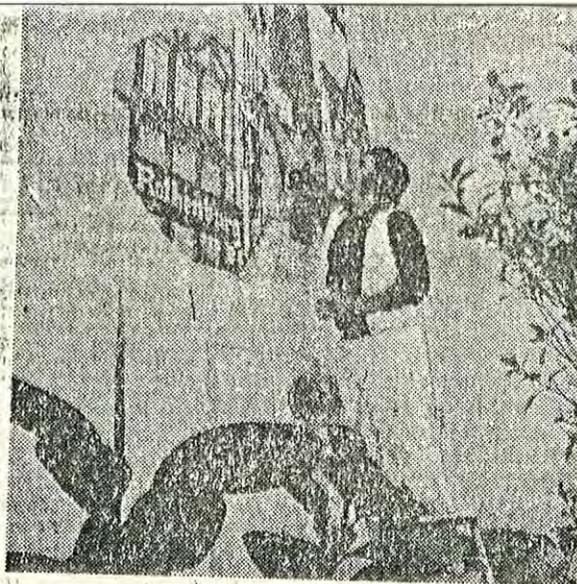


From his own window: Humberto Lopez.



Mural artist Manfred Baum

## A Piece of Europe

At a new shopping center in Huntington Beach, the owners often live right above the shops.

By **MARCIA FORSBERG**  
Of the Daily Pilot Staff

At the cobblestone corner of Alpen Street and Spranger Gasse stands Eschenburg's Delicatessen, where proprietor Klara Eschenburg slices bratwurst and knackwurst and gouda and edam.

Sometimes she dashes out from behind the deli case to the adjacent utility room, where she throws a batch of laundry into the washer.

That's because she lives right there — upstairs from her shop.

But her business isn't located in her native Germany. It's in Huntington Beach at the Old World Village, a specialty shopping center that brings a bit of Europe to the Orange Coast.

**THE VILLAGE**, with its wooden flower boxes of red geraniums, stone pathways and black wrought iron gates, is the brainchild of Joseph Bischof, owner, manager and builder. (The village is part of a master plan development consisting of 300 nearby apartments and future high-rise office buildings.)

He patterned the picturesque European hamlet after the Alpine Village in Torrance, which he also built. But Bischof designed Old World Village to include the shop owners' homes upstairs from each business because,

"In most shopping centers when the stores close, everybody goes home. There's nothing going on and there's a dead center."

So, he reasoned, the village would be more lively if "the people lived here, above their stores."

Lively, yes. The shops close at 9 p.m., and groups of villagers have been known to gather at the Edelweiss Weinstube or the Ratskeller for a glass of beer, a round of songs and conversation.

"A LOT OF the villagers meet on a Saturday night and party together. Everybody is friendly — it's like a little family here," says Connie Gubler, manager of the Drogerie perfume and cosmetic shop.

The "little family" that lives at the village and runs the 60-odd shops consists of nationalities such as Dutch, Swedish, German, Austrian, Swiss, Mexican, French, Yugoslavian, English and Irish, among others. "I wanted to make the village international and bring the European heritage here," explains Bischof.

The villagers, who buy their properties, agree that the tiled roofs and scene-painted buildings contribute to the pleasant atmosphere. Renate Quigley, owner of the tobac-

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