

# **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

# Contents

Proposal Letter Dated December 28, 2020 ..... 4

About Guy Gerachis ..... 6

About Gerachis Construction Group, LLC ..... 6

Supplemental Information ..... 7

Exhibit I – Rendering of Aldie Assemblage Plan ..... 10

Exhibit II – Aldie Assemblage Plat Map ..... 11

# 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](mailto: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 19<sup>th</sup> 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 19<sup>th</sup> 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 19<sup>th</sup>/early 20<sup>th</sup> 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.

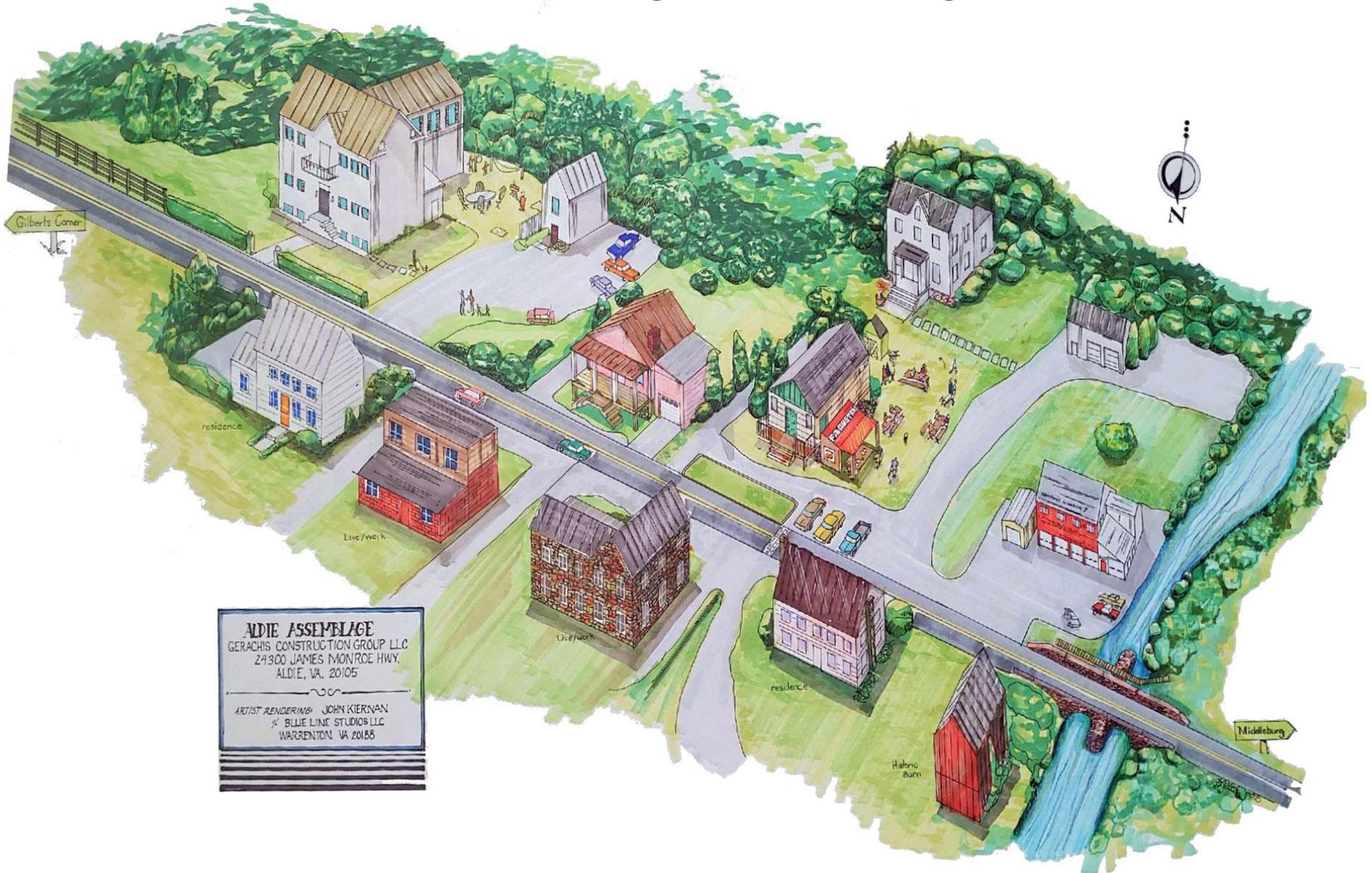
**Summary:**

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

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

# Exhibit II – Aldie Assemblage Plat Map

