



Joe Belmonte has been in the construction business for most of his life — ever since leaving the army in the early '70s where he served as a Drill Sergeant, receiving Drill Sergeant of the Year honors, as a matter of fact. He began by working in drywall construction throughout the county, then moved into tenant improvement work for commercial clients that included M.H. Golden, Nexus, Kvass and Collins Development.

Twelve years ago, Belmonte focused on what he loved most: high-end custom homes. "So much of my training in industrial and commercial work crosses over — clients often want to incorporate steel stud framing and concrete walls, — or a mix of typical traditional wood and stucco elements.



Standing in the 100 block of J Avenue, Belmonte surveys the landscape: three of his homes — a new Spanish Mediterranean including a backyard casita that functions as a granny flat and two coastal cottages dot the landscape. The smaller homes are occupied by very happy homeowners, Sheila Robertson and Ed and Susy Patterson, who delight in the craftsman details and thoughtful use of space that have made their "small houses live large" — a Bartocci Development specialty.

Niches, built-ins with recessed features, raised ceilings, and distressed wood floorings are just a few of Bartocci's design features. "Our team, has worked with some great architects, including Kevin Rugee (121 'J') and designer Larry Rueden, with Roger Reynolds Architecture (123 & 130 'J' Avenue). "Having a keen eye for details makes a profound difference in how a home functions," Belmonte said.

Bartocci Development has completed more than 30 custom homes in Coronado and other high-end residential areas of the county.

Joe and his wife of 36 years, Sue, Coronadans since grammar school, have two children: daughter Kristie Zapala, an English teacher at OLP; and, her husband Matt, who is finishing medical school at UCSD. Son Brian has joined Joe at Bartocci Development, and together they're building homes. "We love Coronado and can't wait to get our growing family back on the island — especially our little grandson, Nathaniel Joseph!"

Good idea, Joe. Got to plan for that third generation in the business.



## Bartocci Development Inc.

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