz from palm tree trunks, adorn this colorful patio at the side of his La Mision home. Skylights are colored airplane canopies. Musquiz is a paving materials contractor in Tijuana.

their home is in La Mision. But they are also regular commuters during the rest of the year, coming to Baja California almost every other weekend. The same is true with the Bushelmans, also in the motion picture industry, although at present they are touring Europe.

Mrs. Pearce is one of those who are delighted with the fact there is no electricity in La Mision. She doesn't even use the bright gas lantern, preferring candlelight, the old fashioned kerosene lamps and the flickering flame of the fireplace.

Most of the homes have

fireplaces. The Pearce dwelling features an unusual fireplace, fashioned floor to ceiling from small pieces of from a nearby quarry, is also generously used in La Mision homes for fireplaces, wall building and trim.

The Pearces' experience is leased sites and built homes in La Mision. They act on impulse.

"We are accustomed to doing things impulsively," said Mrs. Pearce, "but when we came to Mexico with my sister's family looking for a possible retreat home, we were determined to study the situation carefully and not act

with haste. Then we drove by La Mision. We went back to Los Angeles that night, still determined to deliberate, but the next day my sister and I were back, making arrangements for the lease."

The experience of Mr. and Mrs. Melvin Nunn of San Diego was similar, except, according to Mrs. Nunn, "we never acted impulsively before, until we visited La Mision. It was on our way back from Ensenada. We turned off the highway to drive through the community and saw the for sale sign, stopped and looked at the house. That night, we made

up our minds to plunge." They purchased one of the resale on the beach, and are now renovating the small dwelling.

Construction of a house in La Mision takes six months or longer, depending on size and problems involved in the design. Mexican building craftsmen belong to a labor union, but no specialized subtrades are in the area. Stocker said members of his building crews may one day be carpenters, the next day cement masons, then electricians and plumbers. Incidentally, each home has its own sewage disposal — septic tank and leech

lines. Even in the beach area where the homes are close together, no trouble has been experienced. The sandy terrain offers excellent drainage.

In keeping with the primitive atmosphere, La Mision streets in the future will be paved with cobblestones. It is cheaper "and better" than oiled surface, according to the developer. The beach rock is imbedded in a foundation of sand by workers, using a hand pick.

Stocker hopes to build a beach club and community center in La Mision . . . maybe this year, maybe later. Taxes run \$40 a year and up.

Stocker reasons that the second home market, which is growing in the United States, offers a great potential for development in Baja California in the next decade. There are miles of picturesque shoreline between Tijuana and Ensenada blessed with primitive beauty, and the new highway makes it easily accessible from Southern California.

He notes also there is little undeveloped shoreline left in Southern California, available only at premium prices. So those who want a small second home on the beach at reasonable cost must look toward the south.

That does not mean the whole Baja California coastline is going to be open to development in the foreseeable future. Much of the area lacks water. "It is our liquid

gold," says Stocker. However, there is ample acreage in the areas blessed with supplies of fresh water.

Another development similar to, yet in many ways different from La Mision is San Miguel, where codevelopers Tomas A. Robertson and Mrs. Virginia Geoffroy have hundreds of acres within six or seven miles of Ensenada.

The homes here are on (Continued on F-10, Col. 1)



TWO-STORY DUPLEXES are practical in this American colony in Mexico, particularly for family-related owners. Ownership of this one is shared by Mr. and Mrs. Monty Pearce of Los Angeles, who

occupy lower floor, and Mr. and Mrs. John Bushelman, also of Los Angeles, whose upper-floor apartment is almost identical. Mrs. Pearce and Mrs. Bushelman are sisters.

A Tour Of A Huge Adobe Home

(Continued from F-1)

was used on all exposed wood. Richards said the colors were determined by the inherent color of the building materials — adobe, clay tile roof, stone fireplace, blue-gray floors of slate. Contrasting color accents will be provided in upholstery, carpets and furniture.

The roof is covered with clay shingle tiles, handmade in Mexico. Exposed rough cedar boards three inches thick cover the ceilings, except in the kitchen, loggia and wine cellar, which have ceilings of clay tiles identical with the roof.

Careful attention was given to the choice of doors. Antique Mexican doors were selected in Mexico City and San Miguel Allende. Spanish doors were obtained from a Fallbrook importer. Other doors came from a third source, custom designed by Gil Watrous of La Jolla.

Home Shopping?

Shopping for a home requires careful attention to resale possibilities, the experts say. What will the location be like in coming years? Does the house have highly salable features? Thorough consideration of such questions will help to ensure a sound investment.

There are 10 stained glass windows in various rooms, fashioned by James Hubbell, Julian artist. He also made the wood spindles railing the sundeck over the garage, the free forms in tiles and stones in two showers and skylights.

Carpeting covers the den, master bedroom and bath. Black antique oak planks were laid on living and dining room floors. Other floor areas were surfaced in custom-

made tiles "in the Mexican manner."

10'x20' Patio
Only **\$7800** installed
\$191.00

REMODELING? Add-A-Room. Build a Garage or Home. Free Estimates. We can contract or furnish complete materials. All work guaranteed.

STAR LUMBER CO.
469-4121
3604 Bancroft, Spring Valley

AIR CONDITION Now

Get new zip, health and total comfort in your life with year around PAYCO air conditioning engineered and installed by UNIVERSITY specialists. It's so easy to buy.

CALL 283-3181

Payne
Ask for a FREE Comfort Survey

University
AIR CONDITIONING & HEATING
SINCE 1926

In North County
CALL
745-6913

FUNDS NOW AVAILABLE

HOME LOANS

To buy or build a new home or remodel, enlarge and modernize your present home. Also, to refinance to lower monthly payments.

San Diego County's largest state chartered savings and loan association with assets of \$160,000,000

SOUTHLAND SAVINGS
Savings and Loan Association

CHULA VISTA
444 Third Ave.
Tel. 420-5000

LA JOLLA
7509 Girard Ave.
Tel. 459-4275

NATIONAL CITY
305 E. Eighth St.
Tel. 477-5111

CLAYMONT
5350 Balboa Ave.
Tel. 278-4360

LA MESA
(Head Office)
8347 La Mesa Blvd.
Tel. 488-1011

PACIFIC BEACH
1001 Garnet Ave.
Tel. 488-1011

EL CAJON
234 N. Magnolia
Tel. 442-8811

LEON GROVE
7770 Broadway
Tel. 483-8871

SAN DIEGO
2550 Fifth Ave.
Tel. 232-6261

ESCONDIDO
Mission Village Shopping Center
Tel. 746-8990

A wholly-owned subsidiary of

IMPERIAL
CORPORATION OF AMERICA

GRAND OPENING
for a fortunate few

JUST 9 FORTUNATE FAMILIES, WILL BE ABLE TO OWN ONE OF THESE HOMES

3 & 4 BEDROOMS — 2 BATHS
Fireplaces, Double Door Entryways, Washer and Dryer Connections, Complete Insulation, Tubs in both baths. Roughed in for Air Conditioning, Redwood fences, Breakfast Bar, Up to 1300 Sq. Ft.

FROM \$19,250
FHA-VA FINANCING

Models → Applewood
Sandatwood

Hwy. 89
N

LOOK FOR THE SIGNAL PLANS THAT SIGNAL MARINE HOMES 528-8139 MESA BEACH, Director of Sales