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## REAL ESTATE

GEORGETOWN LANDMARK FOR SALE

BY JIM LODICO  
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R Street Home Played Host to a Who's Who in Washington Society

It's not often you find a home that played host to the likes of Ian Flemming, Noel Coward and Senator John Kerry but the Dougal House on R Street in Georgetown, which is currently for sale, is no ordinary house.

Located on more than eight-tenths of an acre, the Dougal House dates back to the mid-1850s and was commissioned by William H. Dougal, an engraver, on land owned by his wife, Virginia Alder's family. By the time Dougal moved into the home, he had traveled extensively serving first as an illustrator on an expedition authorized by President Andrew Jackson to the South Pacific and later to San Francisco during the gold rush of 1849. His illustrations of Georgetown in the 1800s can still be found around town.

For the next 70 years, the house remained in the Dougal family but it is in 1959 that the history of the Dougal House comes to life. In 1959, the home was purchased by Marion Oates Leiter, known to many as Mrs. Robert "Oatsie" Charles, a legendary Washington Socialite who divided her time between Georgetown and Newport, RI where she currently resides.

It was Oatsie who introduced Ian Flemming to President John F. Kennedy. It was Oatsie's late husband Robert Leiter, heir to the Marshal Fields fortune, who was the namesake for Felix Leiter, fictional CIA agent and friend to James Bond. It was Oatsie who recently told Vanity Fair that she and a group of friends that included Teddy Roosevelt Jr. Noel Coward and President Kennedy stripped down to their underwear in the oval office and stepped on a scale to determine the winner in a weight loss challenge brought on by the president.

And finally, it was Oatsie, who played host to a young John Kerry and his wife when he spoke out in senate hearings about the Viet Nam war. The granddaughter of Confederate Colonel William C. Oats, who led the Confederate forces in the Battle of Little Round Top at Gettysburg, Mrs. Charles has been a friend to nearly every president since President Kennedy. For almost 50 years, the house at 3259 R Street has played host to a who's who in Washington society.

As you step into the gardens separating the Dougal House from the traffic of Wisconsin Avenue, you instantly recognize a property worthy of its reputation. With more than 35,000 square feet of meticulously landscaped grounds complete with a ponds, meditation garden, guest house, and detached garage, the Dougal House is truly a prominent house on a prominent Georgetown street.

"It's like your own little Oasis in the city," commented Jeff Mauer, the Coldwell



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Banker Residential Brokerage agent currently listing the property. "You just don't get a lot of this size in Georgetown complete with off street parking for guests and a sweeping lawn. The Dougal House sits on a lot that runs ten to twelve times the size of the average Georgetown property."

Upon entering the front door, you are greeted by beautiful hardwood floors in a two-story entryway, which extends to the dining room. To the right is the drawing room, which provides more than 400 square feet of naturally lit space that played host to some of the Dougal House's legendary soirées. "The drawing room is incredible," commented Mauer. Located at the front of the house facing south, the drawing room features two large beautiful bay windows which flood the room with light. It isn't often you find a detached home in Georgetown so well positioned in the center of such spacious grounds affording unimpeded views and an abundance of light."

Off of the drawing room is the library complete with built in bookcases and tall French doors providing rear access to the porch which runs across the back of the house and overlooks the grounds. From there the house continues to the Dining room with its expansive bay window and walkthroughs to the oversized kitchen. West of the kitchen is the pantry which was added by Oatsie when she first purchased the house in 1959.

A grand staircase leads from the entry foyer to a second floor landing. From the landing the staircase bifurcates offering bedroom suites to the right and to the left. To the right, the second floor features a large sitting room attached to the master bedroom and master bath. The sitting room includes a fireplace with a marble mantle, built in bookcases and large arched windows, which bring in light from the south and the east. To the left, is a second bedroom with an en-suite bath. As you continue to the third floor you will find four more bedrooms and two full baths.

Mauer noted, "The nice thing about the upstairs rooms is that the stairway sort of divides the house creating a sense of privacy. This allows guests to enjoy a certain independence in the house."

Finally, the lower level, or terrace level, offers fully finished staff Quarters opening onto the grounds in the back of the house. The terrace level is a full walk out flush with rolling grounds in the back. And don't worry about climbing stairs. All four floors can be reached by the elevator, which runs up the middle of the home.

"For the owner who likes to entertain, I can't think of a better Georgetown property," stated Mauer. "The expansive grounds offer plenty of guest parking and room for outdoor entertaining. Inside, the dining room is large enough to host wonderful dinner parties and the drawing room could accommodate a number of guests. Add separate guest rooms and you can see why this home has become something of a Georgetown landmark.<sup>2</sup>

Finally, for those wishing to expand the home, The Georgetown Commission of Fine Arts has recently approved conceptual architectural plans and drawings for the addition of a wing to the current building.

The Dougal House is currently listed for \$8,750,000. For more information, contact Jeff Mauer, (202) 487-5460 at the Coldwell Banker Residential Brokerage office in Georgetown or go to [www.cbmove.com/jeffreymauer](http://www.cbmove.com/jeffreymauer)