

KENSINGTON’S CONNECTION TO THE ICONIC AMERICAN GOTHIC PAINTING!

by Alexandra Wallace
Vice President,
Landmark Historic Preservation
www.PreserveSanDiego.com

Even if you are not an art enthusiast, there is a good chance that you are familiar with Iowa artist Grant Wood’s painting *American Gothic*. It is widely considered to be an American icon and one of the world’s most recognized works of art, although this status was largely established after Grant’s death in 1942. Although his artwork was not widely sought after during his lifetime, many of Grant’s paintings now sell for millions of dollars.

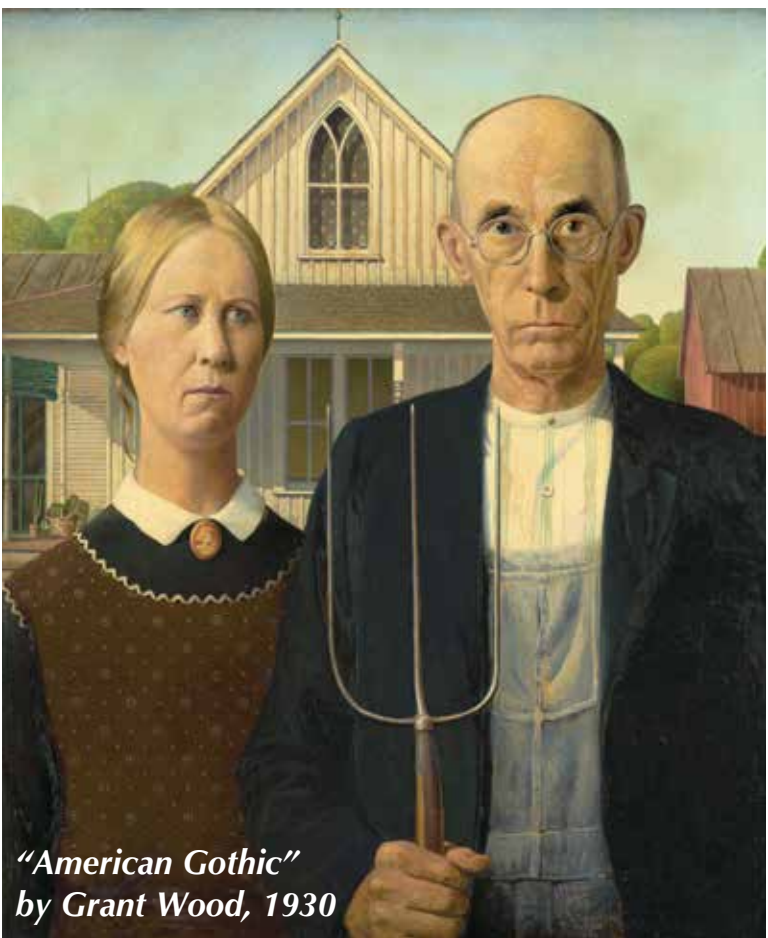
American Gothic has a connection to Kensington: Frank Wood, the artist’s brother, resided at 4952 Marlborough Drive in the 1960s and 1970s. Their younger sister Nan, the woman in the painting, was a frequent visitor to the home when Frank lived there. Created in 1930, Grant Wood’s *American Gothic* depicts a bald, bespectacled farmer holding a pitchfork while a younger blonde woman stands next to him. Their somber expressions and dark clothing contrast sharply against the white farmhouse behind them. Although it is commonly assumed that the painting portrays a married couple, the artist intended it to represent a farmer and his daughter.

In reality, the models for the painting were Grant Wood’s sister Nan Wood Graham and a dentist, Dr. Byron McKeeby. The house in the painting, located in Eldon, Iowa, was built in the early 1880s and did not belong to the Wood family. Grant chose it as his painting’s backdrop simply because he liked its looks, particularly the Gothic window, an unusual and elaborate detail on an otherwise modest home. The home is now a tourist attraction and is occasionally open for tours.

Grant Wood entered *American Gothic* in a competition sponsored by the Art Institute of Chicago and won a bronze medal and a \$300 cash prize in 1930. The Institute purchased the painting from him, and although it is occasionally loaned to other museums, it is part of the Institute’s permanent collection. In 1932, the piece was displayed in the San Diego Museum of Art in Balboa Park.

American Gothic was widely published and critiqued in magazines and newspapers across the U.S. in the early 1930s, and proved to be a polarizing piece of art. Some of its harshest critics were Iowa farmers, many of whom felt that the painting mocked them as sour-faced Puritans. Others appreciated its composition and depiction of Midwesterners as hardy and steadfast.

Nan Wood, Grant Wood’s sister, was born in Anamosa, Iowa in 1899. She was the youngest



“American Gothic”
by Grant Wood, 1930

of the four Wood children and was the only daughter. Like her brother Grant, Nan appreciated art and worked briefly in the art department of the Cedar Rapids, Iowa public schools. Nan married Emmett Edward Graham, a real estate investor and broker, in 1924. The couple moved around the U.S. frequently before settling in Riverside, California after World War II.

In the 1960s, Frank Wood, the brother of Nan and Grant, moved with his wife Clara from Iowa into the one-story Spanish Revival style home at 4952 Marlborough Drive in Kensington. Frank and Clara lived there with Clara’s widowed sister until the mid-1970s, and Nan frequently traveled from her home

**GOTHIC continued
on page 2**



The group photo was taken in front of 4952 Marlborough Drive in the 1970s. The woman in the hat is Nan Wood Graham, and the older man in the suit with glasses is her brother Frank.

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SMALL LIVING ROOM
LOOK BIGGER**
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And More!

WINNIE'S PICKS!

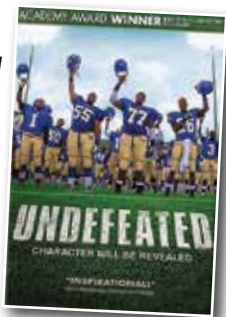
by Winnie Hanford
of Kensington Video



UNDEFEATED (2011)

Directors:
Dan Lindsay and TJ Martin

Manassas High School in Memphis, Tennessee, had never won a playoff game in their 110-year history of playing football. A retired teacher/coach by the name of Bill Courtney arrives on the scene to volunteer in trying to achieve the goal of raising the physical and academic strengths of the players. His dedication alongside Mike Ray brought the team to a point they had never experienced. This story caught the attention of writers and eventually two young filmmakers that recorded over 500 hours of footage. There is so much more to



this story. You must see this film to witness what is possible in all of our lives. This is a Winnie's Pick. Have your tissues handy and know that there are really great people out there that just need a chance.

MARGARET (2011)

Directed by Kenneth Lonergan

The title of the movie comes from a poem 'Spring and Fall: To a Young Child' which relates to the main character of the film, Lisa, played by Anna Paquin. She is a high school student who witnesses a horrific accident that she may have had a part in causing. As the film progresses, Lisa's character vacillates from guilt to accusation moving on



to supporting the victim's family and later acting out in school. The characterizations of the cast cause the viewer to observe and wonder what they are thinking and what is motivating their actions. This is a film worthy of your time. The DVD release has the extended version.

MADE FOR LOVE (2021 HBO MAX SERIES)

Creator: Patrick Somerville

Hazel Green-Gogol has the perfect life or so her husband tells her. She hasn't seen the outside world for 10 years, but everything she could ever want has been provided in this futuristic technological environment. She is told when to sleep, when to eat, and even evaluate her sex life to a computer. To complicate matters, her husband's company has developed a chip implant that causes a couple to be one. There would be no secrets, no separate life, and each partner would be a single connected unit. Hazel plans her escape, but will it be that easy? Can she be



tracked? Does she already have the chip implant or is it to take place soon? This is a dark comedy edging upon the bizarre. It's a lot of fun and very different in so many ways.

THE FLIGHT ATTENDANT (2020 HBO MAX SERIES)

Developed by Steve Yockey

This murder mystery involves an airline stewardess whose alcoholic binges and sexual flings with passengers involve her in a murder scene. After a night of partying during a layover in Bangkok, she awakes to find a passenger lying next to her with his throat slashed. Her memory of events is sketchy at best, but she decides to clean up the crime scene of any incriminating evidence and head back for her next flight. Arriving in NYC, she is questioned by the FBI about her whereabouts in Bangkok. Flashes of her lost memory of that night start to reappear and the story only gets more intriguing and complicated.



FIGHTING WITH MY FAMILY (2019)

Directed by Stephen Merchant

The movie is based upon a documentary *The Wrestlers: Fighting with My Family*, 2012. A family in England trains wrestlers at their gym. Two of the siblings want to become professional wrestlers for the WWE, but only Paige is chosen. This leaves her devastated brother Zak behind to work with the wrestling students. Paige has a difficult time adjusting to the training and the girls in the program. She feels isolated and returns home planning to abandon her dreams. Her brother is disgusted with her decision and challenges her to a match at their gym. Paige comes to a realization that she must fight back and return to her training. The story is so inspirational and stars Dwayne Johnson as 'The Rock.' It's a great film with a great ending. I hope that you will enjoy this Winnie's Pick.



If you need to purchase a film or make a copy of an event or wedding, please call my son, Guy, at 619-269-6998 or email him at kensingtonvideo.com.

GOTHIC Continued from Front Page

in Riverside to visit them.

During the time that Frank and Clara Wood lived on Marlborough Drive, the home's interior was decorated with many original paintings and sketches by Grant Wood. Debbie Beilstein, the great-niece of Frank, visited the home often during the time that he and Clara lived there, and got to know Nan well. When interviewed for this article, Debbie stated that the den was "a virtual shrine to Grant."

Debbie's aunt, the family historian, wrote, "Frank and Clara were very proud of Grant. Their home was filled with Grant's paintings. They kept a scrapbook of pictures and articles about his achievements. They generously donated most of their pictures to art museums for permanent collections in Davenport, Cedar Rapids and Waterloo." One of those paintings was a portrait of Frank painted by Grant. It was displayed in the den of 4952 Marlborough Drive for many years until Frank donated it to the Waterloo Center for the Arts.

American Gothic has been parodied countless times in various forms including magazine covers, advertisements, greeting cards, and in movies and television shows. According to Debbie Beilstein, Nan

found most of the parodies humorous, and sometimes participated in them herself. Nan largely enjoyed the notoriety that came with appearing in *American Gothic*, and once said, "Grant made a personality out of me. I would have had

a very drab life without it."

Although 4952 Marlborough Drive had undergone some exterior modifications over the years, the current owners are in the process of restoring the home to its original 1928 appearance. This process

was made easier by historic photos of the home provided by Debbie Beilstein, who also generously shared the family photos in this article. Landmark Historic Preservation is authoring the home's historic nomination report. ■



The photo of the man sitting down shows Frank Wood, brother of *American Gothic* artist Grant Wood. In this photo, Frank is looking at a scrapbook of Grant's artwork in the den of 4952 Marlborough Drive. Original artwork by Grant Wood hangs on the walls (probably worth millions today!).

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Dr. Mauro is very happy to announce the reopening back on April 15 of her Medical Acupuncture practice, in a new location at the **Center for Inner Work at 5100 Marlborough Drive in Kensington**. The COVID-19 pandemic has been so stressful for everyone in so many ways. Acupuncture offers many individualized approaches to rebalance, reset, and renew your energy as we all move forward together in recovery. Find more information about Dr. Mauro and Medical Acupuncture, and schedule your appointment at **DrMauroAcupuncture.com**.

Karolyn R. Mauro, M.D.

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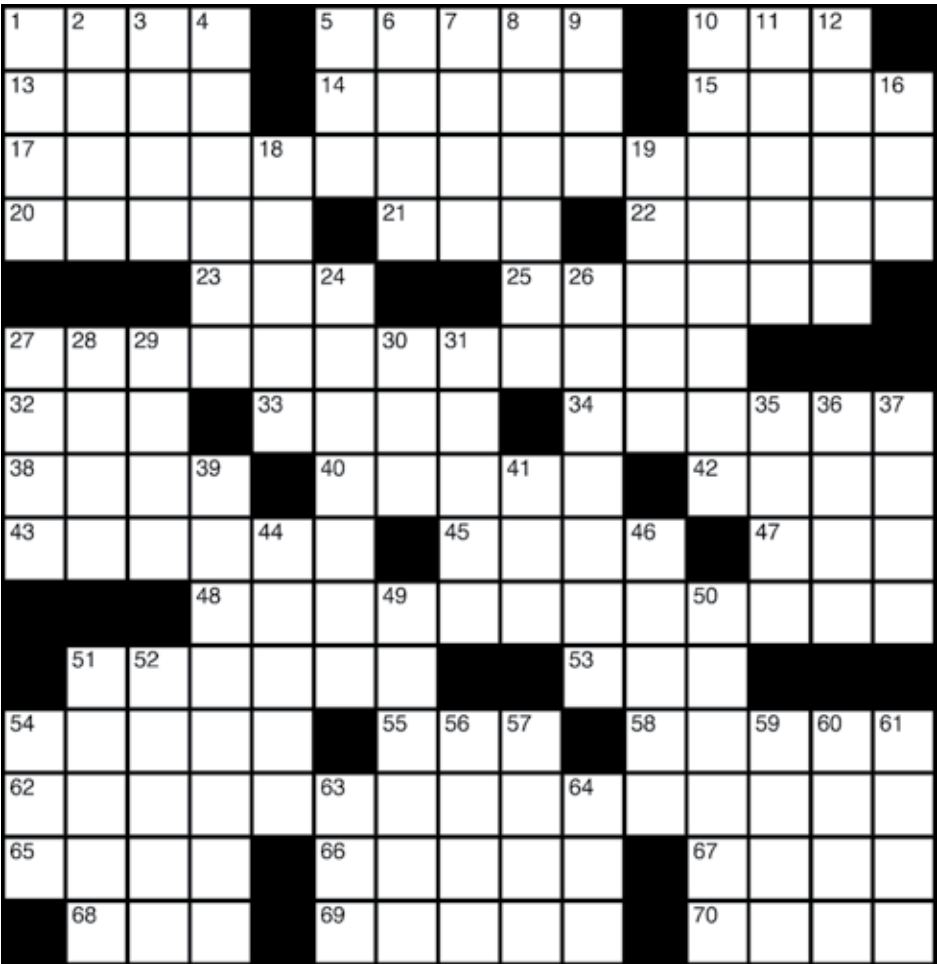


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**Kiley Wallace, Architectural Historian: (760) 704-7373
Alexandra Wallace, Home Researcher: (760) 704-7372
inquiry@PreserveSanDiego.com
http://www.PreserveSanDiego.com**

CROSSWORD PUZZLE



ACROSS

- 1 2019 Pan American Games city
5 Present to an audience
10 Nat's hat
13 Norse deity
14 Syndicated show, say
15 Smooth-talking
1 "It's been a while since I shopped till I dropped?"
20 Revise
21 Bud
22 Annually
23 ___ Cruces
25 Convent figure
27 Pastoral exhortation to a graffiti artist?
32 Belgian ___
33 Special ops acronym
34 Some bank jobs
38 Lack
40 Set down
42 Bender
43 Meddles
45 Pack (down)
47 Mauna ___
48 Bargain hunter's forte?
51 Moby-Dick, e.g.
53 Vote in favor
54 Many Oscar night attendees
55 Sun, for one
58 Social division

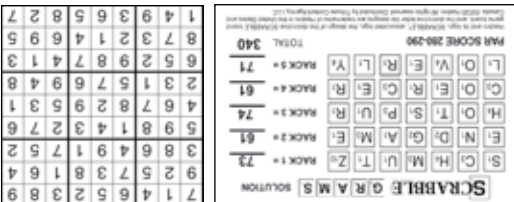
- 62 Trojan king struck dumb?
65 Sources of cones
66 Dabbling ducks
67 Cable car
68 Fabled beast
69 Ad guy responsible for four long puzzle answers?
70 Roll call call
28 It often undergoes changes
29 First female attorney general
30 Burt's musical collaborator
31 Send
35 Arias, usually
36 Animation product
37 Unattached
39 Joint Chiefs, for example
41 Joltin' joe?
44 Refracting polyhedron
46 Intimidate mentally, with "out"
49 "The Last of the Mohicans" author
50 Toast word
51 Heart chambers
52 Hideouts
54 Banana Boat letters
56 Copy room unit
57 One sometimes seen with Boris
59 Withered
60 Romanov title
61 Salinger character who says, "I prefer stories about squalor"
63 "The Racer's Edge"
64 Gp. that sometimes has an added "Y"

DOWN

- 1 Kinks title woman with "a dark brown voice"
2 Word after fallen or false
3 Like new
4 Actress Kinsey of "The Office"
5 Asian honorific
6 Census worker, for one
7 Location
8 Legislation that varies from state to state
9 Eclectic musician Brian
10 Prepare for print
11 Buenos ___
12 Earnest requests
16 "___ Blues": Beatles "White Album" song
18 Cafeteria stack
19 Buffalo skater
24 Intervenes
26 Prague's region
27 Maxims

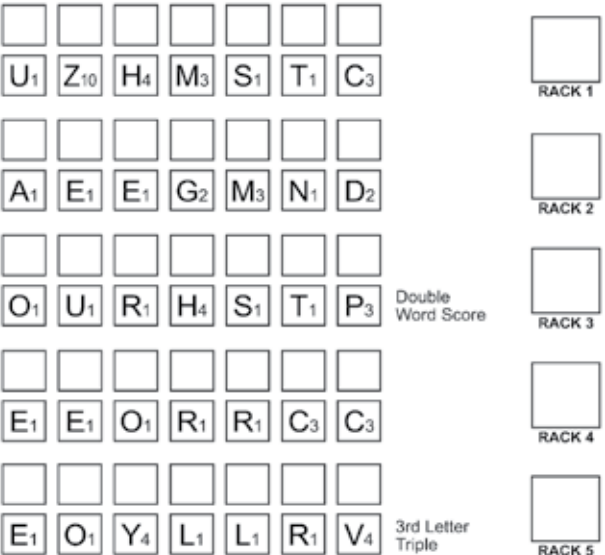
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P U Z Z L E answers



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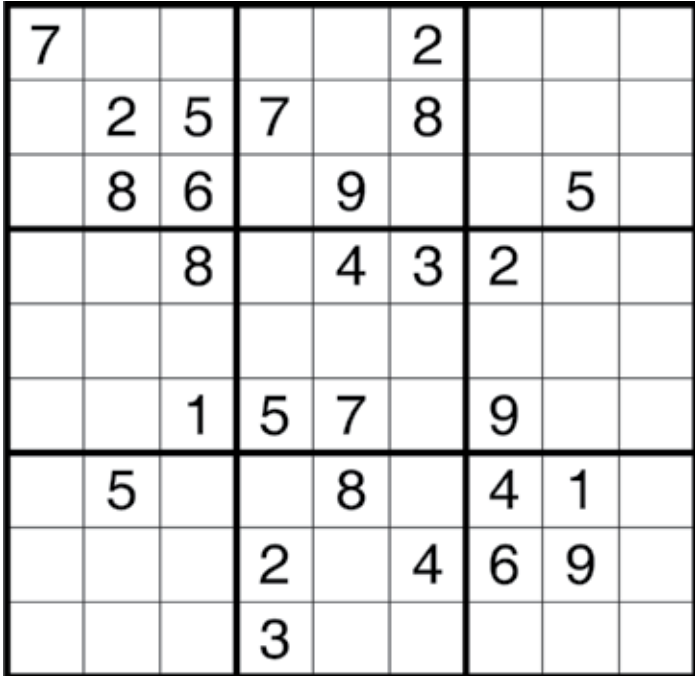
PAR SCORE 280-290
BEST SCORE 340

FIVE RACK TOTAL
TIME LIMIT: 25 MIN

DIRECTIONS: Make a 2- to 7-letter word from the letters in each row. Add points of each word, using scoring directions at right. Finally, 7-letter words get 50-point bonus. "Blanks" used as any letter have no point value. All the words are in the Official SCRABBLE® Players Dictionary, 5th Edition. SOLUTION TOMORROW
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Sudoku

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Word Search - Parts Of The Body



PATELLA
ARM
LIPS
SEPTUM
NAILS
HAND
CHAMBER
THIGH
RETINA
FINGERS
INSTEP
EYEBROWS
FOOT
VEIN
NAVEL
KNEE
STOMACH
HAIR
BLOOD
TONGUE

JUMBLE

Unscramble these four Jumbles, one letter to each square, to form four ordinary words.

LOAKA



LRIGL



FIMDEF



TERNEL



THAT SCRAMBLED WORD GAME
by David L. Hoyt and Jeff Knurek



Now arrange the circled letters to form the surprise answer, as suggested by the above cartoon.

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TRISTANI REAL ESTATE'S CONCIERGE LEVEL SERVICE!

Often times when a property is going to go on the market, some repair/refresh items pop up for consideration. Recognizing that many homeowners don't have the time to devote to scheduling and carrying out these tasks I am offering my services in the form of tradespeople, staging (when necessary) and any other services we may need to make the home show its best!

Plumbers, painters, electricians, gardeners, small contracting companies, handy persons... all part of the arsenal of individuals that I have accrued over my 42 years in the business. In many transactions these services may be needed to satisfy a repair request but this expansion of service pertains to prepping the house for sale.

I will coordinate and line up the services that are needed to make the property shine. Unlike other brokerages, there is no "surcharge" for this provided amenity. It's one less item the seller has to contend with.

Yes the current market is moving rapidly but it is also very important to complete any tasks necessary before public exposure to make sure that what the public sees is a great property!

Decades long experience, significant sales and now one more way to assure your success in the market! ■

Mike Tristani
619-501-4000



TRISTANI REAL ESTATE **NO** LOCKBOX POLICY!

Many agents and offices are still using lockboxes on properties for sale. We are still in a vulnerable time with regard to COVID-19. I no longer use lockboxes on homes, especially on owner occupied ones. I am PRESENT for every showing on a home to insure that proper protocol is followed and that the property is secured when showings are over. In a very active market and with COVID complications it is important not to have a small crowd of people in a home at the same time. I have seen this played out!

Vacant homes too? As long as the market is as active as it has been I feel it important to be present at these showings as well. An organized Realtor can make time in their schedule to accommodate showings. In this extreme market most showings occur over the first few days and multiple offers are generated within the first week on the market. When that changes and COVID restrictions ease I will consider a lockbox on a vacant home.

What will not change for me is accompanying all showings on occupied property. It is an important part of my job and it serves the best interest of the properties I represent!

Edward Jones

by David Tam,
Edward Jones in Kensington

You might contribute to your IRA for decades to help pay for your retirement. But if you don't need all the money, you may want to leave what's left to your children or grandchildren. However, if you want to ensure they get the most from this inheritance, you'll need to do some planning.

Here's a little background: Up until a couple of years ago, when you left the proceeds of your IRA to your beneficiaries, they could choose to "stretch" required withdrawals over a long period, based on their life expectancies. These required withdrawals were generally taxable, so this "stretch IRA" allowed your beneficiaries to greatly reduce the annual taxes due, while benefiting from longer tax-deferred growth potential. And the younger the beneficiary, the longer the life expectancy and the lower the withdrawals, so this technique would have been especially valuable for your grandchildren or even great-grandchildren.

Changes in laws affecting retirement accounts have significantly limited the stretch IRA strategy. Now, most nonspouse beneficiaries must withdraw all



HELP PROTECT YOUR FAMILY'S INHERITANCE

assets from the IRA within 10 years of the IRA owner's death. The beneficiary generally does not have to take out any money during that 10-year period, but at the end of it, the entire balance must be withdrawn—and that could result in a pretty big tax bill.

The stretch IRA strategy can still be used for surviving spouses, beneficiaries who are no more

than 10 years younger than the deceased IRA owner, and beneficiaries who are chronically ill or disabled. Minor children of the original account owner are also eligible for a stretch IRA—but only until they reach the age of majority, at which time the 10-year rule applies.

So, if you want to leave your IRA to family members who don't meet

any of the above exceptions, what can you do?

One possibility is a Roth IRA conversion. You could convert a traditional IRA to a Roth IRA over your lifetime, so your heirs would receive the Roth IRA. They would still be required to withdraw the assets within 10 years, but unlike with a traditional IRA, Roth IRA withdrawals are generally tax-free.

These conversions are taxable, so you'll want to consult your tax professional in addition to your financial advisor, to determine if this strategy can help you achieve your legacy goals.

Another option is to purchase life insurance, which can provide a specific dollar amount to your heirs or be used to help cover additional taxes. This may be especially advantageous if you are 72 or older, in good health, and taking withdrawals—technically called required minimum distributions—from your retirement accounts, such as your traditional IRA and your 401(k). If you don't really need the money, you can use these withdrawals to pay for some or all of the insurance premiums. Life insurance can't replace an IRA as a means to save for retirement, though, so you should consult with your financial advisor to make sure you are working toward all your goals.

In any case, if you have a sizable IRA or you don't need the funds that you're required to take from your retirement accounts, you may want to start thinking about what you want to do with the money. The more thorough your legacy planning, the better your chances of meeting your legacy goals. ■

This article was written by Edward Jones for use by your local Edward Jones Financial Advisor.



JULY 2021

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1	2	3
4	5	6	7	8	9	10
INDEPENDENCE DAY						
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31



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JUNE 2021

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
FATHER'S DAY 27	SUMMER BEGINS 28					
		29	30			



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wine and pairing

While you're staying at home and doing your best to be safe during a pandemic, there's one thing you shouldn't have to compromise on—high-quality wine. And if you're a seasoned wine drinker, you know that Napa Valley is the place to be.

“Napa Valley’s reputation is globally recognized, but its output is remarkably small,” says Elizabeth Vianna, winemaker at Chimney Rock Winery. “We produce only 4% of California’s total wine production, but that 4% represents the very best California has to offer.”

So, if you can't have a travel adventure this year, Napa Valley can come to you. Here's how to bring a little luxury to your life and experience wine country without ever leaving your home.

SET THE MOOD WITH MUSIC

Turn up the music and get ready to relax. Choose your go-to wine tasting playlist or search for one that's already been created wherever you listen to music. It's all about what gets you in the wine-tasting mood.

TRY A VIRTUAL TASTING

Escape to wine country with a virtual visit to Napa Valley wineries. For example, Wine.com is hosting “A Toast to Napa Valley”—a free virtual wine tasting event featuring some of Napa’s most acclaimed wine producers. You can even purchase wine to taste during the session that will be shipped directly to your home or can be sent



GRILLED NEW YORK STEAK WITH PORCINI BUTTER (SERVES 6)

- 1 cup Cabernet Sauvignon
- 2 sprigs fresh thyme
- 1 shallot, minced
- 1/2 cup dried porcini mushrooms
- 3/4 cup warm water
- 3/4 cup plus 2 tablespoons unsalted butter, softened
- 1/2 small onion, finely minced
- 1 tablespoon fresh thyme, minced
- Salt and freshly ground pepper
- 6 NY Strip steaks, 7 ounces each

BRING A LITTLE LUXURY TO YOUR LIFE BY BRINGING WINE COUNTRY TO YOU

to a loved one as a gift. To sign up and get your wine for the tasting, go to Wine.com. The session will be on the Wine.com website for several months. This is a way to share a common experience with friends and family tuning in at the same time, all from the safety of your own home.

TREAT YOURSELF TO A CINEMATIC GETAWAY

Wine and film share a profound link: the ability of a single sip or scene to whisk your senses away to a wholly different time and place. After all: wine, popcorn and a good

movie makes for a great time, any night of the week. For inspiration, check out Wine Enthusiast Magazine’s Top 10 Greatest Wine Movies of All Time by visiting www.winemag.com.

TREAT YOURSELF TO A SPA NIGHT

Rest and recover with a little spa time. Light a candle, put on a different kind of face mask, pour yourself a glass of cabernet and hop into a steaming tub of bubbly water to soothe sore muscles and promote a restful night of sleep—and dream of a day where

you can enjoy wine country in person. It's the perfect cap to your Napa-themed day.

GET COOKING

If you were really exploring Napa Valley, you'd be feasting on fresh, local fare for every meal. For your Napa day at home, consider this sublime recipe for grilled New York Steak with Porcini Mushroom Butter from wine country chef Colin Crowley. Whatever you choose to cook or order in from your favorite restaurant, don't forget to select wines that pair well with your food choices.

Put the wine, thyme sprigs and shallots in a small saucepan and reduce until approximately 1 tablespoon of wine is left. Strain and let cool. Rinse and soak the mushrooms 1 hour in the warm water. Drain the mushrooms; strain the liquid through a fine strainer or cheesecloth, reserving 1/4 cup. Heat 2 tablespoons butter in a small sauté pan or skillet over low heat. Add the onion and cook until tender and translucent, about 10 minutes. Pulse the mushrooms in a food processor until chopped. Add the onion, reserved mushroom soaking liquid, wine reduction, minced thyme and remaining 3/4 cup butter; process until blended. Season to taste with salt and pepper.

Heat the grill or broiler. Lightly sprinkle the steaks with salt and pepper and grill or broil 3 minutes each side for medium-rare. Place a dollop of butter on each steak and serve. ■

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— AMERICA'S — TEST KITCHEN



DIRECTIONS

1. Combine all the vinaigrette ingredients in bowl; set aside.
2. Combine salt, cumin, cinnamon and pepper in a small bowl. Spread flour in a shallow dish. Place the chicken between two sheets of plastic wrap. Using a meat pounder, gently pound the thick part of the breasts to 3/4-inch thickness.
3. Sprinkle the spice mixture all over the chicken. Working with one breast at a time, dredge in flour, shaking off excess, and transfer to a large plate.
4. Heat oil in a 12-inch nonstick skillet over medium heat until shimmering. Add chicken to the skillet and cook until well browned and registering 160 degrees, about 8 minutes per side. Transfer to a carving board and let rest for 5 minutes.
5. Slice chicken crosswise on bias and transfer to a serving platter. Stir dressing to recombine and spoon over chicken. Sprinkle with cilantro and serve.

Recipe note: Use a rasp-style grater to grate the citrus zest.

SPICED CITRUS CHICKEN - INGREDIENTS - SERVES 4 TO 6

FOR THE VINAIGRETTE:

- | | |
|---------------------------------|---------------------------------------------------------|
| • ¼ cup extra-virgin olive oil | • 1 teaspoon sugar |
| • 3 tablespoons minced shallot | • ½ teaspoon grated lemon zest plus 2 tablespoons juice |
| • 1 teaspoon grated orange zest | • ¼ teaspoon table salt |

FOR THE CHICKEN:

- | | | |
|------------------------------|-----------------------------------------------------------------|----------------------------------------|
| • 1½ teaspoons table salt | • ½ teaspoon pepper | • 2 tablespoons extra-virgin olive oil |
| • 1½ teaspoons ground cumin | • ⅓ cup all-purpose flour | • 2 tablespoons fresh cilantro leaves |
| • ¾ teaspoon ground cinnamon | • 4 (6- to 8-ounce, trimmed) boneless, skinless chicken breasts | |



by Debby Wu, River Davis,
Gabrielle Coppola and Kyunghee Park

Apple Inc.'s work on a car has brought to the fore several potential manufacturing partners capable of building an electric self-driving vehicle for the technology giant.

The secret project has gained momentum in recent months, adding multiple former Tesla Inc. executives, gaining the supervision of Apple's top artificial intelligence executive and ramping up road tests. The initiative, known as Project Titan inside Apple, is attracting intense interest because of its potential to upend the automotive industry and supply chains, much like the iPhone did to the smartphone market.

If and when Apple commits to building a car, it is likely to seek multiple partners—including a major one to assemble the vehicle and many others to supply key components. The following companies — whose representatives declined to comment—are possible candidates.

FOXCONN

Foxconn Technology Group already has a close relationship with Apple. For well over a decade, it has been the U.S. company's largest production partner, assembling the majority of the world's iPhones and a big chunk of its Macs and iPads from vast complexes employing upwards of a million people across China.

- In October, Foxconn, whose main listed arm is Hon Hai Precision Industry Co., unveiled its first electric-vehicle chassis and a software platform to help carmakers bring models to market faster. It also plans to release a solid-state battery by 2024.

- The Taiwanese company, founded by billionaire Terry Gou, announced a plan in early 2020 to form a joint venture with Fiat Chrysler to develop and make electric vehicles in China, though Foxconn won't be involved in any assembly itself.

- In January, Foxconn signed a manufacturing deal with Chinese Electric Vehicle startup Byton

Ltd. with the goal of starting mass production of its M-Byte model by the first quarter of 2022. It also announced another venture with China's Zhejiang Geely Holding Group Co. to provide production and consulting services.

MAGNA

Magna, based in Ontario, Canada, is the third-largest auto supplier in the world by sales, and has a contract-manufacturing operation with years of experience making entire car models for a variety of auto brands.

- Magna produces everything from chassis and car seats to sensors and software for driver-assistance features. Automakers including BMW AG and

relationship with Apple: the two were in talks to build Apple's car when the iPhone maker first set out on this path about five years ago.

HYUNDAI OR KIA

Hyundai Motor Co. and its affiliate Kia Motors Corp. have drawn the most attention so far this year, thanks in part to Hyundai initially confirming reports in Korea last month that it was in discussions with Apple. But the carmaker quickly walked that back and recently repeated that it wasn't in talks.

- Hyundai and Kia both have plants in the U.S., in Alabama and Georgia. Their dedicated EV platform will deliver driving range of over 500

If and when Apple commits to building a car, it is likely to seek multiple partners — including a major one to assemble the vehicle and many others to supply key components.

Jaguar Land Rover have hired its Magna Steyr unit and outsourced production to its factory in Graz, Austria.

- Magna also pitches its engineering and manufacturing services to EV startups. Last fall, it agreed to provide Fisker Inc. with an EV platform for its Ocean SUV and added self-driving features to the deal in January.

- In December, Magna put about \$450 million into a joint venture with Korea's LG Electronics Inc. to make EV powertrains. It's also expanding its manufacturing footprint in China, the largest EV market, by building the ArcFox Alpha-T for Beijing Automotive Group Co.—the first vehicle it's assembled outside of Europe.

- It also has the benefit of a prior

kilometers (311 miles) and be capable of recharging car batteries up to 80% in 18 minutes.

- While the two sell EVs derived from existing models, they will start selling vehicles based on the dedicated EV platform from March, helping to bring down costs and improve performance efficiency. They plan to introduce a combined 23 new EV models and sell 1 million units globally by 2025.

- The big disadvantage Hyundai and Kia have is the recent back-and-forth on whether they are developing a car for Apple, a notoriously secretive company. Although the two automakers have said talks aren't happening, it's possible discussions could restart if Apple deems them the best possible partners.

NISSAN

Although it's seen as a long shot, Nissan Motor Co. brings several elements to the table that could be beneficial for Apple.

- Nissan already has a common EV platform developed with French partner Renault SA, which will be used for its Ariya compact SUV debuting later this year. When asked whether the Japanese company would be willing to build cars for Apple, CEO Makoto Uchida said during an earnings news conference that Nissan "has the DNA to do things others won't do."

- The automaker has been mired in a slump, reporting its biggest loss in two decades in fiscal 2019, and could get much-needed revenue from helping Apple develop or manufacture its vehicle. It also could benefit from access to Apple's technology.

- After pursuing a strategy of volume at any cost that ate into profit, Nissan needs to attract higher-paying customers largely with the technology inside of its cars.

STELLANTIS

One factor in determining the suitability of a partner for Apple may be availability of production capacity. This could point to European automakers such as Stellantis NV, which has been hit by the region's sales slump and has spare room in some plants.

- Stellantis is under pressure to find synergies after forming through the merger of PSA Group and Fiat Chrysler in January.

- Chief Executive Officer Carlos Tavares said during a Jan. 19 press conference that Stellantis is open to working with Apple or any tech company on EVs, "as long as it doesn't create any technology dependence" that would jeopardize the automaker's future.

- Chairman John Elkann said in 2016 that the auto industry should work with "new industry participants" like Google and Apple rather than try to compete with them. ■

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by Better Homes and Gardens (BHG.com)

These ideas will help you squeeze more style into your small living room—without sacrificing function.

FORGET ELBOW ROOM

Snug rooms are a chance to get cozy. To seat a crowd, ditch the awkward sectional in favor of small sofas and chairs packed closely together. Keep the profiles of the pieces trim and tight: no bulky wing chairs or overstuffed arms. Instead, look for armless slipper chairs or others with straight sides that can be placed hip to hip.

EXPAND ON THE ARCHITECTURE

Small living rooms often offer clues about how to expand their function and style. For example, if the space has a nook that is underutilized, tuck in a bench or desk—or create a custom window seat. If the room has an interesting feature, such as a coffered ceiling or a fireplace, make the most of it with decorative treatments. Hang a chandelier to draw the eye to the ceiling, or place artwork above the mantel to make the fireplace stand out. Adorn windows with elegant curtains that highlight their shape and size.



WORK YOUR WAY UP

When you emphasize its height, a small room feels bigger. Often overlooked, the wall space just below the ceiling has wonderful decorative potential. Mount window treatments at that height to make the room appear grand, or create a grouping of art or photographs that reaches up to the ceiling. To further the appearance of extra height,

install picture-rail molding around the room about 18 inches down from the ceiling, and paint the wall space above it a coordinating color.

LAYER IT

Nudging one piece of furniture in front of another is a way to build necessary function into a tiny living room. Place a console table or low dresser against the back of a sofa for a flat surface where lighting, food

and drinks can be placed. Tuck low stools, poufs or floor pillows under the coffee table for extra seating. Use a well-stocked bookcase as an elegant backdrop for a desk or sofa.

TIE IT ALL TOGETHER

In a small house, living rooms might also serve as the entry, home office or dining space. To smoothly incorporate these other functions, keep the overall

color palette similar. Carry through any decorative touches too. Does the entry rug coordinate with the living room rug? Do the seat cushions on the dining chairs work with the sofa and pillow upholstery? When the areas work as a unit, the space feels comfortably cohesive. ■

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8 THINGS YOU SHOULD ALWAYS CONSIDER BEFORE DIY-ING A PAINT PROJECT

by Katie Holdefehr

If you're planning to refresh the paint in your living room or swipe on a new hue in the kitchen, you may be thinking about tackling the project yourself. However, before you pull on overalls and pick up a paintbrush, consider the factors below to help you decide whether or not to call in the pros.

CONSIDER THE STATE OF YOUR WALLS

If you live in a new home with perfectly smooth walls and few nicks, painting your master bath could be a relatively easy project. However, if you're in an older home that has crumbling plaster and layers of paint, paint-scraping and spackling could turn an otherwise-easy project into one better left to the pros.

Of course, this is a judgment call that should be based on your level of experience and the amount of time and work you're willing to put in. As a general rule, if you're not sure you'll be able to achieve a smooth finish, it's time to call a professional painter.

TAKE YOUR HEALTH (AND YOUR BACK HEALTH) INTO CONSIDERATION

You'll likely need to climb up and down a ladder, wield a roller for several hours and crouch down or stretch up to paint every inch of the molding and trim. If you have



back problems, it could be worth it to outsource this project and save yourself the pain.

THINK ABOUT THE CEILING HEIGHT

Before you start painting, it's a good idea to measure your ceilings and take a look at the ladders you might need for the project. If you're tall and have 8-foot ceilings, a small step ladder might do the trick. If you have high ceilings, you may need to invest in a taller ladder.

Again, consider your own safety before deciding to paint your

cathedral ceilings on your own. Professional painters have years of experience and the right ladders and tools for the job. If you do decide to DIY the project, it's a smart idea to ask a family member or friend to help hold the ladder.

BE REALISTIC ABOUT YOUR SKILL LEVEL

It may sound obvious, but your painting skills will ultimately determine whether you achieve the results you want. The hard part can be admitting to yourself that it might be worth paying a pro

in order to be satisfied with your freshly painted room.

VALUE YOUR TIME

Painting the entire house yourself could save you \$1,500, but it could cost you several weekends. Be sure to factor in the value of the time you'd be spending on the project. Research has shown that outsourcing time-consuming chores can actually make people happier, so weigh whether the time investment is worth it to you or not.

Alternately, consider turning the painting project into a communal

activity by recruiting family or friends to help out.

LOOK AT YOUR SCHEDULE

Painting an entire room or house is a task that's best reserved for when you have large chunks of time to devote to it. For example, if you have only short windows of time available, it will be almost impossible to paint an entire room with a seamless finish (and it may appear obvious where you started and stopped the project). If you can't dedicate a full day or at least several consecutive hours to the project, it may be better to hire a pro.

DON'T FORGET THE MESS FACTOR

Whether you're painting the kitchen or your entire house, you're probably going to need more tarps, towels and floor covers than you think. Most pro painters are experienced in avoiding the spills, drips and splatters that can happen when painting a room. Plus, they'll move the furniture and supply all the necessary tarps and covers.

REMIND YOURSELF IT'S OK TO OUTSOURCE

Remember, there's no shame in hiring a pro painter. Outsourcing this task may help you feel calmer as you cross one big chore off your to-do list. ■

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in our community

4976 Marlborough Drive
Kensington Classic Homes

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REAL ESTATE

286
TRISTANI
KENSINGTON
SALES!

SOLD! CLOSED AT \$1,550,000
MULTIPLE OFFERS - 12 DAY ESCROW!

4976 Marlborough Drive
San Diego Union, January 9, 1927

The house shown below is located on the southwest corner of Marlborough Ave. and Norfolk Ave., Kensington Manor. We have been commissioned to sell this house

For \$7350
Open for inspection Today, 1 to 5

SAN DIEGO THINKS WELL OF BROWN-OLMSTEAD

Each month finds Brown-Olmstead still more firmly established in public favor. Old friends remain, new friends are won by this organization. Complete satisfaction is the basis for this high regard. Today Brown-Olmstead design is beyond comparison, and a contribution of architect competence, and a contribution of architecture to Southern California.

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Kensington Homes

RECENTLY HISTORICALLY DESIGNATED!



MARLBOROUGH DRIVE
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Chris Cosgrove House



HART DRIVE
Ray and Clytie Kahler
Dennstedt Company House



NORTH HEMPSTEAD CIRCLE
Nora Connell
Allen Hilton Spec House #1



WEST TALMADGE DRIVE
Caroline Reynolds House



EAST ALDER DRIVE
Fred and Anne Payne
Dennstedt Company House



MARLBOROUGH DRIVE
George and Caladonia Parks
Spec House #1

Congratulations to all and welcome to the wonderful world of Historic Designation and low property taxes! You are certainly doing your part to help preserve our Kensington!

JAMES MILLS, STATE LEGISLATOR WHO CHAMPIONED PUBLIC TRANSIT, HISTORIC PRESERVATION, DIES AT 93

James R. Mills, a retired San Diego state legislator who never met a streetcar he wouldn't ride or a historic building he wouldn't save, died March 27, 2021 at age 93. The San Diego native and longtime Coronado resident succumbed to kidney cancer at a hospice facility in Bonita, according to family members.

In his 22 years as a state assembly member and state senator, Mills authored legislation that created the local trolley system and Old Town State Park.

The Mills Act, named after him, has been credited with saving thousands of historic residential and commercial buildings from destruction in California by reducing property taxes for owners who preserve them.

Those of us who own Historically Designated homes with the Mills Act can thank James Mills for all he has done in the state of California over his illustrious career. *What an incredible legacy!*



HISTORICALLY SPECIFIC



Market View

619-501-4000 • www.MetroSanDiego.com

Mike's Recent Market Activity



KENSINGTON! • 5255 Marlborough Drive

Kensington! North End location! This Classically designed two story Spanish features three bedrooms plus a family room and three baths. Fully remodeled kitchen with breakfast nook, formal dining room and a stunning living room with wood beamed and vaulted ceiling. The master suite is the entire top floor complete with the same natural wood vaulted & beamed ceiling as in the living room, walk in closet and spa-like main bathroom. Two balconies on the upper floor. Additionally there is an ADU attached to the garage with full bath and opportunity to add a kitchenette. Garage provides parking and additional storage. Canyon, tranquil view and North end location!

Offered at \$1,895,000



KENSINGTON! • 5108 Canterbury Drive
Spanish! Beautifully remodeled throughout this stately two story has four bedrooms and three and one half baths and is just under 3,000 sf. The master suite upstairs is luxurious and expansive with a balcony overlooking the neighborhood. Private yard and a two car garage. Perfection in the landscaping too!

Offered at \$1,765,000



MORLEY FIELD! • 1950 Upas Street #408
Top floor unit! Two bedroom two bath split floor plan with 2 master suites! Perched on the corner of Balboa Park, this desirable complex is in demand! Vaulted ceilings and in unit full sized laundry at value to this home. Secure underground parking for two cars. Central Metro San Diego location close to all of Hillcrest and North Park.

Offered at \$569,000



KENSINGTON!

4976 Marlborough Drive

Classic Spanish Hacienda with three bedrooms two baths and a bonus room! Beautifully remodeled and an absolute candidate for Historic Designation and the Mills Act. Private rear yard/garden and a detached garage.

Closed at \$1,550,000



KENSINGTON!

4840 East Alder Drive

Classic Spanish two bedroom two bath in meticulous condition. Gorgeous hardwoods, new windows, updated kitchen and baths along with forced air heating and cooling! The yard is pool sized which would allow for expansion of the floor plan or an additional dwelling unit and a pool!

Closed at \$1,110,000



TALMADGE!

4680 50th Street

Remodeled to perfection, this is a three bedroom three bath home rebuilt a few years ago. Large useable yard with a spacious two car detached garage. Formal LR and DR and an island ready kitchen!

Closed at \$1,050,000



COLLEGE VIEW ESTATES!

5542 Drover Drive

Great opportunity for this three bedroom two and one half bath mid century traditional on a large cul de sac lot with views! A great house that I also sold 20 years ago! Room for an ADU and ample yard to spare!

Closed at \$985,000



TALMADGE! - 4552 47th Street

EDITORS CORRECTION:

*This Property **Closed at \$765,000**
Not \$675,000 as previously stated.*

FOR THE RECORD:

Tristani Real Estate sales for 2020:
\$30,500,000 in a variety of zip codes.

**OTHER FIGURES HAVE BEEN PUBLISHED
BY OTHER COMPANIES THAT DO NOT
PAINT A TRUE PICTURE!**

*Regardless of the number, my true goal is
to provide the kind of service that makes
clients come back ... time after time!*



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Search the entire San Diego Multiple Listing Service for ALL listings in San Diego County!



MIKE TRISTANI CLASSIC SAN DIEGO HOMES

If your home is currently listed for sale, please excuse my proactive marketing. It is not my intention to solicit the listings of other brokers.