

Historic Kensington Properties!

AVAILABLE!



Related Historic Article on
Page 10 - Chris Cosgrove.

COMING SOON!



Related Historic Article on
Page 11 - The Color House.

5310 Canterbury Drive

This single level Ranch by Chris Cosgrove, once owned by the Ratner and Fleet families, is on a nearly one acre canyon view parcel complete with pool and tennis court! The circular drive, central waterfall and Italian Cypress welcomes you to this estate. Classic finishes throughout with a wall of windows overlooking the pool creates an open floor plan and a perfect entertainment environment. A detached studio offers many different uses.

Offered at \$4,250,000

5274 Marlborough Drive

Spanish! Mills Act potential! North end Classic Spanish four bedroom two story with a very generous main bedroom with fireplace. Classic design through out with a formal living room and fireplace, formal dining, family room and much, much more. Room for entertaining in the generous sized yard and patios.

Offered at \$2,495,000

WHO WORE IT BETTER?

By now most of you have seen the new street lamps replacing the old ones in the middle of the neighborhood. They are shiny and seemingly white (ugh!). Skinnier and shorter. The city claims that we had input on the finishing color, etc. and claim that they will over years turn a dull grey like the others. The next phase of this in Kensington's north end is promised to have more community input as we attempt to restore and not replace. Haven't seen the new ones illuminated yet. Have you?

I guess it could be a lot worse. I welcome your input! mtris@mac.com

Mike Tristani





08/03/2023

*Planning Commission
Rejects SB10 and Sends it
Back to the Drawing Board*

The fight is NOT over. City Council is considering this in the upcoming weeks. Our voices got the planning department to look at this more closely. Let's keep it up!

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REAL ESTATE



INSIDE THIS ISSUE:

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SUDOKU & MORE!**
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**HISTORICALLY
SPEAKING**
Page 11

And More!

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DP #24553

WINNIE'S PICKS!

by Winnie Hanford
of Kensington Video



JOE PICKETT (2021 – 2 SEASONS)
Based on a novel by C. J. Box – Directed by John Erick Dowdle and Drew Dowdle
The 2-season series can be seen on Paramount Plus. The story centers around Wyoming game warden, Joe Pickett, and his family. Many of the townsfolk seem more dangerous than the animals that Pickett is duty-bound to protect. It's a good drama with plenty of action and violence. In addition to protecting the animals, Joe hunts down police corruption, a possible serial killer, and a band of home-made vigilantes. It's entertaining and worth the watching.



M3GAN (2022)
Story by Akela Cooper and James Wan Directed by Gerard Johnstone
With the recent news regarding AI (artificial intelligence), this movie focuses on the creation of a doll that appears to be human in many ways. Of course, she is pre-programmed with amazing abilities. She's advertised as the perfect toy and companion for your child. However, the media warnings have told us to be wary of the possibility of AI taking over the programming. This life-like doll is your child's new best friend, but soon the doll starts controlling



everything in its new environment. That includes disposing of any threats to her human companion. Can M3gan be stopped before she kills off everyone that created her? This is a very engaging sci-fi/horror movie that may be a prediction of the future.

MAYOR OF KINGSTOWN (2022 – 2 SEASONS)
Created by Taylor Sheridan and Hugh Dillon

Jeremy Renner plays Mike McLusky, an assistant to his brother, Mitch. Their job is to unofficially solve problems for people in the community. Most concerns center on the families of prisoners in the local Kingstown Prison. Mike soon steps into a greater role of facilitating favors for the local cops, families, and the prison system. Every day brings violence, bribes, and corruption to a higher level. It's a binge-worthy series like the 2002 series, The Wire. Writings from Taylor



Sheridan are always worth watching. This is a Winnie's Pick.

SPECIAL OPS: LIONESS (2023)
Created by Taylor Sheridan

Sheridan brings another great series with his incredible writing and story ideas. Zoe Saldania is Joe, a CIA officer in charge of the Lioness unit. Their purpose is to train female spies (operatives) to infiltrate terrorist targets in the Middle East. The operative befriends a family member of a terrorist, locates the main target, and communicates that position to Joe for their elimination. The combat fighting is intense and the danger facing the operative is chilling with the odds against survival. The storyline contrasts the frenetic life of Saldania's character with the dysfunctionality of her own family that she rarely sees. This is another binge-worthy series and a Winnie's Pick.



TULSA KING (2023)
Created by Taylor Sheridan
Taylor Sheridan has dominated the streaming series this summer when your other choices seem to be re-runs of last year's programming. Stallone is an ex-con who served a 25-year prison sentence for a crime he didn't commit. However, his allegiance to the Mafia and his own code of conduct cost him his wife, daughter, and a huge chunk of his freedom. He's out now and wants to reclaim what is his and be rewarded for keeping his mouth shut, but things have changed. The Mafia doesn't have a place for him in their home turf, so they assign him to Tulsa, Oklahoma. Stallone defines the role of Dwight 'The General' Manfredi as he establishes himself in Tulsa by doing what he does best; extortion, protection, money laundering, and whatever it takes. Stallone is supported by an amazing cast with the exceptional writing of Sheridan.



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.

SPOTLIGHT: ANIMAL RESCUE GROUPS



The Rescue House, Inc. is a non-profit, volunteer-based organization dedicated to assisting cats through its rescue, foster and adoption activities. We find loving homes for unwanted, abandoned, homeless and abused cats. We find good homes for every cat that we take in – we are a true no-kill cat rescue organization.
mail@rescuehouse.org | (760) 591-1211 | RescueHouse.org



Rita Moreno

Hello! How cute am I? You should meet my siblings too. We have so much fun. We are five months old and super playful. Once I am tired from playing, I will show you my sweet demeanor and professional cuddling skills. Let's get together!



Xane

I'm a one year old boy that loves to be in the middle of the excitement. I am very curious about everything and have an infectious zest for life. I have a funny wobble when I move around in the world but I never let it bother me or keep me from being silly and having fun. Let's play!



Dove and Nova

We are a one year old brother/sister bonded pair. We come with lots of personality and are very entertaining. We really adore human companions and will provide lots of attention and affection to fill your day with play, snuggles and joy. We like other cats and dogs and children too! Let's come together and be a family!



Raven

Just look at my velvety fur, button nose, and bright amber eyes! I'm a five year old social butterfly that is okay with mellow dogs and older children. I love cozy laps but not other cats! Sleeping under the covers with you is a must and I can't wait to snuggle my way into your arms!



Trinity

I'm a two year old gentle calm sweetheart. I love to be held and kissed and carried like a baby. I also like to be in the same room with you. When I nap, I contort myself into funny and adorable positions. Let me entertain you and keep you company.



Mr. Peanut

I'm a four year old carefree and chill dude. I really love laps and being with you. In addition to quality snuggles, I enjoy wand toys and romping around. I do have one request. I prefer to be your only pet and have you to myself. I promise to be your best bud!

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IMPORTANT WEBSITES FOR YOUR INFORMATION:

Historic District/Kensington
www.historickensington.org

Fire Safety Council
www.kensingtonfiresafe.org

Kensington Talmadge
Community Association
<https://kental.org>

Kensington
Garden Club
<http://ken-talgardenclub.org>

Kensington Talmadge
Planning Group
www.ktpg.org

SOHO Save Our
Heritage Organization
www.sohosandiego.org

Are there any websites that should be included here
for the benefit of the Kensington community at large,
Please let me know at mtris@mac.com

just for fun

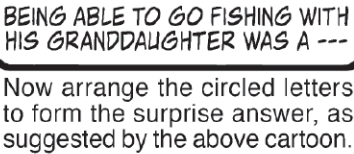


- 58 Too
61 __ school
63 Muted, as colors
64 Response to “Thanks”
66 Self-images
67 Retired tennis pro
Kournikova
68 “Big Little Lies” actress
Witherspoon
69 Brooklyn NBA team
70 Exam
71 Ill-fated Ford

DOWN

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A COUPLE OF RANDOM TOPICS FROM ME THAT SEEM TO SURFACE IN MY EVERYDAY JOB OF SELLING MY LISTINGS

by Mike Tristani

EARNEST MONEY DEPOSIT

Yes, I've talked about this before but it bears repeating! The earnest money deposit or "good faith money" is the amount of money (3% in my case) to secure the property. Way back when I learned one of the basics about a contract or purchase agreement for a piece of property. In order to have a contract to buy, there needs to be "consideration" to bind the property.

Consideration is earnest money. We used to ask the buyer for a check to be able to represent to the seller that we have the deposit. Today's contracts allow for three business days to wire those funds to the escrow company. Real Estate 101 says you need to send that deposit to one of three places...to the principal (seller) to escrow, or to the brokers trust account. Giving it to the seller is not a good option and many brokers do not maintain trust accounts so the logical repository is ESCROW. Bottom line...accepted offer to purchase and earnest money deposit equals a bona fide contract! If the deposit is not in escrow within the three day window the seller is able to give the buyer a "notice to



perform" which means they must deposit within a specific time (typically 2 days) or the SELLER may cancel.

Now, with all of this in mind, our San Diego Association of Realtors in its infinite wisdom has a rule that a property must be put in PENDING status within 24 hours of an accepted offer even if the earnest money is not presented to escrow. WHAT?? Kind of a contradiction to contract provisions and one that needs to be challenged. I intend to do that. I've had situations where the property is in PENDING status, no deposit

in by day three and the buyer cancels...which they are allowed to do. Property then has to be shown as Back On Market which raises questions in the minds of agents wanting to show. Why did it fall out? Issues with the property? Etc... It is duly noted that even with earnest money in escrow the buyer can still cancel but that deposit still shows more intent to perform. Picky?? Maybe. But frustrating as well. I'm hoping that reasonable ears will listen to my argument! Protection for the buyer is the fact that their accepted offer cannot be canceled out

by another offer whether the property is in active or pending status. Besides, it's not the buyer that raises the fuss about PENDING status it is the buyer's AGENT!

REPAIR REQUESTS

After inspection the buyer has an obligation within their inspection contingency time frame, to deliver to the seller their disposition on the property with regard to their inspections. In writing, they can accept the property "as is", reject the property or ask for certain repairs to be done or credited to the buyer. In most cases this goes along

without any drama assuming a reasonable buyer, seller and buyer's agent. When I counsel clients, whether sellers or buyers I am focused on issues that would be detrimental to a seller with regard to their home. Health and safety issues are first and foremost. Electrical shorts, sewer line leaks, etc. in other words things you might want to address as a homeowner regardless of being on the market.

All of this begs the question...does the seller have an obligation to repair anything? The short answer is no. But in order to move to closing, there needs to be agreement between buyer and seller as to the physical condition of the home. Selling "as is"? You certainly can do that but both parties need to be in agreement. "As is" does not have to be stated, it can be implied by not allowing any repairs or credits. Also the negotiated sales price may come into play. A lower price may imply no repairs or credits. Something for a buyer to think about!

Real estate transactions can be complicated. Negotiations take place even after the sales price is determined. Your Broker should be able to guide you through these processes seamlessly! ■

THE
GOLDEN
RULES

Edward Jones

by David Tam,
Edward Jones in Kensington

If you own a business, you've always got a lot on your mind. But no matter how busy you are today, you need to think about tomorrow. Specifically, you'll want to create an exit strategy for the day you want to move on from your business to a new phase in your life.

To develop this strategy, you'll need to address these key questions:

HOW MUCH DO YOU NEED (OR WANT) FOR YOUR BUSINESS?

Ideally, you'll want the sale of your business to meet your retirement and estate-planning goals. So, you'll need to think carefully about these goals and what costs they may entail. And these issues aren't just financial—for example, when you think about how you may want to spend your time in retirement, you might realize that you don't really want to exit your business completely. So, you might decide to sell just part of it, or sell it entirely, but stay on to help manage it or possibly do some consulting for the new owners.

HOW MUCH IS YOUR BUSINESS WORTH?

You may want to calculate your



HOW WILL YOU EXIT YOUR BUSINESS?

business' value three to five years before your planned exit. You could do this on your own, but it's typically advantageous to use professional valuation services. If you're gifting or selling your business to family members, selling it to an employee stock ownership plan (ESOP) or settling an estate, you'll need to get a more formal qualified appraisal to meet IRS standards.

HOW CAN YOU CLOSE THE GAP BETWEEN WHAT YOU NEED AND WHAT YOUR BUSINESS IS WORTH?

The amount you need from the sale of your business to support your retirement goals may be more than what your business is actually worth. To help close this gap, you could try to boost your business's profits through the usual means, such as introducing new products,

raising prices or cutting costs. But you might also try to lower the amount you need from the sale by working longer, reducing your personal spending and saving more outside the business.

WHO WILL TAKE OVER YOUR BUSINESS?

When planning for a successor for your business, you have several choices, including selling to a family

member or an outside buyer. Going public or liquidating the business are also options. These are distinct paths, but depending on your circumstances, one might be more appropriate for you than another. To cite just one factor, if you don't have an obvious choice for a family member to take over the business, you might have to consider other buyers. In any case, you'll need to explore all the economic and personal factors involved in the choice of successor.

WHO CAN HELP YOU WITH YOUR EXIT STRATEGY?

Exiting a business can be complex. To ensure you're making the right moves for your overall financial and family situations, you may want to build an exit strategy team, possibly consisting of your financial, legal and tax advisors. You may also need to enlist the services of a commercial banker and a business evaluation expert. Each of these professionals can bring a different area of expertise to your exit decisions, and together they can help address all the issues related to your exit strategy.

Exiting your business will take a lot of planning and decisions — but if it's done right, it can be worth the effort. ■

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



NOVEMBER 2023

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



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OCTOBER 2023

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
						SWEETEST DAY
22	23	24	25	26	27	28
29	30	31				
		HALLOWEEN				



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START PLANNING NOW FOR VIEWING NEXT YEAR'S TOTAL SOLAR ECLIPSE

by Dirk Shadd

It might still be several months away, but you should start planning now if you want to see next year's eclipse in the path of totality. That 115-mile path will be your last chance for decades to experience a total solar eclipse in the contiguous United States.

On April 8, the path of totality will start in northern Mexico, cross 13 U.S. states and finish in eastern Canada. Anyone within 200 miles of the path will likely experience the total eclipse. Outside that distance, and you're stuck with a partial solar eclipse.

That's why you need to start planning now. During the 2017 total solar eclipse, hotels and campsites were booked months in advance, with traffic snarling the roads leading to areas with the least amount of light pollution.

The first thing you'll want to do is request time off from work, considering some of the closest cities in the path are about seven hours from Atlanta. The eclipse will be on a Monday, so you can drive there over the weekend. But getting home afterwards will require taking a day off from work.

Next, consider the weather when choosing your spot. April in Texas will be quite different from April in New Hampshire or Maine.

"The city I sort of



identified as the most likely to have good skies [in the United States] is a place called Junction, Texas, which is a little bit toward the edge of the eclipse track in the Texas Hill Country," Jay Anderson, a retired meteorologist with Canada's weather service and an amateur astronomer who created the website Eclipsophile.com, told CNN Travel. "But they statistically are in one of the areas most likely to have clear skies, but having said that, it still means that they only have about a 55% chance of clear skies on that day. So, you know, it's no guarantee anywhere."

Anderson said your best

bet might just be Mexico, so why not make a vacation of it?

Now that you've decided where to go, it's time to make reservations. Like, now.

"Rooms are still available along the path of totality but are going fast. The longer people wait, the harder it will be to find accommodations inside the eclipse path. And the higher the rates will be as the hotels and property owners get wise to what's happening," Dave Clark, who runs the website NationalEclipse.com, told CNN Travel.

If you can't find a hotel room, consider a campground (if you're driving your RV), Airbnb or Vrbo. Waco, Texas,

is holding Eclipse Over Texas 2024: Live from Waco festival on the banks of the Brazos River.

How are you going to get there? Driving is probably easiest, depending on where you're headed and how much time you have. You might also want to consider taking a train, so you can see the country and relax on your way.

Those headed to farther destinations will likely fly, however. If so, wait until January or February to book your flights. The best time, on average, to buy your tickets for a domestic trip is 76 days before departure,

according to a 2022 study by CheapAir.com.

No matter where you're headed, don't forget to bring your eclipse glasses to protect your eyes.

Eclipse2017.org offers a variety of eclipse glasses sold in bulk (packs of three to 200) with net prices ranging between \$1.14 to \$3.10.

You can also purchase eclipse glasses at a variety of stores or sites, including at the official manufacturer's website or at Amazon.com. ■

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— AMERICA'S — TEST KITCHEN



GREEK CHICKEN

INGREDIENTS — SERVES 4

- 1/4 cup extra-virgin olive oil
- 2 tablespoons chopped fresh rosemary
- 2 tablespoons chopped fresh thyme
- 5 garlic cloves, chopped
- 1 tablespoon kosher salt
- 6 (3-inch) strips lemon zest, chopped, plus 1 tablespoon juice
- 1 1/2 teaspoons dried oregano
- 1 teaspoon ground coriander
- 1/2 teaspoon red pepper flakes
- 1/2 teaspoon pepper
- 3 pounds bone-in chicken pieces (2 split breasts, 2 drumsticks, 2 thighs, and 2 wings, wingtips discarded)

DIRECTIONS

1. Combine oil, rosemary, thyme, garlic, lemon zest, salt, oregano, coriander, pepper flakes, and pepper in a large bowl. Cut three 1/2-inch-deep slits in the skin side of each chicken breast, two 1/2-inch-deep slits in the skin side of each thigh, and two 1/2-inch-deep slits in each drumstick; leave wings whole. Transfer chicken to bowl with marinade and turn to thoroughly coat, making sure marinade gets into slits. Cover and refrigerate for at least 30 minutes or up to 2 hours.
2. Adjust oven rack 6 inches from broiler element and heat oven to 425 degrees. Place chicken, skin side up, in a 12-inch oven-safe skillet. Using a rubber spatula, scrape any remaining marinade from the bowl over chicken. Roast until breasts register 160 degrees and drumsticks/thighs register 175 degrees, 30 to 35 minutes.
3. Remove skillet from oven and spoon pan juices over top of chicken to wet skin. Heat broiler. Broil chicken until skin is lightly browned, about 3 minutes, rotating skillet as necessary for even browning. Let chicken rest in skillet for 10 minutes. Transfer chicken to a shallow platter. Stir lemon juice into pan juices, then spoon over chicken. Serve.

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FIRE-EY QUESTIONS FROM YOUR NEIGHBORS

ARE QUALIFIED HOME-HARDENING INSPECTORS A RARE BREED?

by Judy Beust Harrington,
Co-Chair, Kensington Fire Safe

Kensington's fire safe council will share our researched answers to inquiries from community members. Please send your fire-related questions to info@kensingtonfiresafe.org. Pictures really appreciated too!

Q: “Are there qualified professionals who can inspect my home and tell me how to make it more firesafe?” ...asks Kensington canyon resident, Michael Kimmel.

And this month's KFS Good Neighbor Award goes to Michael – hardening even a single home can help protect others nearby as well! And your award is a definite maybe answer to your question. Here's some options we found:

CERTIFIED INSPECTORS?

The **National Fire Protection Association (NFPA)** has a “Certified Wildfire Mitigation Specialist Training and Certification,” but there's no directory of their certified inspectors, although they told us they expect to have one online soon. www.nfpa.org/Training-and-Events/Certification/Certification/Certified-Wildfire-Mitigation-Specialist

But we found two possibilities for our area:

- **Wildfire Home Hardening Specialists'** are NFPA CWMS certified. Danny inspected one Kensington resident who said she was very pleased with his work. (760-822-4822 homehardening@gmail.com)
- **The Real Estate Inspection Company**, said their certification is in process. They charge \$399 for an inspection but will provide our readers with a \$100 discount if you use code HFH100. (760 203-9682, www.SDinspect.com)

Until California has its own certification (expected 2025), San Diego Fire Rescue Dept. recommends using a state-licensed contractor well-versed in Chapter 7A of the building code. (osfm.fire.ca.gov/media/ljhl12h3/2023-sfm-wui-listed-products-handbook-3-29-2023.pdf)

OTHER POSSIBILITIES

1. San Diego Fire Rescue Department conducts door-to-door inspection of homes in “Very High Hazard Severity Zones,” which includes most of Kensington. However, with current staffing, it takes approximately 4.5 years to cover the entire city.

- If you believe there's a fire hazard within 100 feet of your home, you can contact the Fire Hazard Advisor. The Brush Clerk will send an advisor to conduct a site assessment. Of course, if they find code violations, you may be issued a citation that can result in fines if you don't correct the problem. (619-533-4444, <https://sandiego.gov/fire/services/complaintinspections>.)



Photo curtesy of Richard Miller,
a Normal Heights resident since 1976.

- Also, owners selling a home in one of these zones must arrange for a “Defensible Space Assessment” as part of the real estate disclosure requirements, which may differ from other inspection requirements. (www.sandiego.gov/fire/services/ab38)

2. Insurers often have trained agents to do home inspections, particularly if they are offering discounts for significant hardening efforts, e.g., new roofs, wiring updates, central fire alarm systems, etc. Check out: (insurance.ca.gov/01-consumers/105-type/95-guides/03-res/Insurers-Currently-Offering-Discounts.cfm)

3. Non-profits:

- For folks with limited ability to harden their home because of physical, economic, or other barriers (1) the **Defensible Space Assistance Program** has trained inspectors and potential financial assistance. (firesafesdcounty.org/dsap/), and (2) the **National Volunteer Fire Council** trains Fire Corp program volunteers to conduct home safety checks. (nvfc.org/programs/firecorps/)
- The **American Red Cross** and partners offer free wildfire preparedness visits where they assess and give tips on the first five feet of defensible space. They also provide free smoke, bed-shaker and strobe alarms. No qualifications or restrictions. (619-354-9609, www.SoundTheAlarm.org/SoCal).

4. DIY: Several on-line tools for a do-it-yourself assessment come up on a “home hardening” search, for example:

- **“Wildfire Prepared Home”** – this insurance industry's designation might get you an insurance premium discount. Their online initial questionnaire is quite comprehensive, but beyond that there's a fee. (wildfireprepared.org/wildfire-prepared-home-base-assessment/)

- Two other good info sources: CalFire's Ready for Wildfire. (readyforwildfire.org/prepare-for-wildfire/get-ready/hardening-your-home/), and the “Safer from Wildfires” program: (www.insurance.ca.gov/01-consumers/200-wrr/Safer-from-Wildfires.cfm)

TWO SIDE NOTES:

1. Fire Chief Anthony Tosca, who thankfully



A Normal Heights home during the '85 wildfire.



Thank you Jim Baross for this 1985 Normal Heights fire picture, taken from Jim's driveway in the 3300 block of North Mountain View. Jim's house was unharmed except for the door the firefighters broke down, but 75 other neighbors completely lost their home.

helped with this info, also highly recommends residents consider establishing a local fire safe council – funding is available to help create a safer community. Heh, Normal Heights, Talmadge, City Heights– how about it?

2. James McBroom, a NFPA-certified, Alpine Fire Marshall, says it's time to remove ALL combustible materials from the first five feet around our home exterior. That means no plants, vegetation, wood fencing, mulch, or bark. Replace with rocks, stone, pavers, or just bare mineral soil. Plants in non-combustible pots under 18” high, might be OK but NOT in front of a window.

Hardening against a fire can be a few simple steps, like small-gauge hardwire on your vents—or more involved and potentially expensive efforts. On the other hand, that could be a piece of cake compared to the cost of replacing your home after a fire. Even if you're insured, deductibles and gaps in coverage can be significant. Just ask one of the 75 Normal Heights residents who lost their home to the terrible fire in 1985.

Wonder how many of them, like many of us, thought “it can't happen here!” As Gary Weber, a resident who lived through it told me, “It truly was a firestorm, and I'm not sure that anything could have stopped it once the winds were amplified as they entered the canyons.” www.sandiego.gov/fire/about/majorfires/1985normalheights.

OTHER POSSIBILITIES

Oh, and an easy hardening opportunity – thin and trim during Kensington Fire Safe's Fall Dumpathon, September 28 to October 9th to take advantage of our free dumpsters! Locations will be announced on Nextdoor, KFS Facebook page, and our website (www.kensingtonfiresafe.org/dumpathon/)! Great time to dump leggy, excess or dead greenery before it becomes potential fire fuel! ■



GOT COSGROVE?



HISTORIC KENSINGTON

by Maggie McCann

Kensington resident Chris A. Cosgrove was a significant land developer and builder in San Diego County during the post-World War II 1940s and 1950s eastern expansion of the City of San Diego. Born in 1899 in Rhode Island, he came to live with relatives in Coronado when he was 16, joined the Navy, and served in World War I in naval aviation. In his 65-year career, he was a pioneer builder of over 3,000 homes and commercial properties in Point Lorna, College Heights, Talmadge, Rolando, Cosgrove Heights, and Kensington. He also built in La Mesa, Alpine, Rancho Santa Fe, Los Angeles, and Palm Springs. He was a recognized custom-home designer, who seized upon the fashionable architectural themes of post-war California modernism and favored his own version of ranch style homes that physically embraced backyard outdoor recreation. At the peak of his career, he and his wife Celia purchased vacant lots and built homes on many of the last undeveloped properties along Canterbury Drive and Kensington Heights, including their own home at 5310 Canterbury. He also built the Ken Theater and the associated commercial buildings in the Kensington commercial district on Adams Avenue that exhibits his distinctive flagstone masonry facades.

The earliest known house he built was in Point Loma in 1928. Cosgrove built a Spanish Eclectic-style house for his parents, Augustus and Louise, at 3202 Curtis Street. The house was designated by the City as an historic resource in 2017, and Cosgrove was designated as a Master Builder at the same time. This house style, however, was an anomaly since Cosgrove specialized in modern and ranch-style houses.

Cosgrove was well known in the San Diego building industry. He made news by designing and constructing a special \$20,000 home on Louise Drive in Mt. Helix Rancho in 1949. This home was specially designed for a paraplegic war veteran, George Kreuger, through a VA program where the government paid half of the cost of the house and a G.I. loan paid the other half. The house featured a specially-equipped bathroom, lowered cabinets, wider halls and doors, no steps, and an automatic garage door opener.

Cosgrove also advertised his homes at the First Annual National Home Show held from May 15 to 22, 1949. The “San Diego National Home Show” was held in



THE KENSINGTON HOMES BUILT BY COSGROVE IN SAN DIEGO THAT HAVE BEEN IDENTIFIED SO FAR INCLUDE:

ADDRESS	BUILT	NOTES
4205 Ridgeway Drive	1948	
4257 Ridgeway Drive	1948	
5269 Canterbury Drive	1948	
4386 Alder Drive	1948	
5269 Canterbury Drive	1948	
5275 Canterbury Drive	1948	
5260 Canterbury Drive	1947	
5266 Canterbury Drive	1947	
5285 Marlborough Dr.	1947	(historically designated)
4373 Argos Drive	1947	
5290 Canterbury Drive	1947	
5310 Canterbury Drive	1947	(historically designated)
5250 Canterbury Drive	1947	
5141 Canterbury Drive	1946	
5166 Edgeware Road	1946	
5302 Canterbury Drive	1945	
4161 Palisades Road	1939	

Built by the Jenkins Construction Company which was headed by Cosgrove.

the Electric Building in Balboa Park with “hundreds of new ideas for your home”. Long lines waited to tour the completely furnished model home, designed, built

and furnished by Cosgrove inside the Electric Building. When America was still in a wartime moratorium on construction, Cosgrove wrangled lumber for building the Imig Hotel in 1945 (now known as the Lafayette Hotel and located on El Cajon Boulevard.)

Cosgrove’s more abundant FHA houses are distinctive by his use of flagstone masonry, canted-out front windows and wide extending roof eaves. Given that the average FHA post-war home built by Cosgrove and other builders in 1949 sold for \$5,000, the relative cost of \$75,000 to build Cosgrove’s personal residence at 5310 Canterbury was enormous for the times. These figures reflect architectural design, engineering, precision concrete work, custom-built cabinetry and masonry work, and installation of the pool and tennis court. Since he intended to live in the home, he clearly built this house with quality materials to produce one of the best examples of his post-war custom work at the time.

Cosgrove developed more than a dozen high-end, custom ranch style homes in Kensington Heights, many still retaining his signature sandstone façade. These captured elements of the post-war modernism and western ranch style architecture which embodied popular California recreational themes of the period. Extensive flagstone masonry wall facades, door & window fenestration, flagstone chimney and fireplace systems, and backyard flagstone barbeques are all distinctive Cosgrove “signature” Ranch style construction motifs.

In addition to the list, Cosgrove built two apartment buildings on Marlborough at Hildale named Hildale Manor in 1949 and also buildings at 5051 Marlborough and 5103 Marlborough in 1948.

In 1953, Cosgrove constructed the La Mesan Mobile Lodge (7407 Alvarado Road, La Mesa), which is where he lived until his death in 1985. ■

Chris A. Cosgrove

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Maintaining Chris Cosgrove's individual design and decorative details.

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Complete custom built furnishings, drapes and rugs of your own color selection, also Range, Sinks and Norge Refrigerator for above home offered by CRM Co. for the complete price of **\$1490.00**

WATCH FOR OTHER MODELS TO BE ANNOUNCED SOON

THE COLORFUL INHABITANT OF THE COLOR HOUSE

by Maggie McCann

The development of Kensington Heights, beginning in 1926, was carried out under the direction of the firm of Richard D. Davis and Harrison R. Baker, each of whom served as president of the Pasadena Realty Board.

Rather than design and build all the Kensington Heights lots, the Davis-Baker Company recruited a number of reliable builders from Pasadena and other cities, such as the Bathrick Brothers, to bring house plans to build here. The Davis-Baker Company arranged loans, reviewed the plans, and marketed the finished products. Davis-Baker built their own "specimen homes," through which as many as 4,000 people walked in one day. A Model Homes Exposition was held, during which they exhibited a number of the houses offered by various builders. They were given appropriate Spanish names as Vista de la Valle, El Patio, La Chiquita, Mirasol, El Palacio, Carmelita, La Hacienda, Vista de la Mission, and The Color House. Thousands of people visited these homes.

Santa Monica resident, George T. Forbes, real estate broker and housing tract developer, bought the mesa land of the future Kensington Heights in 1922 using family oil money. Forbes entered into a partnership with the Davis-Baker Company and employed Richard Requa to develop the new architecturally supervised community into an exclusive, residential community of modern and beautiful homes that would appeal to the high-end Middle and

Upper Class families as a Spanish-themed park.

The "Color House" at 5274 Marlborough Drive featured prominently in newspaper ads of the day, pictured with builder Forbes using it as a model home. Built in 1928 by Forbes and designed by John Byer, the model home was furnished by the H.L. Benbough Furniture Company. It incorporated colorful Mexican tiles on the stairs and in the bathrooms, a novelty for the day when bathrooms were usually a "sanitary" white. At the same time, appliance stores began selling refrigerators and stoves in non-white colors, and it is presumed that the original fixtures of this house were other than white.

About 1926 a national "Red Seal Plan of Electric Wiring" was being touted across the country. Electric home wiring was fairly new and unregulated, leading to many house fires. San Diego Consolidated Gas & Electric (forerunner of SDG&E) took out many newspaper ads about the "comfort and convenience" of Red Seal wiring that essentially was done to a rudimentary code standard and inspected by an authorized electrician. The company also operated a retail store where homeowners could buy electric stoves, refrigerators, toasters, washers, lamps and more. Forbes ensured that the Color House had the Red Seal of approval, which he emphasized in its marketing.

More interesting that the model home aspect of the house was one of its inhabitants, Krafft A. Ehricke, who lived at 5274 Marlborough Drive with his family from 1962 to 1964. Ehricke was one of Werner Von

Braun's World War II scientists who developed the V-2 missile that battered London. He came to the United States with that group after World War II, continuing to work with Werner Von Braun. In November 1954, Ehricke moved to San Diego to begin a decade-long career with what was then the Convair Division of General Dynamics. For several years he was a key figure in the development of the Convair's SM-65 Atlas ICBM and Atlas launch vehicle. While at General Dynamics' Convair Division in San Diego from 1956 to 1965, he was credited with conceiving and developing the Centaur rocket – the powerful upper-stage engine that has since launched every American spaceship to probe other worlds. Centaur was a key program for General Dynamics and has pumped hundreds of millions of dollars into the San Diego economy.

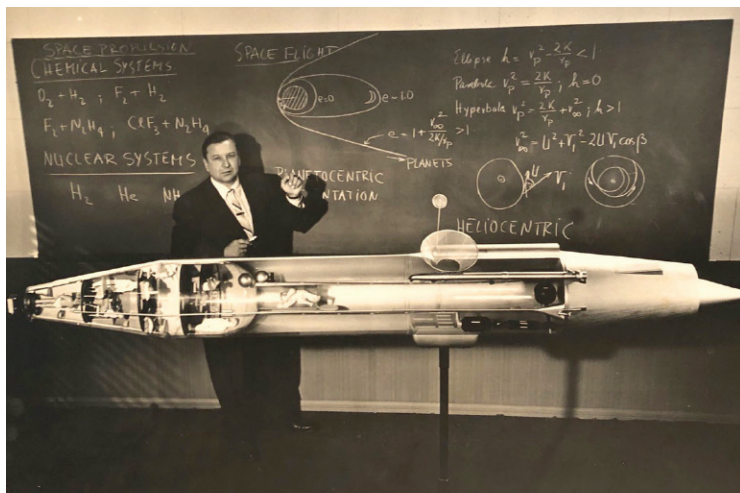
More importantly, Robert Freitag, a veteran scientist at National Aeronautics and Space Administration headquarters in Washington, D.C., said "[Ehricke] conceived ... and fought for the early use of hydrogen as a (rocket) propellant. That has been fundamental to our success in space." Liquid hydrogen fuels Centaur, has sent astronauts to the moon, and powered the space shuttle until the program was retired. But 25 years ago NASA's Jesco Von Puttkamer recalled that, "A lot of us had the feeling it was dubious that liquid hydrogen could be used to carry people safely. [Ehricke] never really doubted it, and he was instrumental in getting that upper-stage developed."

Ehricke, born on March 24, 1917 in Berlin, Germany, argued that the colonization of the moon, the planets and the far reaches of space was inevitable. He called this grand adventure the "extraterritorial imperative." Ehricke championed the idea of space travel. He chaired the Space Flight Committee for the American Rocket Society that comprised some of the nation's most prominent missile scientists.

Appointed Director of the Centaur program in 1959 and Director of Advanced Studies in 1962, he became a General Dynamics Vice President after inventing Centaur, the first liquid hydrogen-propelled upper stage launch vehicle. Centaur empowered the United States to explore our solar system with planetary probes. His notoriety led to General Dynamics to use Ehricke in numerous recruiting ads in newspapers.

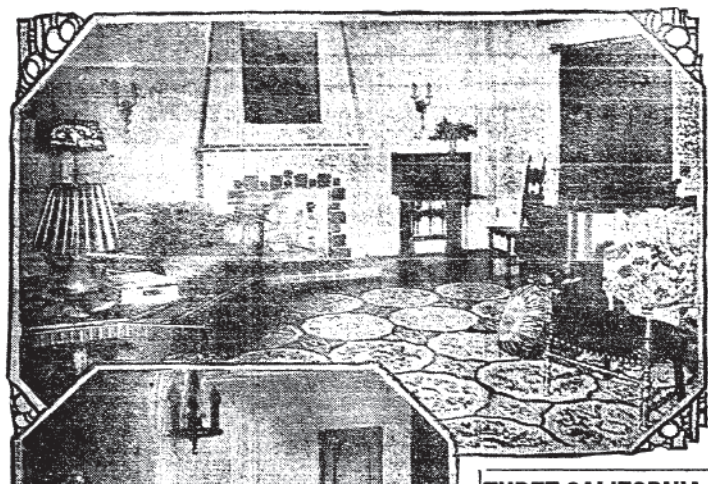
When the first launch of Centaur took place, Ehricke was living at 4615 Kensington Drive. Ehricke's idea initially looked to be a bust since the first Centaur-A launch on May 8, 1962 resulted in an explosion of the stage's liquid hydrogen tank at just 54 seconds after liftoff.

Ehricke and his family were



Home Lovers Invited to Visit Heights Color House

Developers of Kensington Heights have created another specimen home, to be known as "The Color House." Opened for public inspection, at 5272 Marlborough drive, just one week ago, the Color House is attracting considerable attention among home builders. Accompanying views give an idea of the charm and distinction expressed in the dwelling which the public is invited to inspect. Added interest is lent the house through the fact that included in the vistas to be enjoyed from it are those of the new State college site.



living in the Color House on Marlborough Drive when finally, on November 27, 1963, it happened. NASA had its first successful launch of the Atlas/Centaur. No payload was carried, but the powerful rocket scored a significant milestone: first in-flight burn of a liquid-hydrogen/liquid-oxygen engine.

Four years later, an Atlas-Centaur would launch Surveyor 1 to the Moon without incident. The rest of the Surveyor launches, powered by the Centaur stage, would follow the same pattern of success.

Among his many accolades attested to by his technical papers preserved in the Smithsonian Institution, Ehricke was given the Haley Space Flight Award in 1957 and in 1966 was invested into the International Aerospace Hall of Fame. In 1974, Ehricke was appointed Chief Scientist at the North American Rockwell Space Systems Division.

After retiring in the 1970s, Ehricke published a series of papers on lunar civilization. He worked independently to introduce the

first comprehensive concept and rationale for space industrialization and commercialization, building a collection of studies, designs, writings and paintings describing the colonization of Moon.

Ehricke died at age 67 at his home in La Jolla in 1984. On April 20, 1997 "Star Trek" creator Gene Roddenberry, space physicist Gerard K. O'Neill, counterculture guru Timothy Leary, the cremated remains of Ehricke and 20 other fans of space exploration were on board when a Pegasus rocket was launched from a Lockheed L-1011 jetliner 36,000 feet over the Canary Islands. Celestis Inc., a Texas-based company, bought space on the rocket to put into orbit the ashes of 24 "passengers," each inside a vial the size of a lipstick holder. ■



Left to right, Krafft Ehricke, the first Centaur Project Manager; Roger Lynch, Centaur Launch Operations Manager; Roger Lewis, President and Chairman of the Board of General Dynamics; Grant Hansen, the new Centaur Project Manager; and Ed Heineman, Corporate Director of Technology wait tensely before the launch of AC-2 inside the blackhouse during a planned countdown hold, 27 November 1963. (Courtesy of Lockheed Martin)

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Mike's Recent Market Activity

The Kensington Collection



KENSINGTON! - 5310 Canterbury Drive | Offered at \$4,250,000

One of Kensington's most prominent addresses is now on the market! MILLS ACT is in place! This single level Ranch by Chris Cosgrove, once owned by the Ratner and Fleet families, is on a nearly one acre canyon view parcel complete with pool and tennis court! The circular drive, central waterfall and Italian Cypress welcomes you to this estate. Classic finishes throughout with a wall of windows overlooking the pool creates an open floor plan and a perfect entertainment environment. A detached studio offers many different uses. This is a once in lifetime opportunity to acquire a piece of San Diego history, with very low property taxes!



KENSINGTON! 5274 Marlborough Drive

Spanish! Mills Act potential! North end Classic Spanish four bedroom two story with a very generous main bedroom with fireplace. Classic design through out with a formal living room and fireplace, formal dining, family room and much much more. Room for entertaining in the generous sized yard and patios.

Offered at \$2,495,000



KENSINGTON! 4362 Hilldale Road

Spanish! Single story 3br 2 ba plus two extra rooms for office, study or whatever you choose! Quality finished throughout!

Offered at \$1,879,000



KENSINGTON! 4368 Hilldale Road

Spanish! 3br 2ba two story remodeled throughout. Family room too! Very large useable lot all in a very quiet location!

Offered at \$1,789,000



KENSINGTON! 4209 Middlesex

Spanish! In the heart of Kensington on a great street this 3br is waiting for your design ideas. Large lot, large garage, atrium entry. Formal LR and DR.

Offered at \$1,495,000



KENSINGTON! 5183 Hastings Road

Spanish! Mills Act! Two bedroom two bath in beautiful condition throughout. Low property taxes too! Quiet private rear garden.

Offered at \$1,879,000



MILLS ACT!

KENSINGTON! 4179 Norfolk Terrace

Striking single story Spanish by Louise Severin and Historically Designated! Completely remodeled to perfection with an award winning rear garden. Quiet interior location.

Closed at \$2,135,000

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