

Local Historic District Application : Entry # 6626

Property Name (Current)

Rouse Estate

Property Name (Historic, if known)

Febrey-Lothrop Estate

Property Address

6407 Wilson Boulevard

Dominion Hills 22044

[Map It](#)

Is nomination for multiple properties? If yes, please attach required petition (see above instructions).

- No

Owner Name(s)

Rouse Family Trust dba 6407 Wilson Blvd LLC

Does the property have multiple owners?

- No

Owner Mailing Address

6407 Wilson Boulevard

Arlington, VA 22044

[Map It](#)

Owner Email

[REDACTED]

Owner Phone (Cell, Home or Work)

[REDACTED]

Applicant Name(s)

[REDACTED]

Applicant Mailing Address

[REDACTED]

[REDACTED]

[REDACTED]

Applicant Email

[REDACTED]

Local Historic District Application : Entry # 6626**Applicant Phone (Cell, Home or Work)**

[REDACTED]

Today's Date

04/27/2020

In the space below (and in attached pages if necessary), summarize the general characteristics of the entire property. Describe its current use (and historic use if different) and the primary buildings and/or structures on the property (e.g., house, store, commercial building, bridge, etc.). Include information on the architectural style, materials and/or method(s) of construction, and exterior physical appearance and condition.

The property commonly known today as the Randolph Rouse estate, has been called other names in the past, including "Fairmount," "The Fairmount Mansion," "The Lothrop Farm," the "Febrey-Lothrop Estate, or House," and "The Audrey Meadows House." It is located on a 9 acre parcel at the northwest intersection of Wilson Boulevard and N. McKinley Street.

The main entrance is a long paved blacktop driveway off Wilson Boulevard that commences between two rock pillars or columns with a black wrought iron gate, proceeding northward to the main house, terminating in a circular drive at that point. The main residence was constructed ca. 1850 by Mr. John E Febrey (1831-1893), a member of one of the most well known and prominent families in Arlington at that time. It sits at the highest point on a hill adjacent to Upton Hill, an area which was prized during the Civil War by both the Union and Confederates for its spectacular perspectives and height advantages. Clear views to downtown Washington D.C. can be had from the home site. When Mr. Febrey died, he property was subsequently purchased by Mr. Alvin Mason Lothrop — one of the founders of the Woodward and Lothrop department stores chain — in 1898. By 1907 the Fairmount building was destroyed and replaced with the colonial revival style home, inspired by George Washington's Mount Vernon.

The main home is currently occupied by the widow of the last owner, Mr. Randolph Rouse, who died April 7, 2017 at age 100. The original building, Fairmount, no longer exists but later additions to the property were incorporated into the new structures.

Briefly describe any outbuildings or secondary resources (e.g., garages, sheds, barns, storage tanks, walls, etc.), including their condition and estimated age. Also describe any notable natural and/or landscape features (e.g., mature trees, planned circulation paths, rock formations, creeks, etc.).

A large, 3-4 car detached garage is behind, to the north, of the main house. Adjacent to the northeast of the garage, there is a slightly smaller secondary home immediately behind and to the north of the main house. Continuing in a northward direction from the secondary house, there is a large barn/garage structure with a tower, all clad in brown shake shingles. There is a farm-type pulley hoist extending from a second level loft in this building, presumably for raising feed and hay for farm animals, which were once in abundance on the original 200 acre Febrey Estate. There

Are there any known threats to the property? If so, briefly describe.

YES. The property is immediately adjacent to the thriving and expanding 7 Corners commercial and residential area of Falls Church, a primary transportation hub in Northern Virginia, at the intersection of Routes 50 (Arlington Boulevard), 7 (Leesburg Pike), and Wilson Boulevard. The Sears Store nearby (formerly located in Clarendon) recently closed, and this site will be developed. Other development projects proceed apace in this area. Because of the large size of this 9 acre property, it is extremely attractive to developers for townhouse, condo, single family home, and retail commercial establishments.

Construction Dates

Ca. 1850/1907/1951

Local Historic District Application : Entry # 6626**Architect and/or builder**

Mr. John Febrey

Specific dates of importance (if known)

1850;1893;1950

Provide a summary (four-paragraph maximum) of the property's overall history and significance. Please be sure to include all sources of information.

Perched on a hill above the intersection of Wilson Boulevard and North McKinley Street, the two-story Febrey-Lothrop House is a rare piece of local history, known to have sheltered noted luminaries and at least one famed actress. The estate dates back to 1865 when John E. Febrey, a real estate broker and son of the prominent patriarch Nicholas Febrey, built a shingled farmhouse in what was then rural Arlington. Febrey and his wife, Mary Frances (his cousin and a member of the Ball family, for whom Ballston is named), lived in the house and farmed the surrounding land with corn, oats and other crops. According to local author and history buff Charlie Clark, the family established a private school in a cabin on the property during the Civil War.

Febrey became superintendent of the Alexandria public school system in the early 1890s (at that time, Arlington was part of Alexandria), but died a short time later. The house was then purchased and used as a summer retreat by Alvin Mason Lothrop, co-founder of the now-defunct Woodward & Lothrop department store chain, who kept a primary residence at 2001 Connecticut Ave. NW in Washington, D.C. After Lothrop's death in 1912, his family maintained ownership of the Arlington estate for decades and installed a swimming pool (one that remains to this day).

During World War II, the Lothrop's were said to have leased the house to Howard Hughes, the noted eccentric and founder of Trans World Airlines (TWA). Hughes reportedly hosted lavish parties there, entertaining guests including the sultry movie star Jane Russell and former Washington Redskins owner George Preston Marshall.

By 1950, however, the house was empty. It stepped Randolph Rouse, a bachelor, socialite and real estate developer who had made a name for himself as an amateur steeplechase jockey near Middleburg, Va. After acquiring the 26-acre property (including the house) for less than \$125,000 in 1951, he kept nine acres for himself and built homes on the rest of the land in what is now the Dominion Hills neighborhood. A few years later, Rouse met and married a young actress named Audrey Meadows, who had recently landed a starring role in the Jackie Gleason sitcom *The Honeymooners*.

But their own honeymoon was short-lived. Meadows' commutes to and from New York for filming put stress on their marriage and they divorced after just two years.

Rouse remained a bachelor for several decades thereafter—a lifestyle he analogizes to “shooting fish in a barrel”—but kept his first wife's chosen décor, including a beautiful Chinese painting that the actress conceded after their split. Today, he shares the property with his current wife, Michele, and their two dogs.

Source: Arlington Magazine April 6, 2015 Kevin Craft

Please attach at least six (6) current images of the property, including visible exterior elevations/views, any relevant architectural details, any outbuildings, and the overall setting. Each photograph should be labeled with a description (e.g., “View of the north (front) elevation of the dwelling”). Historical maps and images also may be included, if available. Please indicate sources of all images provided.

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- [Febrey-Lothrop-Rouse-Estate-6407-Wilson-Blvd-View-of-the-South-front-elevation-of-the-main-house-with-entrance-drive-and-gateway-stone-pillars-A1.gif](#)
- [Febrey-Lothrop-Rouse-Estate-601.gif](#)
- [Febrey-Lothrop-Rouse-Estate-581.gif](#)
- [Febrey-Lothrop-Rouse-Estate-491.gif](#)
- [Febrey-Lothrop-Rouse-Estate-481.gif](#)
- [Febrey-Lothrop-Rouse-Estate-441.gif](#)
- [Febrey-Lothrop-Rouse-Estate-401.gif](#)
- [Febrey-Lothrop-Rouse-Estate-361.gif](#)
- [Febrey-Lothrop-Rouse-Estate-331.gif](#)
- [Febrey-Lothrop-Rouse-Estate-71.gif](#)

Please include any primary or secondary sources that may be helpful in continued research of this property, as well as any sources that are referenced in the narrative sections of this form.

Clark, Charles S. "The Manse on Wilson Boulevard," The Arlington Historical Magazine, Volume 14, No. 3, October, 2011. Pp 21-27

Miles, Vernon. "Dominion Hills Mansion With a Curious History Could be Headed to Market" ArlNow Magazine March 4, 2020
<https://www.arlnow.com/2020/03/04/dominion-hills-mansion-with-a-curious-history-could-be-headed-to-market/>

Craft, Kevin. "Inside the Febrey-Lothrop House
The Arlington estate has played host to business moguls and Hollywood stars." Arlington Magazine, April 6, 2015.
<https://www.arlingtonmagazine.com/febrey-lothrop-house-holds-rich-history/>

"Sportsman, business impresario Randolph 'Randy' Rouse dies at 100" The Fauquier Times, Vicky Moon and Leonard Shapiro, April 8, 2017

The submitter of this form agrees all the information provided is accurate to the best of their knowledge.

- I agree.

Notes

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]