Environmentalists seek post-remediation soil reports, lament wetlands destruction
BY AMY WILL

Opening day for the Potomac Yard Metro Station has been set for May 19 – proving that environmental obstacles, controversies and a string of delays seem to be no match for a $350 million dream.

While Alexandria Mayor Justin Wilson expressed elation that the long-planned station is finally about to open, local environmentalists continue to raise questions about soil stability and geological testing at the site.

“We’re really excited,” Wilson said. “You know, this is a project that drives economic growth for Alexandria. There’s a lot of commercial entities that are located in Potomac Yard because this Metro was coming. It helps us get cars off the road. It’s a big climate initiative. And so, it’s good for our environment for sure.”

Located between the Ronald Reagan National Airport and Braddock Road stations, Potomac Yard will be Metro’s 98th station and serve riders on the Blue and Yellow lines.

When the Washington Metropolitan Area Transit Authority announced on Sept. 30, 2022 that the station’s opening – which had been scheduled for October – was delayed indefinitely into 2023, it stated that soil instability had been a concern.

Policing in Alexandria and America

Public safety leaders discuss approaches to chronic, vexing issues
BY MARK EATON

Public safety in the midst of rising crime rates and understaffed police forces is an issue of concern in Alexandria and elsewhere. Disquiet surrounding police accountability has also continued to simmer in the wake of George Floyd’s murder at the hands of a Minneapolis policeman in 2020 and similar tragedies in Memphis and Louisville.

In an effort to understand how these issues are being addressed in Alexandria, Times freelancer Mark Eaton met last month with Alexandria Police Department Chief Don Hayes, Alexandria Sheriff Sean Casey, retired Sheriff and APD Detective Dana Lawhorne and Nicholas Sensley, chief executive officer of the Institute for American Policing Reform.

The perspectives of Hayes, Casey, Lawhorne and Sensley on today’s policing issues in Alexandria and the nation are informed by their more than 150 collective years of law enforcement experience.

At times the responses of the four public safety officials have been condensed into a summary and edited for clarity.

Q: How did Alexandria’s law enforcement leaders react to the death of Tyre Nichols in Memphis which followed, among other incidents, the deaths of Breonna Taylor in Louisville and George Floyd in Minneapolis?

A: Nichols’ death in an encounter gone horribly wrong with the Memphis, Tennessee police, hit Alexandria’s law enforcement leaders, and Sensley, hard. Nichols was pulled over by the Memphis police in a traffic stop on Jan. 7 and died of injuries inflicted by the police on Jan. 10. The officers involved in the Nichols case had disciplinary records and limited experience.

Hayes, Casey, Lawhorne and Sensley expressed revulsion at the accounts of Nichols’ death. They expressed profound awareness of the damage caused by the repetitive tragedies involving African American men and the police, many of which originate in casual encounters. Lawhorne
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APD responds to shots fired ... and citizens

According to a release from the Alexandria Police Department, the department and City leaders have heard from concerned citizens and will continue to monitor and patrol the areas where incidents of shots fired have occurred in recent weeks. Following last week’s spate of incidents, more reports of shots fired and crime have been reported. On April 21, shots were fired near Madison and N. Fayette Sts. On Sunday, shots were fired in the 5500 block of Trent Court. The APD assisted a Fairfax County Police helicopter to locate an assault victim in the 400 block of N. Armstead St. And on Monday, minor injuries were reported following a robbery in the 100 block of West Nelson Ave. The APD is actively investigating all of these incidents. City officials and the APD will be returning cameras and expanding foot patrols to affected areas.

Warner Maritime Center arrives

On Monday two cottages comprising the Sen. John Warner Maritime Heritage Center arrived at Alexandria’s waterfront. They will house the Education Center, Naval History Theater, Ticket Office and Gift Shop of the complex, which will stand adjacent to The Tall Ship Providence. The Center will open to the public in June and tickets will go on sale in the coming weeks.

AWLA recognized as a Certified Autism Center

The Animal Welfare League of Alexandria was recognized as a Certified Autism Center by the International Board of Credentialing and Continuing Education Standards making it the first animal welfare organization to receive the distinction. The IBCCES is a global leader in cognitive disorder training and provides evidence-based training and certification to provide professionals with a better understanding of autism and other neurodivergencies. In a release, AWLA Executive Director Stella Hanly said, “As a Certified Autism Center, we continue to show our community that everyone is welcome at our facility.”

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Volunteer organization wins award

On April 23, the city’s Environmental Policy Commission and Alexandria Renew presented the Ellen Pickering Environmental Excellence Award to Friends of the Mt. Vernon Trail, the volunteer organization dedicated to maintenance and improvement of the Mt. Vernon Trail. The award was founded in 2018 and is named for Ellen Pickering and Barbara Lynch, two women who built the Mt. Vernon Trail. The award recognizes Alexandria community members who demonstrate a commitment to protecting the environment and preserving local natural resources.

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Jugglers perform at the Kids’ Fun Run, part of the annual PNC Parkway Classic held on Sunday. The Fun Run and 5K races originated and ended in Alexandria’s Oronoco Bay Park, while the 10-mile race began at George Washington’s Mount Vernon and traversed the entire Parkway, finishing at Oronoco Bay Park.

New café brewing

Connect & Sip Café, a new coffee and pastry shop is opening at 1520 Prince St. There will be indoor and outdoor seating available. Grab and go meal options will also be offered.

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Beam me up

On Wednesday, Alexandria City Public Schools celebrated the final structural beam placement for the new ACHS Minnie Howard campus. The milestone was recognized by a gathering of the city’s leadership who signed the beam and gathered to document the occasion.

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Music Director announced

After a year-long search, the Washington Metropolitan Philharmonic Association has announced Anna Binneweg as the new music director. Binneweg’s first concert will take place on Oct. 15 at the Masonic Memorial. For more information, visit wmpamusic.org.

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ANNA BINNEWEG

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Wilson, however, said in an interview this week that the condition of the soil was just a minor obstacle and the fact that some believe it was the reason behind the pause in the project is “false, incorrect and not right.”

While the Sept. 30 WMATA press release announcing the delay also mentions problems with the project’s contractor, the first sentence in the release states that the station completion was delayed indefinitely “… due to unexpected site conditions and remediation efforts…”

The WMATA release then elaborated, saying that problems with soil instability were discovered as work was being done to ensure signal integration and to build and integrate tracks at the site.

“As site work got underway, crews discovered issues with the underlying soil that affected the structural stability of the ground beneath the tracks,” the Sept. 30 WMATA release states.

“Construction was stopped and a remediation plan was developed and implemented. This work was beyond the initial scope of the tie-in work. Reinforcing the ground below the tracks required removing any work already completed, excavating additional soil beneath 1400 feet of track, and installing new subgrade materials to provide the required stability,” according to the WMATA release.

This was not the first time that issues with the ground underneath the structure were raised. Environmentalists and activists emerged in opposition to the project back in 2019, after the U.S. Army Corps of Engineers issued a Clean Water Act permit to the city for the station to be built on the site of ancient wetlands.

According to a USACE permit from 2019, the site – referred to as Alternative B – would permanently destroy 1.56 acres of wetlands and construction would temporarily impact another 2.01 acres. Among conditions laid out at the time was a promise that the city return temporarily disturbed wetland areas to their pre-construction form. Alexandria was also required to purchase 2.48 credits from an approved wetland mitigation bank to offset the loss of 1.56 acres of wetlands.

Community members from the start have questioned the location choice. They have expressed concern for the well-being of rare species of wildlife and trees, about soil quality and the overall impact a project of such magnitude would have on the surrounding land.

Local geologist Tony Fleming is not professionally affiliated with the Metro station, but has been open about his views. He shared his theories based on soil similar to that at the site.

“It is infinitely compressible. It has no strength. When you bury that stuff, the weight of the overlying fell will keep compressing it over long periods of time. So, a lot depends on the exact geology beneath the exact site of the station,” Fleming said.

Wilson acknowledged those opposed to the station’s location, but said that it is a small group.

“This station in this location has enjoyed broad and
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deep community support for a long time. And they were able to shepherd this station project through many ups and downs,” Wilson said.

Wilson said that while there have been many tough decisions along the way, none have been made without the proper research and procedures.

“We worked through an exhaustive environmental impact statement process to get the support of numerous federal agencies. These were all agencies that were involved in this process, and they all signed off and said this was the best site for economic reasons, the best site for environmental reasons, the best site for transportation reasons, the best site for pretty much every measure. So, I appreciate there’s community members that still don’t like it. The reality is the station’s built; it’s going to open up,” Wilson stated.

Former Alexandria resident Hal Hardaway has been opposed to the station’s location since the beginning. He recently wrote to the Times highlighting several FOIA requests he made to the city about soil stability at the site. Hardaway said he ultimately did receive three geotechnical reports documenting findings from pre-construction, but, still has not been able to find out if testing was done following last fall’s remediation work.

“I find it hard to believe there are no post-construction reports on the cause of the instability. And, if the information exists, then why has it not been provided? I’m getting more suspicious because I don’t think they’re being transparent,” Hardaway said.

Wilson pushed back against suggestions that there are reports that haven’t been disclosed.

“We gave it to him. It was like a geotechnical report. The issue just to be clear was that the compaction of the sand under the bed through the station did not meet standards. And, so they had to go and redo that sand so that it was compacting the right way before they ran trains over it forever,” Wil-son said.

Wilson contends that trains have been running over the soil for months, so questions regarding instability are “a part of the project that is in the past.”

The mayor also insisted that every report that’s been requested has been provided.

“I’ve never heard of any withheld report,” Wilson stated. “I’ve never heard anyone asking for a report that was not disclosed. Nobody’s ever raised that conspiracy theory to me.”

Hardaway disagrees, and says he will continue to push for answers.

“I maintain my position. That’s why I sent the FOIA request,” Hardaway stated.

The Times reached out to WMATA this week for comment, and specifically asked WMATA, in a written email, to confirm whether post-remediation soil testing had been done and to provide those reports if they exist.

WMATA responded late Tuesday with a written statement that did not answer the question about whether post-remediation soil testing had been done. The statement reads, in part:

“Potomac Yard Station is built on a bed of 1500 concrete columns anchored in dense, very hard soil 50-60 feet deep and will provide a stable foundation for the lifespan of the station. We are working with our partners at WMSC [Washington Metrorail Safety Commission] on safety testing and certification, training employees, installing signage, fare gates, fare machines and other station equipment.”

The Times also contacted WMATA Board Chair and former Alexandria City Councilor Paul Smedberg, who said he thought testing had been done, but didn’t know whether it was prior to or following the fall 2022 remediation.

“I think there was some extensive testing done, maybe the Park Service, I don’t know,” Smedberg said.

Wilson insisted that environmental concerns about the site are unwarranted.

“This project is actually the largest wetlands restoration project the city’s ever undertaken. So, the condition of those wetlands will be dramatically improved,” Wilson said.

The WMATA statement to the Times indicated that wetlands remediation efforts won’t be completed by the scheduled May 19 station opening, and lumped them with to-do items like building bike storage.

“When the station opens on May 19, we will still have some additional work such as restoring the adjacent wetlands, community amenities, architectural details, and setting up the secure bike and ride facility which will initially be covered bike storage, none of which will impede our ability to open the station for customers,” the statement said.

Fleming contends that his primary issue with the station from the beginning has been the destruction of the wetlands.

“They’re hugely valuable, and restored or mitigated wetlands are never as effective. That’s just how it is. You cannot recreate something that’s taken thousands of years to evolve,” Fleming stated.

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described the death of Nichols as "a murder." He said that the overwhelming instinct of most police officers is to help people "and that was completely absent here."

Lawhorne also pointed to the failure of EMS personnel at the scene to provide care to Nichols.

"This was a complete breakdown of the public safety system," Lawhorne said.

Casey's office, unprompted, issued a statement immediately after Nichols' death saying that the actions of the Memphis police were: "... not only counter to police training and acceptable law enforcement practices, they are in complete opposition to the sworn oath we take to protect life."

Casey said during our discussion that "We wanted Alexandria to know how we felt," about what happened in Memphis.

Q: How do APD and the sheriff's office ensure accountability and transparency in their operations?
A: Hayes and Casey stressed the critical need for accountability and transparency in police-community interactions as methods of preventing incidents such as the Nichols and Floyd cases. Hayes said that APD routinely and voluntarily provides information on officer-citizen interactions to Alexandria Human Rights Commission.

Hayes said that transparency is a widely used word but that it was essential in establishing police-community trust. APD has organized a Community Advisory Team to facilitate communications with residents. APD also encourages residents to participate in its Community Police Academy to learn about policing methodologies.

"Everything we do is on the website," Hayes said.

Q: What is the status of Alexandria’s citizen police review board?
A: Alexandria’s Independent Community Policing Review Board has been a long time coming, but it will soon be operational. Hayes is on record favoring the use of body-worn cameras by APD officers. Hayes even objects to the phrase “police and community.”

"The police are part of the community. This is essential," Hayes said.

Q: How are law enforcement agencies faring in other parts of Virginia?
A: Virginia law enforcement agencies have not been exempt from problematic officer-citizen interactions. On March 16, second degree murder charges were announced against seven Henrico County Sheriff’s deputies in the death of a hospital patient in their custody. Casey drew a distinction between this type of behavior and his office.

"We have accountability in Alexandria," Casey said.

Q: How does the training law enforcement officers receive that encourages them to exercise authority and exert control relate to police-citizen conflicts?
A: Sensley pointed to a culture of authoritarianism which has historically been fundamental to American policing. Sensley said that police agencies often rely on authoritarian approaches that degrade human dignity and lead to breakdowns in police-community relations, particularly in crime-plagued neighborhoods.

Lawhorne said police are trained to take control of situations but observed that there are different ways of accomplishing this. He explained that an officer's understanding of context is essential. He distinguished between what is required of police when serving a warrant – such as in the Breonna Taylor case in Louisville – and a chance encounter that seems to involve, at most, a low-level misdemeanor, such as the George Floyd case in Minneapolis.

"He [the arresting officer] had ample opportunity to back down but instead he chose to maintain his position while acting like it was just another day in the park. It cost George Floyd his life. It was an awful, awful decision," Lawhorne said.

The panelists agreed on the critical importance of police department culture. Sensley said that cultural norms are established by the expectations that police agencies have for themselves and the expectations of the community.

Hayes described the importance of visibility and behavior modeling by police leaders in building a culture of service and accountability.

"They have to see you," Hayes said. "And they have to know what you stand for."

Lawhorne said that it was important for officers to be able to look at questionable peer behaviors and say, "That's not who we are."

Q: What are the issues associated with the organization and operation of special police units or task forces?
A: Special unit organization, or the constitution of task forces or other units with specific missions, are a longstanding method that police agencies use to address acute problems. Task forces, or special units, create a culture within a culture.

Hayes said leadership selection and mission clarity are especially important in establishing task forces which often interact with the most crime-weary parts of the city. Hayes and Sensley observed that the negative behaviors of the Scorpio unit of the Memphis police, which was involved in the Nichols case, were well known prior to the incident.

Hayes and Sensley stressed that accountability in task forces or special units is particularly important. Even the name of a task force is important. Casey referred to the disastrous corruption in the Baltimore Police Department's infamous Gun Trace Task Force.

"What does that name even mean?" Casey asked.

"If something is named 'Scorpion,' you know it is going to sting somebody," Sensley said.

Q: How important is public perception of police department performance?
A: Police culture and public perceptions of police
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departments go together. Casey said that the public, in reacting to catastrophes such as the Nichols case, tends to see all uniformed personnel as equally blameworthy, without regard to the agency that an officer represents.

Lawhorne agreed and said that after the overwhelming reaction to the Floyd case he thought, “They [the public] have given up on us.”

Q: Are recruiting difficulties contributing to lower candidate quality and contributing to problematic police-citizen interactions?

A: There have been recent media accounts about the high number of vacant positions in police departments and partially filled recruiting classes leading to lowered hiring standards. The panelists agreed that hiring is a significant challenge.

Lawhorne said that it is not possible to effectively staff a police agency today with people who are so mission-driven that they are willing to work without reasonable compensation and benefits.

Hayes and Casey identified hiring, and the removal of unfit personnel, as major aspects of their jobs.

Q: Should compensation scales for line officers be improved?

A: Lawhorne called for substantially improved pay scales for police and teachers with a starting salary for police officers of at least $80,000.

Q: What can be done about the fentanyl crisis?

A: The panelists concurred in the devastating impacts of fentanyl, a current and serious Alexandria problem now evident among young people. The rise in fentanyl use has caused police agencies to significantly increase their use of Narcan, also called Naloxone, to attempt to reverse opioid overdoses.

The panelists recalled the extreme toll taken by the crack cocaine epidemic of the 1980’s. There were intense efforts by Alexandria police and other city agencies and officials, including active involvement by then City Manager Vola Lawson, to address the problem. The same type of response may be necessary to address the increasing use of fentanyl.

Casey observed that fentanyl is usually mixed with other drugs, a condition which adds to its lethal potential. Casey said that the person doing the mixing “... doesn’t care about the impact on his customers as long as he makes his profit.”

Sensley said that part of his organization’s mission was to convince police agencies nationwide to embrace reform as a continuing and necessary process. IAPR has developed and articulated the most important elements of police reform as five interdependent pillars: community engagement, policing law and policy, accountability, leadership development and standards, education and training.

Sensley said there are approximately 18,000 police agencies in the United States and that their norms and practices in how they interact with citizens vary widely.

“There is no reason why the basics of policing could not be standardized,” Sensley said.

Lawhorne described himself as an old-fashioned believer in the classic police credo “to serve and protect.” But, he said, “Sometimes you have to emphasize ‘protect’ over ‘serve’ and that’s the case with fentanyl. We need to protect our community by actively seeking and prosecuting those who manufacture and sell drugs.”

Q: What are the essential components to effective police department improvement and reform?

A. Sensley said that part of his organization’s mission was to convince police agencies nationwide to embrace reform as a continuing and necessary process. IAPR has developed and articulated the most important elements of police reform as five interdependent pillars: community engagement, policing law and policy, accountability, leadership development and standards, education and training.

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When I moved to Alexandria, I knew three people. Now, 33 years later, as I have become increasingly involved in the community, I have experienced what really makes Alexandria so special...the people, the variety of activities, and the organizations that help so many.

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‟Mary Stuart‟ debuts at the LTA
BY MAE HUNT

It’s 1587 and Mary, the Queen of Scots, is near death and embroiled in a rivalry with her cousin, Queen Elizabeth I. The Little Theatre of Alexandria’s production of “Mary Stuart” opened this past Saturday. The play, originally written by Friedrich Schiller in 1800, is a dramatization of the final months in the life of Mary. There is a particular focus on the infamous rivalry with her cousin Queen Elizabeth I.

LTA chose to stage Peter Oswald’s 2006 version of the play, which makes some adjustments to Schiller’s original dialogue. Contemporary audience members, even those unversed in Tudor history, should be able to follow the story with relative ease.

Mary, played by Sarah Cusenza, has been imprisoned in England for a myriad of alleged wrongdoings, including plotting to usurp her cousin’s throne. Cusenza’s performance is vigorous and desperate, conveying both the purity of Mary’s faith and the precariousness of her situation.

Conflict between Catholics and Protestants threaten to tear England apart, and Mary’s claim to the throne through her Catholic faith makes her very existence a threat to Elizabeth’s Protestant rule.

There is no shortage of sensationalized versions of Mary’s life to be found across the historical fiction genre. Schiller’s play, like many others, focuses in on the rivalry between two of history’s most powerful and fascinating women.

After the audience is introduced to Mary in prison, the middle section of the set is rotated, and the stage becomes Elizabeth’s throne room. With this relatively simple detail, set designer Matt Liptak transports the audience to the other side of the conflict.

Elizabeth is played by Maria Ciarrochi, who effectively commands every scene in which she appears. Ciarrochi is aided by the play’s makeup, hair and costume design teams. No detail is spared in transforming her into the iconic redheaded monarch.

The costumes in “Mary Stuart” are delightful. Juliana Cofrancesco, Abbie Mulberg, Carol Pappas and Robin Worthington, assisted by Lanae Sterrett and Lee Swanson, combine bright colors and rich textures to make each character seem larger than life. Every costume appears to have an immense amount of thought and care put into it. As a result, the play feels grounded in itself even in the moments it departs from history.

In real life, Elizabeth and Mary never met each other. In Schiller’s play, they come face-to-face in an explosive confrontation that sees Mary gain the upper hand, if only to ultimately seal her fate.

In the production’s dramaturg notes, Griffin Voltmann writes that this fictionalized meeting grants catharsis to the audience. One may be inclined to agree.

The scene is fun to watch, with Cusenza and Ciarrochi each clinging to propriety until it seems no longer possible. The claws inevitably come out.

Consistent with historical evidence, “Mary Stuart” never fully explains the true emotional relationship between Elizabeth and Mary. Rather, it explores the rivalry with all the complexity and nuance it deserves.

“Mary Stuart” is directed by Kathleen Barth and produced by Hilary Adams and Margaret Chapman. It stars Sarah Cusenza and Maria Ciarrochi. It will run through May 13.

The writer, a lifelong Alexandrian, works in the fine arts industry. She is an accomplished playwright who was the former editor-in-chief and fine arts editor of the Kenyon Collegian.
Is it time to sell?

Considerations for homeowners who are reluctant to downsize
BY NANCY PERKINS

As the real estate market continues to evolve in 2023, one of the most significant trends this year is the reluctance of homeowners to sell their properties. This is resulting in a significant home inventory shortage. However, homeowners may want to take advantage of the current market, access their equity to fund their dreams and consider moving to a new home that better serves them in the next chapter of their lives.

Contrary to the national headlines, the local real estate market is still favoring sellers. In the City of Alexandria, the inventory of new listings was down 45% in March of 2023 as compared to March of 2022 per RBI Smart Charts. The effective inventory for homes priced under $1,000,000 and priced between $1,000,000 and $2,000,000 is less than one month, clearly indicating a seller’s market. While the market may not be as frenetic as last year with homes taking an average of 25 days to sell in 2023 as opposed to 16 days in 2022, this is still a great time to sell.

In addition, the average price of a home is up 2% over last year as well per RBI Smart Charts. This means that homeowners who held onto their homes through the rapid escalation of value in 2020 through 2022, could see record high prices for their homes, assuming they are in good condition. Homeowners clearly have not “missed the market.”

Many homeowners today have significant equity locked up in their homes, which could be accessed and put toward other goals. The average sold price of a home in 2023 in Alexandria was $945,638, up more than $160,000 over the average pre-pandemic 2019 price of $784,726. Additionally, if a homeowner has owned the house for 25 years when the
Consider downsizing to a smaller, more manageable house.

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average price was $250,019, they are likely to have nearly $700,000 in equity for an "average" priced home.

Homeowners with "empty nests" working with their financial planners, may find that the highest and best use of that equity might be for college tuition, priceless family vacations or a home better suited to their retirement years. This may mean a home near the beach or the mountains, a home near younger family members or a home constructed for the needs of aging bodies.

Interest rates have risen since reaching the historically low 2% range in 2020 and 2021. However, they are still relatively low compared to rates over the last 50 years. According to FreddieMac, a homeowner today who purchased their home in the late 1990s, probably paid 6 to 8% interest on a 30-year conforming loan. In the early 2000s, rates were over 8%. In 1981, interest rates hit a record high of more than 18%. Homeowners today should not see the rates as a barrier to a real estate transaction. Many buyers in the market have already adapted their budgets to reflect this higher cost. Interest rates vary over time and can always be refinanced when conditions are more favorable.

After raising a family in a home for 25 years, many homeowners are emotionally attached to homes that are bigger than they require and are in need of significant maintenance. Working with an experienced real estate agent, these potential sellers can begin to envision a new home and a new lifestyle better suited for the next chapter in their lives.

Agents can steer homeowners to resources to help with estate sales, consignments, auctions, junk removal and distribution of heirlooms to their future heirs. While the process of sorting through 25 years of stuff is never fun, it is best accomplished while you are healthy, fit and clear-headed.

Too often, people wait to make a move when one of the homeowners faces a health crisis. This makes the decluttering process that much more difficult for the homeowners and their children in the midst of what is often a very emotional time.

By downsizing to a smaller home, homeowners can simplify their lives. They can enjoy more free time for grandkids, hobbies or travel and reduce the costs associated with maintaining a larger home. They may also be able to move to a new location that better suits their interests or lifestyle, such as a beach or mountain community.

A retirement community offers amenities and services specifically designed for this next chapter. They may want to consider homes with one level living and a more universal design to assist with any future health care needs.

The current market conditions, with high demand and low inventory, create an ideal environment for sellers to sell their homes for a strong price relatively quickly. Downsizing can be a smart move and provide financial benefits and an opportunity for a change in lifestyle.

If you are considering selling your home, now is the time to take advantage of the current market and make the most of your investment. We're not your average Joe.

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Our mission is to make outside fun again, and that's a job we take seriously.
• Satisfaction guaranteed.
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Service that is effective, affordable and convenient.
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You wouldn't ask us to cut your grass, so don't ask your lawn company to be experts at getting rid of mosquitoes, ticks and fleas.
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Upgrade your remote workspace

Quick fixes to make working from home functional and fabulous
BY FAMILY FEATURES

With remote and hybrid work schedules here to stay for many Americans, it’s important to have a space dedicated to comfort and productivity. The initial transition to remote work involved setting up an impromptu workstation at the dining room table. Creating a long-term, functional home office can be one of the first steps to increasing efficiency, focus and productivity.

Whether your work area is a spacious room, small den or desk in a quiet spot in the house, these ideas can help you create a space where you enjoy working.

Location matters
Some remote workers have a spare bedroom or den they can dedicate as a home office. Others may need to create a multi-use area in which office space occupies another room, such as the dining room, family room or basement. If you have several options for your workspace, consider how lighting and sound may impact your ability to focus.

Position your desk near a window to help increase your mood and reduce boredom. If possible, choose a location where noise from other family members or traffic outside will be less of a distraction. Earplugs or background noise can help drown out sounds if you’re restricted to a specific location in your home.

Keep color in mind
Colors can influence productivity and mood. It is important to consider them when designing or updating your workspace.

See Workspace

HOME OF THE WEEK

Perfectly located in the heart of Rosemont. In harmony with its surroundings, this classic yet stylish residence sits gracefully on a tree-lined street with an inviting screened-in front porch. This well-maintained and light-filled home features handsome crown molding, gleaming hardwood floors and a fresh coat of paint.

Spacious main living area features a living room with a cozy wood-burning fireplace which flows into a separate dining room. The stunning custom kitchen is finished with black granite countertops and updated stainless steel appliances.

Two bedrooms and a full bath grace the upper level, while the lower level provides additional living or recreation space and a recently remodeled bathroom. Further recent upgrades include: new main level windows on the east side of the home, new fans and light fixtures on the front porch, new appliances including water heater, dishwasher, washing machine and microwave.

Enjoy the gorgeous 5,000 square foot lot and fully fenced-in back yard perfect for entertaining and relaxing. Strategically located between Old Town and Del Ray and walkable to Braddock Road and King Street metro stations. Convenient to shops, restaurants and weekend farmer’s markets.

Charming Craftsman American bungalow

Address: 104 East Oak St., Alexandria, 22301
Neighborhood: Rosemont
Price: $985,000
Square feet: 1,631
Bedrooms: 2
Bathrooms: 2
Year built: 1941
Contact: Roy Remick
703-232-6460
roy.remick@gmail.com
royremick.com

Left: The home sits gracefully on a tree-lined street with an inviting screened-in front porch.
Middle: Spacious main living area flows into a separate dining room. Right: Fully fenced-in back yard perfect for entertaining.
workspace. White can lead to boredom. Instead choose a color scheme that can make a positive impact. Warm colors like red or orange can increase energy. Blues are relaxing and can help keep blood pressure down. Green can help reduce stress.

Desk decisions

Measure your space to see how large of a desk you can accommodate. Decide between a traditional desk or consider a trendy adjustable-height version. These newer desks allow you to sit and stand throughout the workday and have been shown to provide health benefits in addition to increasing work performance. An ergonomic chair with a padded seat and armrests is a must-have to provide lumbar support and increase comfort while seated.

Storage solutions

Storage is one of the most critical aspects when designing your home office. Avoid clutter and keep documents and other items organized. Consider options such as built-in cabinets and shelving, base cabinets with desk file drawers, utility cabinets and wall bookcases.

Pleasing art and plants

Office plants provide numerous benefits such as improving air quality and increasing productivity. A study published in the Journal of Environmental Horticulture found productivity increased 12% when workers performed a task on a computer in a room with plants compared to those who performed the task in the same room without plants. Low-maintenance species such as orchids and succulents also produce a pleasant aroma and earthy atmosphere to decrease stress.

If you will be conducting video calls and your home office doesn’t have much natural light, place a light source behind the camera. While the background for your calls should be relatively neutral, a mural or art on the walls or shelves can add a creative touch to your space.

Low-maintenance orchids produce an earthy atmosphere to decrease stress.
Breast cancer screenings

The National Breast Center Foundation provides access for all
BY DR. DAVID WEINTRITT

Creating a plan for breast cancer risk assessment and screening may seem complicated, but at the heart of the matter there is a simple solution consisting of four key steps. I used to preach the importance of the first three, but now realize the fourth is ultimately the most important and – all too often – the largest barrier to detecting breast cancer.

The first three:

Evaluating risk

In order to create a plan that is simple to follow and understand, focus on three basic areas when deciding on a screening plan.

First, gather a focused history of factors that influence breast cancer risk. Some of these can be modified while others ingrained in personal or family history cannot be changed.

Lifestyle risk factors that can be modified – and will benefit other areas of wellness – are obesity and alcohol consumption.

Being physically active, eating well and limiting alcohol consumption is good for you, but for women, choosing this path can also directly impact the risk of breast, colon and uterine cancers.

The most inherent risk factors are personal history of prior breast biopsy showing certain precancerous changes or a family history of cancer types that have potential to be hereditary. These include breast, ovarian, uterine, colorectal, gastric, prostate, pancreatic and melanoma.

These “red flags” indicate the possibility that a gene mutation, such as BRCA, may have been inherited. Thus, anyone with these cancers in their family should be offered genetic testing.

Carrying a BRCA gene results in up to an 85% chance of developing breast cancer. Even though the first BRCA gene was discovered over 25 years ago, it is estimated that only 15% of women with a personal history of breast or ovarian cancer have undergone testing. They all qualify for testing based on their history and should take advantage of the tests offered.

Exams

The second element of risk assessment is a clinical breast exam and teaching techniques for self-exam.

While these exams alone do not constitute a comprehensive plan, having self-awareness and establishing what is normal for each individual is an important part of the equation. It is also one of the most important habits for young women who are under the age for routine mammogram screenings to know what is normal for their body.

One should visit a specialist when something changes.

Mammograms

The third part of screening involves mammography. Like it or not, according to the American Cancer Society, routine mammography can detect breast cancer at an earlier stage. This can lower the mortality rate of breast cancer by up to 40%.

Another key finding now reported with every mammogram is breast density. There are four patterns of density that can only be assessed by mammograms: predominantly fat, fibro glandular, heterogeneously dense and extremely dense.

When the pattern is predominantly fat, mammograms can be as high as 98% accurate in detection of cancer. With an extremely dense pattern, the sensitivity of mammogram screening can be as low as 30%.

Fortunately, there’s an answer for women with dense tissue. Ultrasound screening – and MRI in cases of other elevated risk factors – can detect up to 96% of cancers missed by a mammogram.

And then there was one:

Access to care

The fourth and most important step in risk assessment and screening for breast cancer is access to care.

I started the National Breast Center Foundation in 2014 with the support of family, friends and individuals willing to donate time and funds. Our goal is to support access to care, improve technology for breast cancer screening and to give women the options and treatment they deserve.

Without the ability to accurately calculate risk, understand the importance of genetic counseling and testing, establish a normal exam, develop healthy routines and have routine mammograms – and ultrasound or MRI when needed – lives are lost.

The Foundation provides screening days for underserved women in our community and provides funding for specialty consultations, biopsies and even surgery when needed. There is currently a waitlist of at least 300 women in our area who need mammograms.

The Foundation hosts two annual fundraising events a year. The Walk to Bust Cancer in October and the Swing to Bust Cancer which will take place this year on May 15. All proceeds support the Foundation’s mission to improve the lives of women. We remove the barriers that prevent patients from getting proper care with screenings, diagnoses, treatment and education about breast cancer.

To learn more about the National Breast Center Foundation, Swing to Bust Cancer, or the Walk to Bust Cancer, please visit nationalbreastcenterfoundation.org.

The writer is a long-time resident of Alexandria. He is a board-certified breast surgeon and also the founder of the National Breast Center and National Breast Center Foundation.
Thanks for supporting Spring2ACTion!

2500 N. Van Dorn St., Suite 128 Alexandria, VA 22302 | drkarlsmith.com

Dr. Karl A. Smith, a Periodontist in Alexandria, VA, is currently welcoming new patients who desire a wellness focused dental office. A Periodontist is kind of like a dentist with super-powers! They are the foundation builders of your smile, the experts in the supporting structures of your mouth, and truly understand the link between periodontal bacteria and its effect on total body health. A visit to a Periodontist might just save your life.

Using advanced technology, Dr. Smith and his team of professionals invest countless hours in education and learning the latest techniques in dentistry, periodontics, and dental implants. They provide comfortable sedation for patients looking for a more relaxed and anxiety-free dental experience. You will receive effective and efficient care while at his office. He is committed to providing you with excellent dentistry in a clean, comfortable and safe environment.

You deserve a skilled, experienced doctor and team that can help you ensure great oral health and improved body wellness. Make Dr. Karl Smith’s office your dental care partner. We welcome new patients with or without a referral. Experience what patient-centered care can do for you.
Our View

When we don’t want to know

It’s human nature to avoid bad news. Sometimes we delay a needed medical exam for fear of what will be found. Sometimes we avoid a phone call bringing sad tidings.

Governments also often avoid digging for information that might bring unwanted news.

The city for years refused to test the soil at Taylor Run for the very pollutants for which it had received a grant award from the state of Virginia to clean up. City leaders clearly didn’t want to learn that the grant was based on a false premise.

When resident-scientists began independently testing the soil, they found negligible levels of phosphorus and other pollutants – results that were confirmed when the city finally authorized its own testing.

A much more tragic example of not wanting to know was revealed earlier this month in a Wall Street Journal investigative story “The Airport on a Fault Line.” In it, WSJ reporters tell a tale of a building boom in Turkey during which concerns about safety and building standards were swept aside by the government of Recep Erdogan.

The story focuses on the Hatay international airport, completed in 2007 – and knowingly built on top of a fault line and dried lake. When the February earthquake struck the region, the almost 500,000 square foot glass paneled terminal crumbled, along with the runway.

“When the first quake struck before dawn on Feb. 6, at magnitude 7.8, the former lake bed underneath the airfield sank several feet and the terminal’s glass canopy crashed to the ground,” the WSJ article states. “Passengers scrambled for cover as the airport’s nearly 2-mile-long runway ruptured, leaving rescue planes unable to fly in search teams and medical supplies for six days.”

Despite repeated warnings about the instability of this site, and many others throughout the country, Erdogan’s building boom continued unabated for almost 20 years. It’s worth noting that the Hatay airport functioned for almost 16 years before tragedy struck.

We raise the calamity in Turkey as an example in the extreme of what can happen when a major transportation project is sited on potentially unstable soil.

This is relevant because we can find no evidence that testing of soil stability at the new $350 million Potomac Yard Metro site – slated for a ribbon cutting on May 19 – has been performed since soil instability remediation work was performed last fall.

For the uninstructed, this project was deliberately built and staged on top of almost five acres of ancient wetlands when another nearby site, that would have resulted in less environmental damage, was available. The project was then halted last fall for several months, in part because soil instability was found that necessitated remediation work.

As geologist Tony Fleming said in today’s page 1 story, “City readies for Metro ribbon cutting,” soil at wetlands sites “…is infinitely compressible. It has no strength. When you bury that stuff, the weight of the overlying fell will keep compressing it over long periods of time.”

This week, we reached out to WMATA to ask about post-remediation testing, but no one on staff was made available to talk with us. We sent an emailed question asking explicitly if any post-remediation testing had been performed at the site, which was unanswerable in the statement that we received in response.

The WMATA statement reads in part: “Potomac Yard Station is built on a bed of 1500 concrete columns anchored in dense, very hard soil 50-60 feet deep and will provide a stable foundation for the lifespan of the station. We are working with our partners at WMSC on safety testing and certification …”

An Alexandria resident has also asked the City of Alexandria, through FOIA requests, for all testing reports on soil stability at the Potomac Yard Metro site. The only reports he has received were done prior to the station’s construction, and the late 2022 soil remediation, not after.

While we don’t doubt Mayor Justin Wilson’s contention that the city has provided all of the reports it has, it also appears that those reports don’t include post-remediation testing.

In our article last week about resident-city collaboration, Jesse Maine, Alexandria’s division chief of stormwater management, said the city ultimately decided to conduct its own testing at Taylor Run because staff wanted to know they could “stand behind the results.”

The same thing needs to happen at the Potomac Yard Metro site prior to the May 19 ribbon-cutting. If WMATA hasn’t or won’t perform post-remediation soil testing, then the City of Alexandria needs to.

Let’s make the effort to literally dig – and risk unwanted findings – before the Potomac Yard Metro opens for business.

Opinion

“Where the press is free and every man is able to read, all is safe.”
- Thomas Jefferson

Photo of the Week

A redbud tree at sunrise in Oronoco Bay Park.

Your Views

We must protect what natural resources we have left

To the editor:

The announcement of the opening of a new Metro station in Potomac Yards coincides with Earth Day this year. It should be a reason to celebrate but instead it has generated a great deal of sadness and disappointment among those of us who keep hoping that the city’s elected leaders and the Department of Recreation, Parks and Cultural Activities will make protecting and restoring what little remains of the town’s natural resources a much greater policy priority.

There was an alternative with far fewer environmental impacts but the city claimed that the development benefits were greater if the station was located on the east side of Potomac Yards near Potomac Greens. The construction of a new Metro station here required the razing of wetlands and trees, and the loss of at least one state rare wetland plant species, the critically imperiled Torrey’s Rush.

The Torrey’s Rush is a very rare plant species in the mid-Atlantic region, and the Alexandria population of this species is the only one known in the eastern half of the state, according to the Digital Atlas of the Virginia Flora. This species was discovered in Alexandria in 2018 by the city’s ecologist on a Virginia Native Plant Society field trip to Potomac Greens Park, an easement that had been established to protect the George Washington Memorial Parkway from encroaching development.

SEE MACDONALD
The city chose the wrong Metro site

To the editor:

I write to remind all who celebrate the opening of the Potomac Yard Metro Station that many Alexandria residents who support public transportation testified in 2019 against constructing this station in a forested wetland. I was one of those testifying and opposed the current location for the following reasons:

1) At least three sites at Potomac Yard were available for the new Metro station, including the site of the former Regal movie theaters. The city selected Alternative B.

2) Alternative B included tidal wetlands, a mature upland forest and freshwater wetlands. The land was part of Greens Point, Greens Park owned by the city. The boardwalk through the park contained interpretive signs explaining how wetlands filter pollutants before they reach the Chesapeake Bay, reduce the risk of flooding and provide valuable habitat for rare wildlife.

3) The construction required trucking in tons of fill which was dumped on the low-lying wetlands.

4) The tree inventory for Alternative B confirmed that construction of the Potomac Yard station eliminated approximately 250 mature trees, including valuable species such as Cottonwood, Tulip Poplar and Black Willow, some reaching a circumference of almost four feet.

5) The viewshed from the George Washington Parkway has been permanently marred by the clear-cutting of the mature forest, leaving the hulking station visible from the Parkway.

6) The decision to construct the Station at Alt B was inconsistent with the city’s professed goals of preserving tree canopy, reducing pollutants flowing into the Chesapeake Bay, reducing global warming and operating as an Eco-City. It was also inconsistent with the published mission and vision of DEQ, which included the protection and enhancement of Virginia’s environment.

-Jeremy Flachs, Alexandria

MACDONALD FROM | 22

In 2019, Stantec, a contractor for the city, dug up the Torrey’s Rush from the Potomac Greens wetland park and relocated the plants to some other place in the park where they most likely have perished, according to local experts. This transplanting of an endangered species and the filling in of a wetland that once covered much of this area should never have occurred and did not need to happen.

The National Park Service, which held the easement, was pressured by Senators Mark Warner and Tim Kaine, both Democrats, to allow this project to be built where it would have the largest environmental impacts. The direct impacts were easier to see. However, the indirect impacts on the remaining wetlands, tidal and non-tidal, were unknown but are likely to be significant.

We certainly need more mass transit options to fight global warming and climate change. But we also need wetlands and species like the Torrey’s Rush and the many other native plants that once flourished along the Potomac River near Dangierfield Island and along streams like Taylor Run and Strawberry Run.

In selecting to place the new Potomac Yard Metro station within the boundaries of an old but flourishing wetland, local elected officials and the city department charged with being a steward of these natural resources showed once again that protecting and restoring the city’s natural environment is not a priority in Alexandria, even on Earth Day.

-Andrew Macdonald
chair, Environmental Council of Alexandria

There was an alternative with far fewer environmental impacts …”

-Andrew Macdonald, chair, Environmental Council of Alexandria

The opinions expressed in letters and columns are those of the writers only and do not reflect the views, nor receive the endorsement, of the Alexandria Times.
Silas Green from New Orleans came to town

In the 1940s, and perhaps even earlier, Alexandria was a regular stop on the circuit for the Silas Green from New Orleans show. “Silas Green from New Orleans” was originally a song written by Salem Tutt Whitney, as part of a performance by the Black Patti Troubadours, an African American musical and acrobatic act based in New York.

By 1912, the song and performance were owned by Professor Eph Williams, who transformed the song into a tent show that he toured around the American South, even though he was from Wisconsin. That tent show came to Alexandria on multiple occasions, notably at N. Lafayette Street between Oronoco and Wythe Streets. The interpretive sign by the James Bland Homes notes that the show occupied multiple empty lots in the development.

From his early attempts to start a circus business in Wisconsin until he died in 1921, Williams was the only black circus owner in the United States. He started as a horse trainer and magician, but Williams’ ambitions went beyond performing himself.

At a time when vaudeville frequently utilized white and black performers performing in blackface, Williams featured Bobby Cole, an African American performer known for acting in a clown’s white face. The show performed one-night stands, and it entertained audiences of all races.

After Williams died in 1921, half of the ownership in the show fell to Charles Collier, who was white. Collier later acquired full ownership of the show, which continued with the same format and audience into the 1950s.

When Collier died in 1942, his widow, Hortense Collier inherited half of the show. Hortense’s maiden name was Wong, as she was Chinese-American. At the time of Charles’ death, she had been with the show for 10 years, both as a dancer and as a manager.

The show usually traveled by rail to avoid Jim Crow laws. On one of those rail trips in 1924, lead performer Ford Wiggins shot and killed singer Henry “Slim” Gallman in a dispute over a card game. Wiggins was arrested and charged with murder in Lexington, Kentucky, but successfully argued that he acted in self-defense. Less than a year after the incident, Wiggins returned to the starring role of Silas Green. He died while performing for the company in 1944.

A 1940 Time Magazine article featured Silas Green from New Orleans. The article explained:

“Part revue, part musicomedy, part minstrel show, it tells, in some form, entertained audiences in the American South, both black and white. Some long-time residents of Alexandria still remember seeing this unique part of American entertainment history.

For more than 50 years, Silas Green from New Orleans, in some form, entertained audiences in the American South, both black and white. Some long-time residents of Alexandria still remember seeing this unique part of American entertainment history.
LEGAL NOTICE
At a Surrogate’s Court of the State of New York held in and for the County of Fulton at Johnstown, NY on March 26, 2023.

Present:
Hon. Chad W. Brown, Surrogate
IN THE MATTER OF
Ann H. Adore, Deceased
ORDER OF PUBLICATION
File # 2023-28

A CITATION having been duly issued, directed to the persons hereinafter named, among others, requiring them to show cause before this court on the 5th day of June 2023, why the prayer of the petitioner in the above-entitled proceeding should not be granted, NOW, on reading and filing satisfactory proof:

That the place of residence of Jamie Harding to whom said citation is directed is unknown and cannot with due diligence be ascertained; therefore it is ORDERED that service of said citation upon the persons above-named or described be made by publication thereof in one newspaper, to wit:

Alexandria Times published at 1199 N Fairfax St, Ste. 401 Alexandria, Virginia once each week for four successive weeks;

AND THE SURROGATE, being satisfied by proof upon which this Order is granted that the petitioner(s) cannot with reasonable diligence ascertain a place where the aforesaid unknown parties reside, hereby dispenses as to each party whose names and/or place of residence is unknown, the mailing of the citation.

Surrogate

LIVE IN SENIORS/ADULT CARE
I am a mature lady with twenty years experience in caring for seniors and adults in their homes, preferably live in. I am CNA and medication aide certified. Can be contacted via email angelchristabel@live.com

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Visit alextimes.com to access our print archives to read older editions!
APRIL 27

RIBBON CUTTING CEREMONY Join for the ribbon cutting ceremony to open the new Redella S. “Dei” Pepper Community Resource Center. Free. All are welcome. Time: 11 a.m. to 2 p.m. Location: 4850 Mark Center Drive Information: apps.alexandriava.gov/Calendar/?si=1521

APRIL 30

FREE LECTURE AND BOOK SIGNING Enjoy a reading of “Public in Name Only: The 1939 Alexandria Library Sit-In Demonstration” about the nation’s first known and recorded protest for Black access to a Whites-only public library. Books will be available for purchase on-site. Refreshments to follow. Free to all. Time: 1:00 p.m. Location: 717 Queen St. Information: alexlibraryva.org/event/7207848

MY OCTOPUS TEACHER Join for a screening of the Academy Award winning documentary “My Octopus Teacher.” Shot over an eight-year period, watch a filmmaker follow an octopus living in a kelp forest in the waters off of Cape Town. Time: 2:00 to 3:30 p.m. Location: 5005 Duke St. Information: alexlibraryva.org/event/7952414

FANS AND BON-BONS Learn the history behind the secret language of the fan. Women in 19th century Alexandria used this tool as a method of communication. Find out more while enjoying chocolate bon-bons from Potomac Chocolate. Tour the Carlyle House, too. $40 per person. Registration required. Time: 7:00 p.m. (Doors at 6 p.m.) Location: 121 N. Fairfax St. Information: visitalexandria.com/events/secret-language-of-the-fan-and-chocolate-bon-bons

MAY 7

RED BALL SOCIAL Interested in tennis, but don’t know how to play? Lifelong player ready to hit the courts? Either way, red ball tennis is for you. Bring your water bottles. Rackets and tennis red balls will be available. Bring the family. All levels welcome. Free. Time: 5:30 to 6:30 p.m. Location: 1108 Jefferson St. Information: apps.alexandriava.gov/Calendar/Detail.aspx?si=51915

MAY 6

TEEN TITAN TAKEOVER All Alexandria teens are invited. Safe and substance-free event. DJ, photo booth, dinner, gift card raffles, games and more. Registration required. Time: 7:00 to 10:00 p.m. Location: 5650 Sanger Ave. Information: apps.alexandriava.gov/Calendar/Detail.aspx?si=51899

APRIL 28

PARENTS’ NIGHT OUT Parents are invited to have a night out! Kids ages 5 through 11 are welcome. Pizza, drinks and snacks will be provided. Enjoy gym games and movies. Cost is $25 per person. Registration required. Time: 6:30 to 9:00 p.m. Location: 2701 Commonwealth Ave. Information: apps.alexandriava.gov/Calendar/Detail.aspx?si=51911

TEEN TITAN TAKEOVER All Alexandria teens are invited. Safe and substance-free event. DJ, photo booth, dinner, gift card raffles, games and more. Registration required. Time: 7:00 to 10:00 p.m. Location: 5650 Sanger Ave. Information: apps.alexandriava.gov/Calendar/Detail.aspx?si=51899

APRIL 29

CINDERELLA The Metropolitan School of the Arts is performing its spring ballet. A timeless tale perfect for all ages. Two short acts suitable for children ages 3 and older. Registration and tickets required. Showings at noon and 5:00 p.m. Time: Noon and 5:00 p.m. Location: 101 Callahan Drive Information: rna@metropolitanarts.org/event/cinderella/
In Belle Haven, this is the longtime home of Jacqueline Kennedy and JFK’s personal private secretary, Mrs. Mary Barelli Gallagher (who passed away in 2022). Mrs. Kennedy and her children, Caroline and John, spent endless hours here—quite often on Wednesdays to enjoy normalcy away from the White House. The children learned to ride their bikes here and came to visit Caroline’s famous cat, Tom Kitten. The house is loaded with love and is a tribute to a gracious lifestyle. The mechanics of the house and roof are in good shape; we believe the structure to be sound. Updating this historical gem could be a labor of love. Enjoy the photos which show the Kennedy children, Jackie Kennedy, secret service, Tom Kitten and the Gallaghers spending playful time together at the house. Mary Gallagher’s brief story of her time with the Kennedy family can be found in the documents section of this listing. She recorded her time with the Kennedys in her best-selling book *My Life with Jacqueline Kennedy*, in which she chronicles the happy times with the Kennedy family and that fateful day in November 1963. This house has been in the family for 69 years, purchased in 1954 for $21,000. It is surprisingly large with a 1970 addition and features four bedrooms on the upper level and large living spaces on the main level. The wood floors have been covered for years and were just recently restored. Here is a once-in-a-lifetime opportunity to personalize this historic gem. This stellar location is 1 mile to Old Town Alexandria, close to 495, the Metro, and 12 minutes to Ft. Belvoir’s back gate! Offered at $999,000.