

Offer # 1 - Gerachis Construction Group LLC

Proposal to Purchase the Aldie Assemblage



Submitted by Gerachis Construction Group, LLC
April 1, 2021

Guy Gerachis
Gerachis Construction Group, LLC
24300 James Monroe Highway
Aldie, VA 20105

April 1, 2021

Mr. Leo P. Rogers
County Attorney
1 Harrison St. SE.
P.O. Box 7000
Leesburg, Va. 20177

RE: Proposal to purchase the Aldie Assemblage

Dear Mr. Rogers,

In the following pages, you'll find supplemental materials to my December 28, 2020 proposal to purchase the Aldie Assemblage, a collection of three properties owned by Loudoun County in the historic Village of Aldie. These materials include illustratives and further details regarding intended land uses and renovations.

I have previously noted, in my initial proposal letter and in later conversations with County staff, that as a property owner in the village of Aldie, former resident and concerned citizen I would like to see the properties returned to their prior uses and contributing to the Village once more. I believe the following materials will demonstrate my commitment to proper restoration of the structures in accordance with applicable guidelines, creation of attractive green space, and consideration of the nearby sensitive environmental resources. I am committed to working with the Aldie community to secure a bright future for these properties, and have solicited their input for this proposal.

I welcome the opportunity to bring these properties back to life, and hope that my proposal will receive full and careful consideration. I am available to answer any questions you might have, and I thank you for your time and for your commitment to the citizens of Loudoun County.

Sincerely,

Guy Gerachis
571-225-3909
ggerachis@msn.com

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Proposal Letter Dated December 28, 2020

Guy Gerachis
Gerachis Construction Group, LLC
24300 James Monroe Hwy.
Aldie, Va. 20105

Mr. Leo P. Rogers
County attorney
1 Harrison St. SE.
P.O. Box 7000
Leesburg, Va. 20177

Dear Mr. Rogers,

I appreciate you contacting me December 18, concerning my inquiry into the purchase of the three properties owned by Loudoun County in the village of Aldie.

This letter serves as my proposal (bid) to purchase the 3 properties (* ID's) from Loudoun County.

As a property owner in the village of Aldie, former resident and concerned citizen I would like to see the properties returned to their prior uses; i.e., before the County purchased them as a possible site for a new fire station.

My current intentions are to have the "Tavern" remain a residence, the "dry goods" store function as a live work or simply a residence, and the other structures to continue in their present uses as commercial venues. The old Victorian house could also be a live work residence or antique shop.

There are a few small out buildings (sheds) which I would remove. I would create a coordinated overall landscape plan to create a park - like setting and area for public gatherings (which unfortunately Aldie does not have). Ideally, in the future I would be able to coordinate my landscape plan with the Aldie Volunteer Fire Department if they decide to convert the existing firehouse into a community center of some sort.

I understand the historic appeal of these structures and I am confident that I can add significant value to these properties by carefully restoring/updating the buildings, as warranted, and taking a holistic approach to blend all three properties together visually to further integrate them into the community. The improvements I envision should not only enhance the entry to the village of Aldie but maintain the overall charm and feel that exists in the village.

I have the support of many of the local preservation, historic and civic groups in the community. I have lived in Loudoun county almost my entire life (50 + years) and have owned property in the village for 30 years. As a result, I have a strong personal interest in the continued good health, preservation and positive growth of the village.

My offer is subject to the negotiation and execution of a definitive written sales contract containing mutually agreeable terms. I can settle within 30 days of the date such a contract has been signed by all parties and all necessary approvals from the County or others have been received.

I am also willing to lease back to the County the land that is currently being used for the fire department on mutually agreeable rates and terms.

I look forward to hearing back from you and the board of supervisors.

Thank you

Guy P. Gerachis
ggerachis@msn.com
571-225-3909

* ID's 361459838000, 361458246000, 361455744000

About Guy Gerachis

Mr. Gerachis is a lifetime resident of Loudoun County, VA. He grew up in Wheatland Manor, a 1700s home, and has lived in Aldie since 1981. He purchased the yellow house atop “Aldie Hill” in 1991. Since then, this attractive historic building has become home to several successful, unique businesses, contributing to the vibrancy and quality of life in the historic Village of Aldie. Mr. Gerachis is a member of Aldie’s civic organizations, the Aldie Heritage Association and the Aldie Ruritan Club, and can often be found enjoying a wine-tasting at the Aldie Peddler or chatting with friends and neighbors at various community meetings and events.

Mr. Gerachis worked for nearly two decades at Van Metre Companies (under the Marquis Custom Homes division), ultimately serving as Vice President of Construction, before founding his own company, Gerachis Construction Group, LLC.

About Gerachis Construction Group, LLC

Gerachis Construction Group, LLC was founded by Mr. Gerachis in 2003 with the goal of providing impeccable service and quality to businesses and homeowners alike, with a special eye for historically-sensitive properties. The company has since completed many projects in historic structures and tight-knit communities, including the pavilion at the Pink Box in Middleburg, VA in 1997, and the barrel room at Purcellville’s Breaux Vineyards in 1992. In 2006, Mr. Gerachis was awarded the AIA Award for historic preservation/reuse for a construction project in Leesburg, VA.



Examples of Gerachis Construction Group’s work dot the landscape throughout Loudoun County, and Mr. Gerachis is proud of his contributions to the area.

Supplemental Information

Proposal to Purchase the Aldie Assemblage

Intent:

The underlying objective of this offer is to return this neglected area to productive use consistent with the character of Aldie Village by cleaning up the area, restoring /refurbishing structures, and clearing away decrepit outbuildings, treefall and vegetative growth. No new structures would be built and no zoning changes requested. Needed commercial and residential space, made attractive, would be available in the village and back on the tax rolls.

The following descriptions discuss the properties in question, moving from east to west.

The Tavern

39491 John Mosby Hwy (PIN 361-45-9838); 2.7 acres

Original construction approximately 1795 as an Ordinary (Inn or Tavern). This structure's use in recent memory has been as a rental residence, or vacant. As referenced in the County's condition report dated 8/23/2019, "*Aldie Tavern: Loudoun County Historic Building Stewardship Program*," Gerachis Construction Group understands the work that is needed to rehabilitate the structure to productive use while maintaining its historic integrity.

Plan: restore as a residence.

The property extends eastward from the Tavern and forms a visual entrance to the village proper. The plan would be to clean out the old fencing, dead trees and undergrowth to improve the visual impact when visitors enter from the east. Throughout the property, trees would be trimmed and the land generally cleaned up to present consistent landscaping.

The Tavern itself would be renovated per the Historic District guidelines and remain a residence. The swimming pool would be removed. The shed would be removed and the separate garage either taken down, restored, or replaced. The 19th century "Cellar House" would be refurbished.

The Satterfield Cottage

39483 John Mosby Hwy (PIN 361-45-8246); 0.5 acres

This is a typical old Aldie Village house from mid to late 19th century, variously used previously as a residence and/or store.

Plan: restore as a residence

Although directly on Route 50, this structure calls out to be a cute affordable home for someone. The plan would be to update interior, fix-up/paint the exterior and offer for sale or rent as a residence.

The Dry Goods Store (“Mattingly’s”)

39469 John Mosby Hwy (Part of PIN 361-45-5744; 3.2 ac)

This structure currently operates as a store featuring outdoor furniture, with a four-bay detached garage structure close by.

Plan: renovate as a retail establishment

Renovation would include adding a large deck on the front, take down the garage structure, and creating a seasonal farm market featuring local goods and produce.

The Folk Victorian

(Part of PIN 361-45-5744)

As with the Satterfield Cottage, this structure is a good example of late 19th/early 20th century village architecture. Currently a residence, it could be utilized as a live/work property consistent with other homes in the village.

Plan: renovate as residence/office/shop

This would be a straightforward update/fix-up to enable use as either a residence or commercial space.

Various sheds/storage buildings

(Part of PIN 361-45-5744)

Plan: reutilize or remove

Realizing the County is using some of this storage area, arrangements can be made to continue that use until the new firehouse is built or the County use is no longer needed.

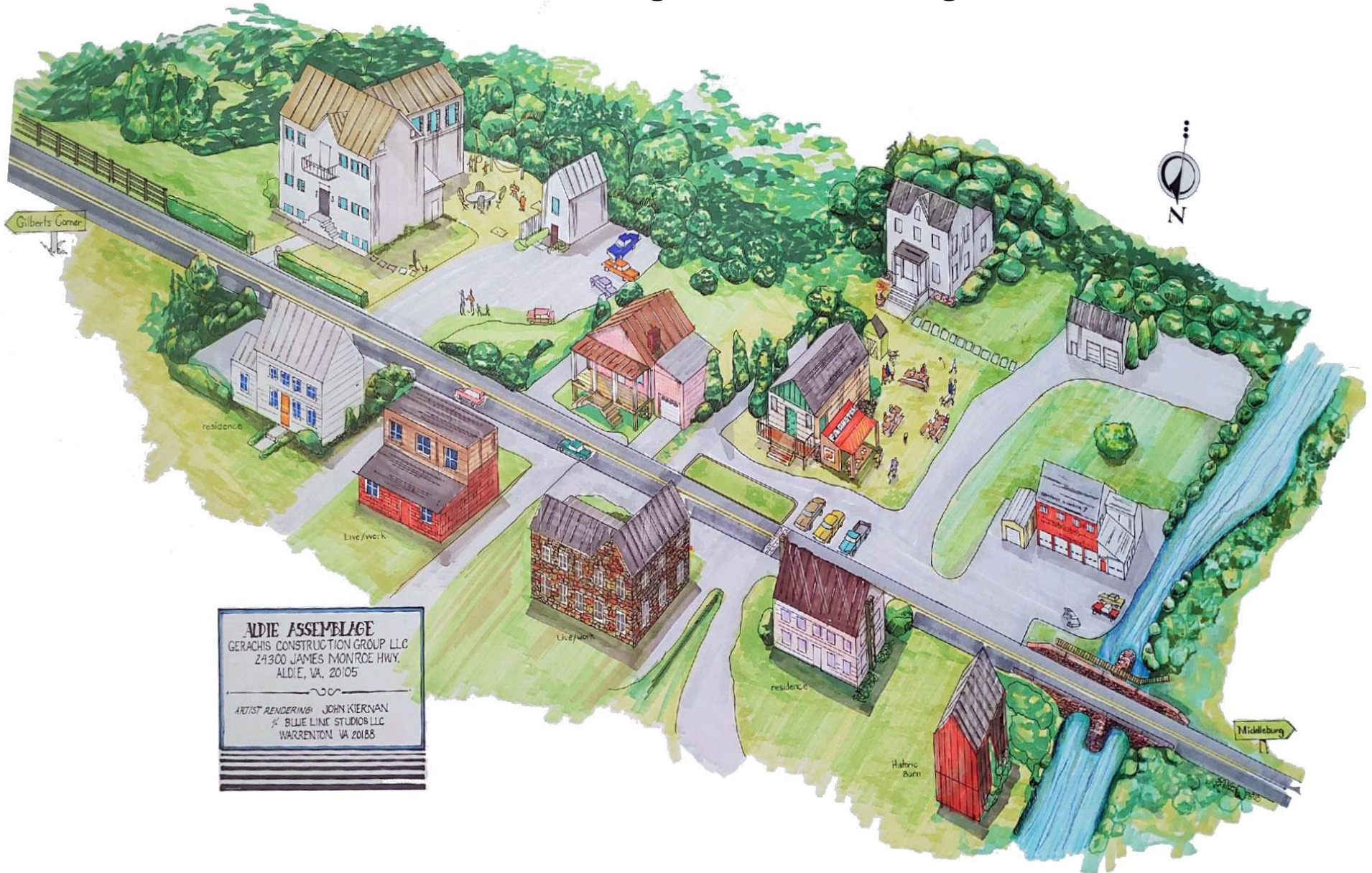
Summary:

Removal of a number of old structures affords a new vision for this space, which is unattractive at the moment. The resulting open space, relatively level, would have clearly defined driveway and parking areas, as well as significant green space which could be used for community events. Over time, depending on the ultimate disposition of the existing firehouse, a community center could be visualized. It revitalizes the area appropriately and is compatible with the look and feel

of the existing historic village. Additionally, this plan takes into consideration the existing environment, and there are no major changes anticipated.

This plan provides for a good disposition of these County-owned historic properties. There has been community involvement in creating it, and there is broad support for it. It fulfills the vision of the county's stewardship management goals, and aligns with the 2019 General Plan's vision for Rural Historic Villages.

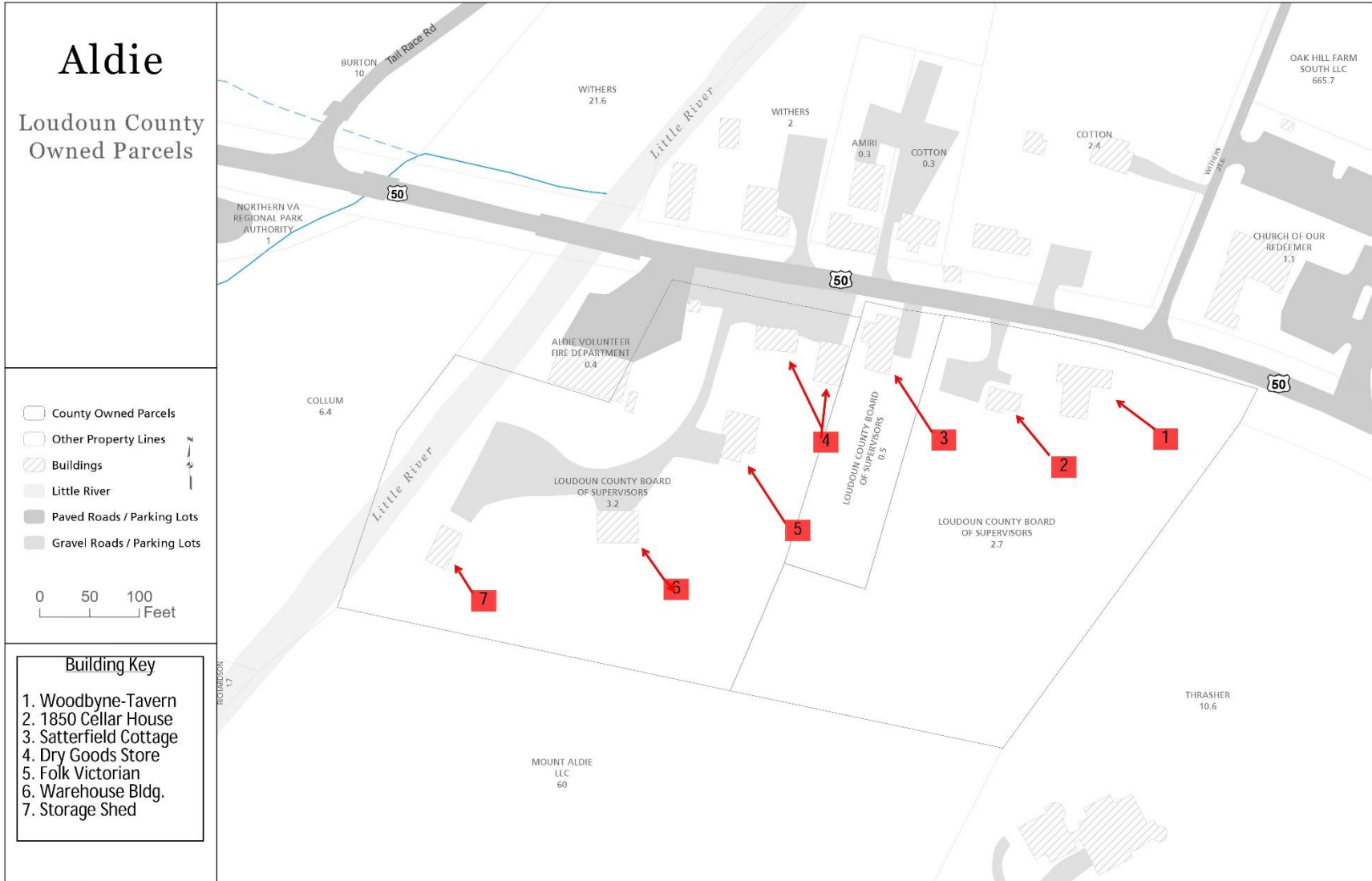
Exhibit I – Rendering of Aldie Assemblage Plan



ALDIE ASSEMBLAGE
GERACHIS CONSTRUCTION GROUP LLC
24300 JAMES MONROE HWY.
ALDIE, VA. 20105

ARTIST RENDERINGS: JOHN KIERNAN
w/ BLUE LINE STUDIOS LLC
WARRENTON, VA 20188

Exhibit II – Aldie Assemblage Plat Map



Offer #2 - Tanya Finch

From: Tanya Finch
To: [Lanham, Karen](#)
Subject: [EXTERNAL] Aldie Assemblage: Interested in Purchasing 39483 John Mosby Hwy
Date: Tuesday, May 4, 2021 10:00:26 AM

Dear Karen Lanham and Loudoun County Board of Supervisors,

My name is Tanya Finch and I am interested in purchasing the property located at 39483 John Mosby Hwy in Aldie, VA (parcel ID 361-45-8246-000) to be my home, for the purchase price of \$300,000.

I moved to Centreville, VA in 1986 and to the South Riding area in 2010, also having lived in Warren County for several years until commuting drove me closer to the city. The Village of Aldie has long been a familiar point on my travels to Middleburg and beyond. What I love about this particular property is its historic nature, manageable size, and its proximity to the places I spend my time. I have known the proprietor of the Aldie Peddler since 1999 and look forward to the annual Aldie Harvest Festival each year.

I understand that parking for this building would be an issue if it were to be anything but a residence and the backyard is the perfect size for gardening with native plants. I recently attended a meeting with the Loudoun Coalition and found out about the various groups of concerned citizens that are active in our county. Due to the pandemic, I have been working from home & spending time cleaning up trash and removing invasive plants from our Home Owner's Association's Resource Protection Area; a new hobby of mine. Upon moving to the village of Aldie, I would refocus my efforts & join the many organizations that are out to protect our historic and rural locations, including Aldie.

I am a member of the Piedmont Environmental Council, the Virginia Herpetological Society, the Virginia Native Plant Society, the Tri-State Riding Club (equestrian), and a regular donor to the Blue Ridge Wildlife Center - an involved and participating citizen.

Thank you for your consideration.

Tanya Finch

571-215-2526

Offer #3 - Aldie Community Development Company LLC

ALDIE COMMUNITY DEVELOPMENT COMPANY, LLC
"ACDC"
39207 JOHN MOSBY HIGHWAY
P.O BOX 58
ALDIE, VA 20105

May 26, 2021

Karen Lanham
Department of Transportation and infrastructure
Loudoun County, Virginia
Leesburg, VA 20175

Dear Mrs. Lanham:

In response to an RFP advertised by Loudoun County, Virginia, Aldie Community Development Company, LLC "ACDC, LLC" is pleased to offer for consideration the purchase of 3 properties Pin #361459838, 361458246 and 361455744 located at 39469, 39483 and 39491 John Mosby Highway, zoned RC and A3 located in the Village of Aldie, VA, approximately 6.33 acres.

In previous discussions with the County we were proposing additional By-right Low Impact Commercial uses in addition to the 3 historic structures we would restore at the site (no residential). In that proposal and in this proposal we also excluded the existing Aldie Fire Station which is not owned by the County but rather the Aldie Volunteers.

Our Revised Reduced Low Impact Proposal is as follows

We are only using the existing structures on the properties. We will restore the existing structures under the existing zoning categories which are as follows. We will not be adding any additional structures. (See Exhibit "A" for Project Plan for locations)

Note: All existing structures will be restored or repurposed to the uses below (all Commercial).

<u>STRUCTURE #</u>	<u>PROPOSED USE</u>
1. Existing Monroe/Woodburn Tavern – Restored	Tavern
2. Existing Structure to be – Converted to	Art Studios/Retail/Offices

<u>STRUCTURE #</u>	<u>PROPOSED USE</u>
3. Existing Structure to be – Converted to	Art Studios/Retail/Offices
4. Existing Satterfield House Restored	Art Studios/Retail/Offices
5. Existing Structure to be Converted to	Art Studios/Retail/Offices
6. Existing Structure to be Converted to	Art Studios/Retail/Offices
7. Existing Thrasher House Restored	Art Studios/Retail/Offices
8. Existing Structure to be Converted to	Foundry / Forge

In addition the adjoining 60 acre parcel owned by Mount Aldie, LLC will have 50 acres converted to a Public Park including the restoration and construction at Bull Run Mountain Trail with Public Parking located on Aldie Assemblage Property (See Exhibit "B") which shall be interconnected with Aldie Assemblage.

Our offer to purchase the three properties is \$750,000 (Seven Hundred Fifty Thousand Dollars/Cash) subject to a Purchase of Sale Agreement with the County plus the inclusion of an additional 50 acres of Mount Aldie LLC property which will be put into an easement specifically for a public park. Aldie Community Development Center will commit to the restoration and conversion of existing structures and commit to provide improvements to the 50 acre parcel which shall include the Bull Run Mountain Trail Extension through the property and other Public Park amenities.

The Principals of ACDC, LLC have a high level of experience in Historical Renovations and Community Development and our team of experts which has acknowledged Historic Renovations, within the DC Metro area including Loudoun County. (See attached list of Members and Consultants).

The Principals of our development company live and work in Loudoun County including the Village of Aldie, and the Town of Hillsboro.

We look forward to working with the County if and when they decide to proceed forward with us.

Sincerely,

Leonard "Hobie" Mitchel

MEMBER

DEVELOPMENT TEAM

LEAD DEVELOPER: ACDC, LLC a Virginia Limited Liability Company, of Loudoun County, Virginia. The Principals are John A. Andrews, Michael L. Oxman and Leonard S.(Hobie) Mitchel who have a combined 145 years of experience successfully developing projects in and around Loudoun County, Virginia and the Washington DC area.

DEVELOPMENT TEAM MANAGER: Hobie Mitchel. Has 45 years of experience developing sophisticated mixed use residential and commercial real estate projects in and around Loudoun County, Virginia, including the successful developments of Lansdowne, South Riding and Crescent Place (a revitalization project in downtown Leesburg), and other historic renovation projects in Old Town Alexandria.

ARCHITECT: Michael L. Oxman, Michael L. Oxman and Associates Limited. Nationally acclaimed architect with more than 50 years of professional experience.

CIVIL ENGINEER: Gustavo Bravo, J2 Engineer, Inc., Leesburg, Virginia. Senior member of J2 and expert in developing innovative engineering for environmental protection.

HISTORY ADVISOR: Eugene Scheel. Renowned historian and expert on history and cartography in Loudoun County.

ENVIRONMENTAL CONSULTANT: Mark Headly, Wetland Studies and Solutions, Inc. Senior Partner and Expert on Innovative Environmental Designs and Protection.

ALDIE MOUNTAIN PARK



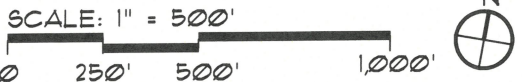
ALDIE PARK ASSEMBLAGE
EXHIBIT (A)



architect michael i. oxman and associates ltd. 05/25/2021 ©

- 1- WOODBURN TAVERN
- 2- ART STUDIO / RETAIL / OFFICES
- 3- ART STUDIO / RETAIL / OFFICES
- 4- ART STUDIO / RETAIL / OFFICES (SATTERFIELD HOUSE)
- 5- ART STUDIO / RETAIL / OFFICES
- 6- ART STUDIO / RETAIL / OFFICES
- 7- ART STUDIO / RETAIL / OFFICES (THRASHER HOUSE)
- 8- FOUNDRY
- 9- ALDIE MOUNTAIN PARK , PARKING AREA
- 10- INDIAN SPRING TRAIL
- 11- BULL RUN TRAIL TO ALDIE PARK

ALDIE PARK ASSEMBLAGE WITH ALDIE MOUNTAIN PARK
EXHIBIT (B)



architect michael l oxman and associates ltd. ©
05/25/2021

