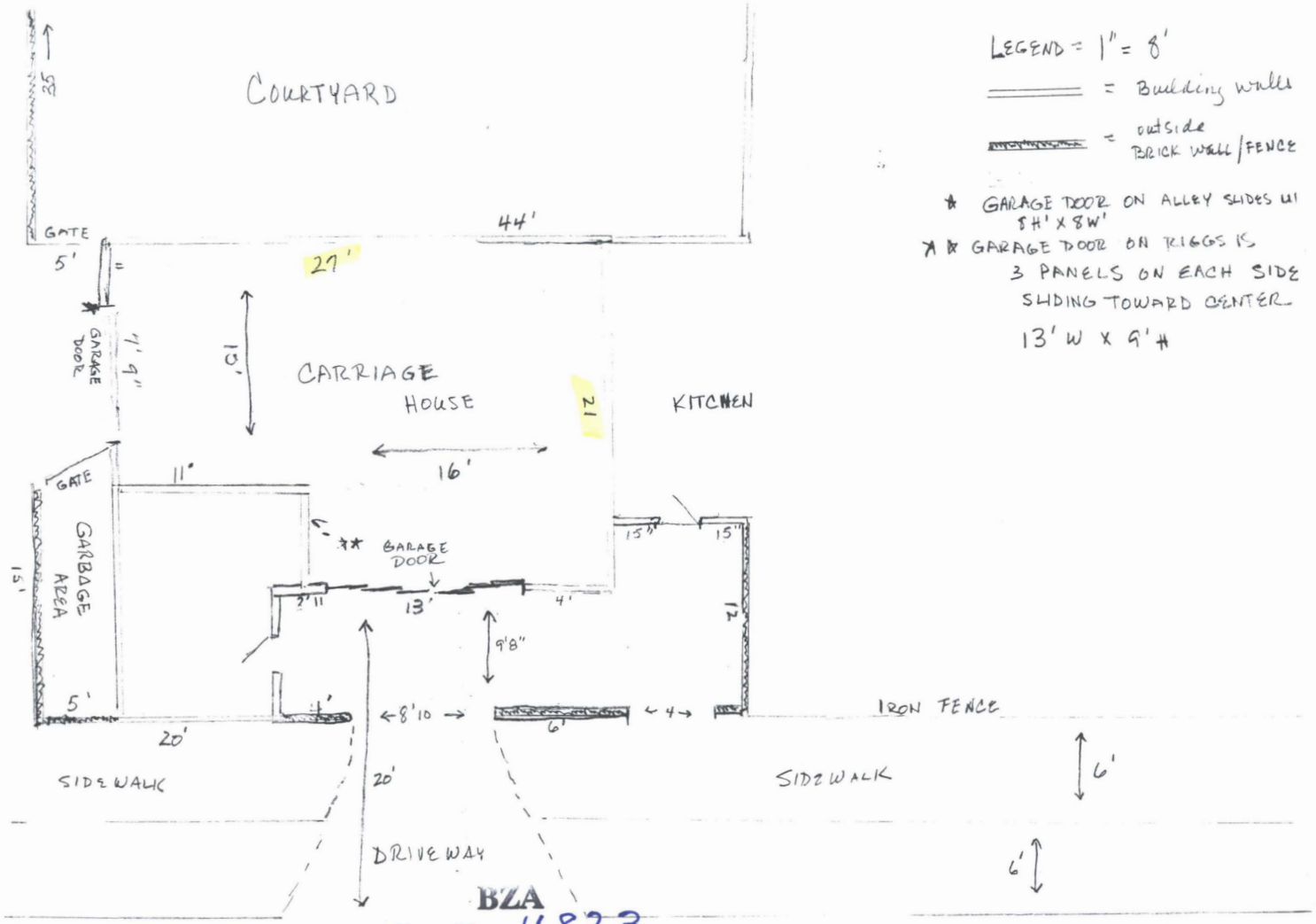


BZA
Case No. 16873
Exhibit No. 100

SAMPLE BREAKFAST MENU

- Homemade granola with a variety of nuts and dried fruit
- Two varieties of organic cereal
- Milk
- Kefir
- Assorted pastries, for example, muffins and scones
- Assorted breads, which may be toasted upon request served with the following possibilities; two kinds of cheese, tahini with honey, organic peanut butter, assorted jams and butter.
- Hard boiled eggs
- Poached eggs
- Belgian waffles with fresh fruit, powdered sugar and warm maple syrup
- A seasonal fruit platter, which might typically include, both plain and prosciutto wrapped melon, mango, blue berries, bananas, pears and papaya.
- Bagels with smoked salmon, cream cheese, chopped hard boiled eggs, sweet purple onions, tomatoes and capers
- Seasonal fresh squeezed juice, such as orange, grapefruit or carrot
- Assorted hot teas
- Regular and decafe coffee and cappuccino machine made coffee options

Home

Swann House
Historic Dupont Circle Inn

"best B&B in Washington"
--Frommer's 1999, 2000, 2001 & 2002!

Reservations



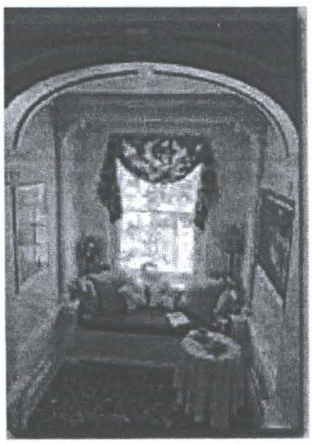
Our room rates include an abundant **Continental breakfast** consisting of freshly baked morning pastries, a beautiful display of fresh seasonal fruit, a variety of cereals including our own Swann House homemade granola, yogurts, hard-boiled eggs, steaming Columbian coffee, gourmet teas and a selection of juices. We serve fresh fruit, snacks and refreshments in the afternoon and sherry in the evening.

All of our Guest Rooms are furnished with:

- Private baths with luxurious robes & hairdryers
- Phones with voicemail & data ports
- Cable TV and VCR's upon request
- Some rooms feature fireplaces and jacuzzi tubs.
- All of our guestrooms are air-conditioned.

Our Policies

- Check-in hours are 4:00 - 9:00 p.m.daily, and 6 p.m. on Sundays. Special arrangements can be made in advance for late arrivals. Check out time is 11 a.m.
- A deposit of 50% is required to reserve a room. The balance is due upon arrival.
- Deposits will be refunded if changes or cancellations are made 14 days or more prior to arrival date, less a $35 fee. Due to our limited availability, we are unable to provide refunds if cancellations or changes are made less than 14 days prior to arrival date.
- Limited off-street parking is available by reservation only for a charge of $12 per day.





SwannHouse
Historic Dupont Circle Inn

"best B&B in Washington" --Frommer's 1999, 2000, 2001 & 2002!

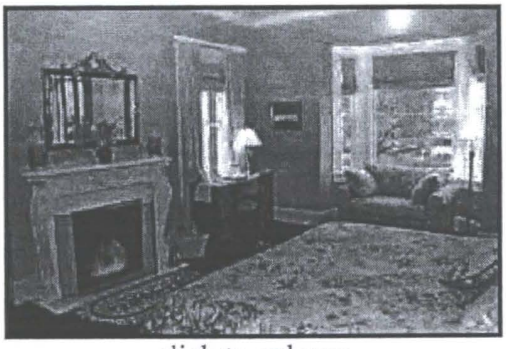
Guestrooms

Guest Comments

"We fell in love with your house the minute we walked in the door, and once we spent time with you we knew the warmth we felt went beyond the structure." Jennifer & Bob

The Regent Room

Unwind in front of the wood-burning fireplace with an elegantly carved mantle or soak in the Jacuzzi in the marble and mirrored European-style bathroom. This grand second-floor room with a soothing periwinkle decor has a king-size bed, sitting area and a private deck overlooking the pool and garden area.
Price range: $225-$295

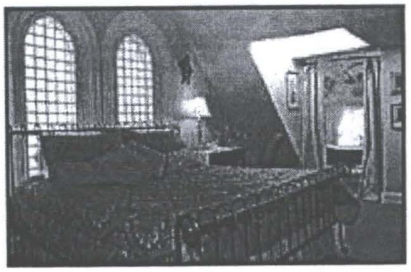


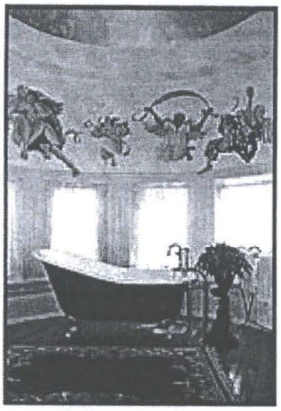
click to enlarge

"We loved being in your beautiful house, you made us feel so welcome, rarely have we enjoyed a B&B so much." Michael, San Francisco, CA

Il Duomo

Romantic! This third-floor room with Gothic windows, cathedral ceilings, a sky-light, king-size bed, fireplace and wet bar has an angel mural above the claw-foot slipper tub in the turret that is whimsically reminiscent of the frescoes in the dome of the cathedral in Florence, Italy. Just outside the door, ascend one flight of steps to the roof deck with a panoramic view of our





click to enlarge

vibrant neighborhood.

Price Range: $225-$275

click to enlarge

"It was our first time in a B&B and Don and I will most likely never stay in another hotel again." Karen & Don, Indiana

The Jennifer Green Room



click to enlarge

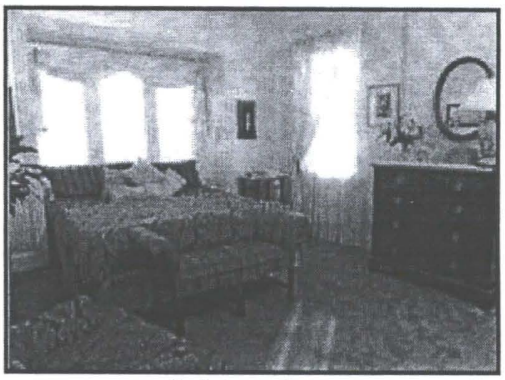
Romantic and serene, this very popular second-floor room has a queen-size bed, fireplace, and two-chambered bath with an over-sized shower and sunny vanity area. Two French doors open to a large private deck overlooking the pool and garden area. Curl up in front of the fireplace with a book from the antique bookcase.
Price Range: $175-$225

"We had a wonderful time at Swann House. Everyone was very accommodating. The house is wonderful, I would have been just as happy to stay inside the whole time." Chris

The Richardson Room

Named for the house's architectural style (Richardson Romanesque), this sunny third-floor room with rich plum-colored tapestries and lovely windows has a stately feel. There is a king-size bed, large desk, and bathroom with tub and shower. Just outside the door, ascend one flight of

steps to the roof deck with a panoramic view of our vibrant neighborhood.
Price Range: $150-$195



click to enlarge

"My stay at Swann House will always be a treasured memory." Peggy

The Blue Sky Suite



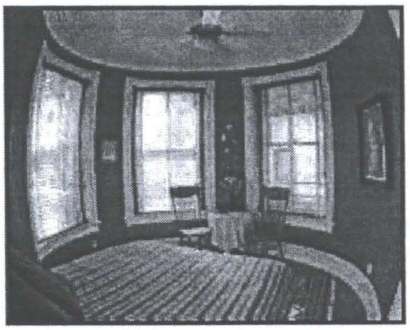
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A home away from home, this charming third-floor suite has a queen-size bed in the bedroom. A separate living room has a pink tile fireplace and sofa bed. There is a breakfast nook in the window dormer and a cozy corner kitchen. The bathroom has a Jacuzzi tub and shower. Just outside the door, ascend one flight of stairs to the roof deck with a panoramic view of our vibrant neighborhood.
Price Range: $225-$295

"Your thoughtfulness and kindness were so above and beyond the call of duty... so many little extras to make my stay special." Vicki

The Lighthouse

Reminiscent of a Chesapeake Bay lighthouse, this cozy round room is located in the second floor turret. The nautical theme gives the room great charm and three wonderful windows visually enlarge the space, which houses a queen size bed. The cheerful red, white and blue bathroom is complete with stand up shower.
Price Range: $140-$160



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"Your house is great and your Swann House Team is awesome. You can rest assured that your name will be passed on to friends as the best place to stay in D.C." Robert, New Orleans, LA

The Mary Rose Room

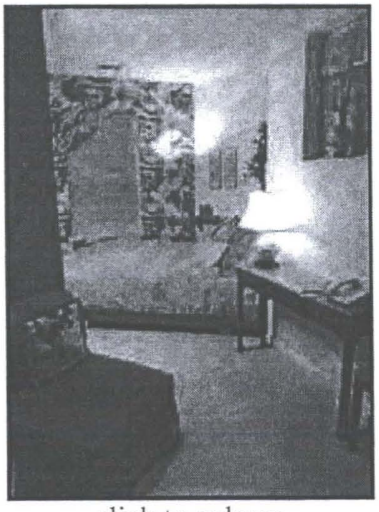
Mary Rose Room - Quaint with lace curtains and soft colors, this second-floor room has a queen-size bed, decorative fireplace and black marble bathroom with a tub, shower and the original antique pedestal sink.
Price Range: $140-$175



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"Your personal service, great location, and the charm of Swann House added so much to our pleasure and comfort as we explored the city." Don & Carolyn

The Shanghai'daway



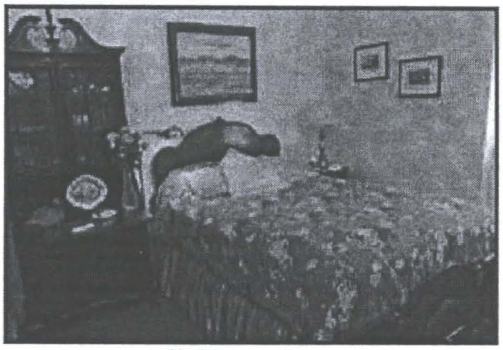
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Shanghai'daway - Escape to the Orient in this cozy ground-floor room. There is a queen-size bed, sitting area and writing table fit for a laptop. Inset glass shelves enhance the look of the bathroom complete with a stand-up shower.
Price Range: $125-$150

"Your warm hospitality, beautiful house & lovely surroundings made for a warm feeling of home away from home." Yoram & Noga, Jerusalem, Israel

The Nantucket Room

Nantucket Room - Named for the innkeepers' favorite island retreat, this cozy third-floor room is the smallest room in the house with an antique full-size bed, dresser, and lots of light. The bathroom has a small tub and shower. Just outside the door, ascend one flight of steps to the roof deck with a panoramic view of our vibrant neighborhood.
Price Range: $125-$140



click to enlarge

"The Swann House has elevated our expectations of 'preferred' vacation accommodations to the point that I doubt if they could ever be replicated or equaled." Kathy, George, Paul & Ali

Reservation Information

- Check-in hours are 4:00 - 9:00 p.m. daily. Check out time is 11 a.m. Special arrangements may be made in advance for late check-in.
- A deposit of 50% is required to reserve a room. The balance is due upon arrival. DC tax is 14.5%.
- Deposits will be refunded if changes or cancellations are made 14 days or more prior to arrival date, less a $35 fee. Due to our limited availability, we are unable to provide refunds if cancellations or changes are made less than 14 days prior to arrival date.
- Limited off-street parking is available by reservation only. There is a charge of $12 per day.
- Children ages 12 and above are welcome.
- Room rates are for double occupancy. The rate for each additional person is $35.
- We thank you for not smoking inside Swann House.
- There is a two-night minimum on weekends.
- Prices and policies subject to change without notice.

All of our guestrooms are complete with cable television, private bathroom, and a telephone with voicemail and a data port. All of our guestrooms are air conditioned. Our rates include a continental breakfast consisting of an assortment of fresh fruit, yogurt, fresh baked goods, hard-boiled eggs, a variety of cereals including homemade granola, tea, coffee and juice.

Our room rates vary from $140 - $295 per night. Please call us at **(202) 265-4414** or e-mail Swann House for specific information.

1808 New Hampshire Avenue, NW
Washington, DC 20009
tel. (202) 265-4414 fax (202) 265-6755
E-mail us at stay@swannhouse.com

Weddings & Receptions Meetings Guest Services

Your Home Away From Home in Washington, DC.

The Dupont at The Circle

A Bed and Breakfast Inn in the heart of Washington, DC

Fill out our NEW RESERVATION REQUEST form.

Home
Rooms & Rates
Reservations & Cancellations
Meetings & Events
Guest Comments
Location
Driving Directions

AAA Approved





Our Rooms

Our guest rooms are individually and tastefully decorated, each distinctive in its beautiful antiques and comfortable ambiance. All rooms boast the finest plush towels and ironed bed linens to pamper you in Victorian luxury.

Our common area parlors are invitingly cozy... the perfect place to read on a rainy afternoon. And for those beautiful sunny days, a patio perfectly suited for people-watching fronts our B&B.

Bedrooms

The Victorian Room
The Canopy Room
The Lincoln Room
The Cuban Room
Lola's Room
The Moroccan Room
The Plum Suite
The English Basement

The Victorian Room

Revel in the Victorian splendor of this beautiful first-floor room. Fine Victorian antiques and



handcrafted reproduction stained-glass windows from the period will take you back in time. Queen size bed and private bath: $140

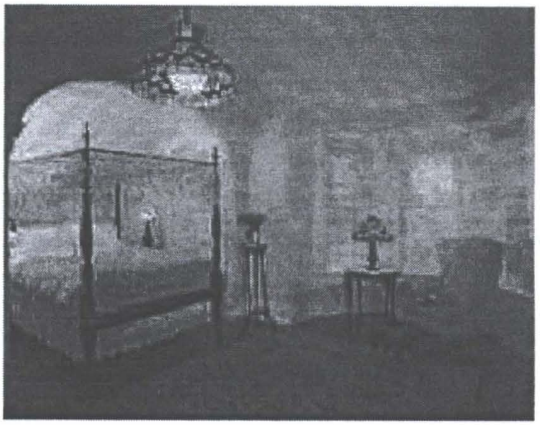
360° TOUR

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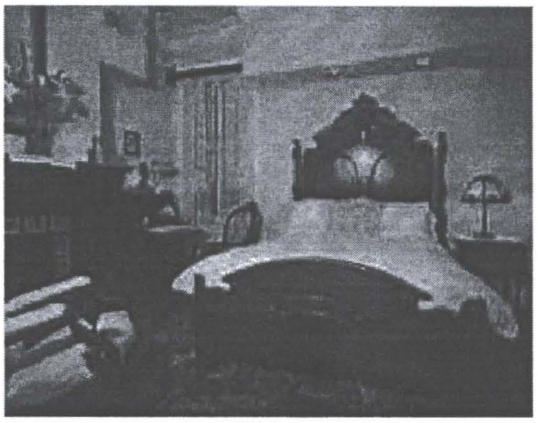
The Canopy Room

The focal point of this spacious second-floor room is a spectacular four-poster canopy bed. The sunny eastern exposure and beautiful antique lamps will leave you feeling pampered in the best B&B style! Queen size bed and private bath: $180

360° TOUR



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The Lincoln Room

Enjoy our cozy second-floor room boasting the same furniture as the Lincoln Bedroom at the White House. Other features, including a handcrafted stained-glass window and a decorative fireplace with original inlaid tile, complete the "Presidential" treatment. Double bed and private bath: $140

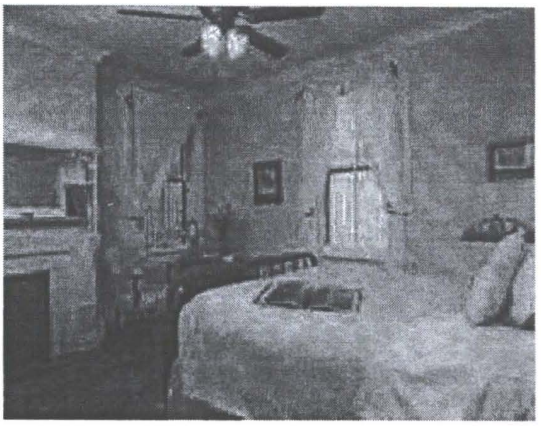
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The Cuban Room

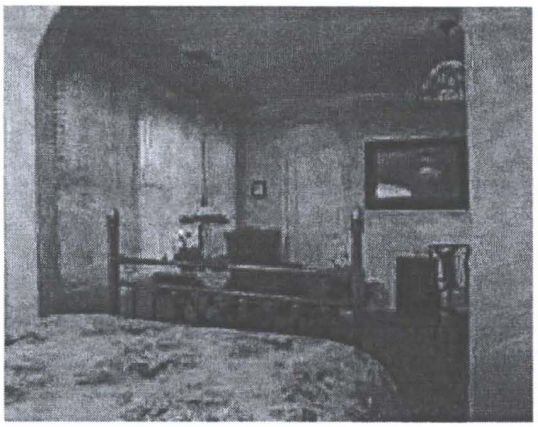
Alan's passion for cigars and the rich, earthy colors of this

charming second-floor room led us to name it for Havana's most famous export. Whether your preference is reading up on *habanos* or soaking in the whirlpool tub, you'll find that this room appeals to all aficionados of luxury. Queen size bed, private bath with whirlpool tub, and TV: $160



360° TOUR

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Lola's Room

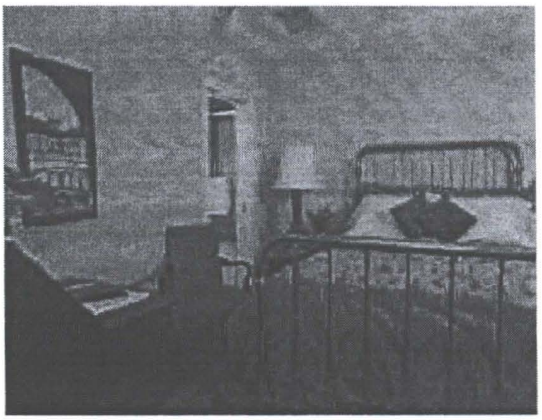
Named for Anexora's godmother, this sunny, cheerful third-floor room is the perfect place to feel nurtured. Nestle down in the comfort of our brass bed and enjoy the view of Dupont Circle -- you'll never feel so "at home" again! Queen size bed and private bath: $180

360° TOUR

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The Moroccan Room

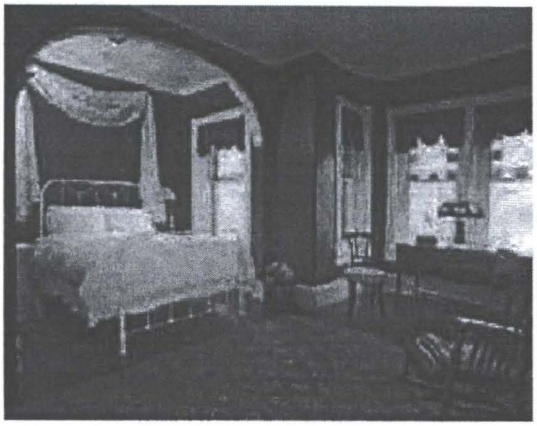
A touch of romance *a la* Casablanca makes our cozy third-floor room a perfect retreat. Classic furniture and lamps with a Moroccan flavor will provide 1,001 Arabian nights of memories. Queen bed, private bath with whirlpool tub, and TV: $160



360° TOUR

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The Plum Suite



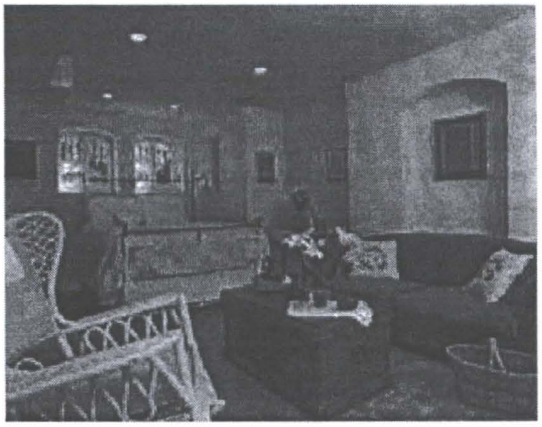
Our decadent suite is comprised of an entire private floor in the inn. Rich plum wallpaper and exquisite stained-glass windows in plum and amber are the height of Victorian romance! Recline luxuriously on a chaise lounge by the fireplace and rejoice in the knowledge you've left it all behind. The suite includes a living room with entertainment center, a separate marble bath with a whirlpool tub, and a queen size bed: $300

360° TOUR

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The English Basement

Experience a slice of city life in our spacious studio apartment. This charming apartment is light and airy with elegant furnishings... returning through your private entrance will be like coming home after a day -- or night -- on the town. Queen size bed, private bath, kitchenette, TV/VCR and private entrance: $225



360° TOUR

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Fill out our NEW RESERVATION REQUEST form.

Photos by Tom Bagley / Styling by Gail Greco

InnWordsAndPictures@juno.com

The Dupont at The Circle

1604 19th Street, NW

The Dupont at The Circle
A BED & BREAKFAST INN

Your Home Away From Home in Washington, DC.

Home
Rooms & Rates
Reservations & Cancellations
Meetings & Events
Guest Comments
Location
Driving Directions

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The Dupont at The Circle

A Bed and Breakfast Inn in the heart of Washington, DC

A Perfect Meeting Location

The Dupont at The Circle is a perfect setting for small business meetings. The location is ideal, next to the metro and many restaurants. Our facility can accomodate meetings for up to ten people in a comfortable environment. Breakout rooms in our parlors are also available. Executive retreats, committee and board meetings have been hosted by our staff at The Dupont at The Circle.

Meeting space is available at a cost of $100/hour, with daily rates available. We can also arrange catering services for your meeting.

For further information or to plan your event, please contact the innkeeper.

The Dupont at The Circle

1604 19th Street, NW
Washington, D.C. 20009
(202) 332-5251 Fax: (202) 332-3244
Reservations: (888) 412-0100
email: dupontatthecircle@erols.com

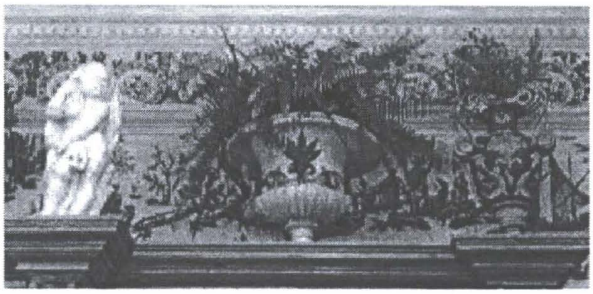
Return to The Dupont at The Circle Home Page

Rates & Reservations

Inn Washington
1902 R Street, NW
Washington, DC 20009

Home | House History & Tour | Location & Map | Guest Testimonials | Contact Us

Click on a room name for more information and pictures



Accommodations at the Inn Washington are as follows:

Room	Description	Cost
Jamaica	Single bed, shared bath	$75-$100
The Kerhonkson	Double bed, shared bath	$90-$110
Shelley Belle	Double bed, shared bath	$90-$110
The Beatrice Studio	Two twins or one king, kitchenette, private bath	$130-$160
Peretz Shalom	Queen bed, day bed, private bath	$150-$175
Elliot's Crown Suite	King bed, double daybed, private sitting room, private bath	$175-$225

Special Rates are available for longer stays and Off-Season visits



Send email with queries or reservation requests to:
info@innwashington.com

Telephone:
202-234-0010, extension 1

FAX:
202-265-7551

HISTORYmatters

November 11, 2002

Shaughn West
Assistant Manager, Toutorsky Mansion
1720 16th Street, NW
Washington, DC 20009

Dear Ms. West:

I write to inform you of the current status of our ongoing work for the Toutorsky Mansion. As you know, Mr. Gonzalez has contracted History Matters to complete a federal historic rehabilitation tax credit application for his property at 1720 16th Street, NW in Washington, DC. The building is a contributing property to the 16th Street Historic District that is listed on the National Register of Historic Places.

As you know, History Matters' Senior Architectural Historian, Kathryn Gettings Smith, and I have conducted an extensive inspection of the property. History Matters believes that the work completed by Mr. Gonzalez has been sensitively designed and implemented; no character-defining features have been compromised. We see no reason why historic preservation tax credits for the Toutoursky Mansion would not be approved by the National Park Service as no structural change to the building, with the exception of some of its bathrooms, is planned. Perhaps most importantly, Mr. Gonzalez plans for the first floor of the building to maintain its original configuration and use.

Part 1, the tax credit application's *Evaluation of Significance* has been completed, filed, and approved. Due to the close cooperation and significant information provided to us by Mr. Gonzalez, History Matters expects to complete and submit Part 2 (*Description of Rehabilitation*) of the application to the District of Columbia's Historic Preservation Office in the next four to five weeks.

Please do not hesitate to contact me if you have any questions or concerns with which we may of assistance.

Sincerely,

Edna Johnston
Principal

HISTORY
ARCHITECTURAL HISTORY
PRESERVATION PLANNING

2605a P Street NW
Washington DC 20007-3063

202.333.8593
f 202.333.4280

historymatters@att.net