The Bellevue Hotel

181 Bellevue Ave • Newport, RI

Technical Review ***#3***
Submitted Thursday, May 29th, 2025

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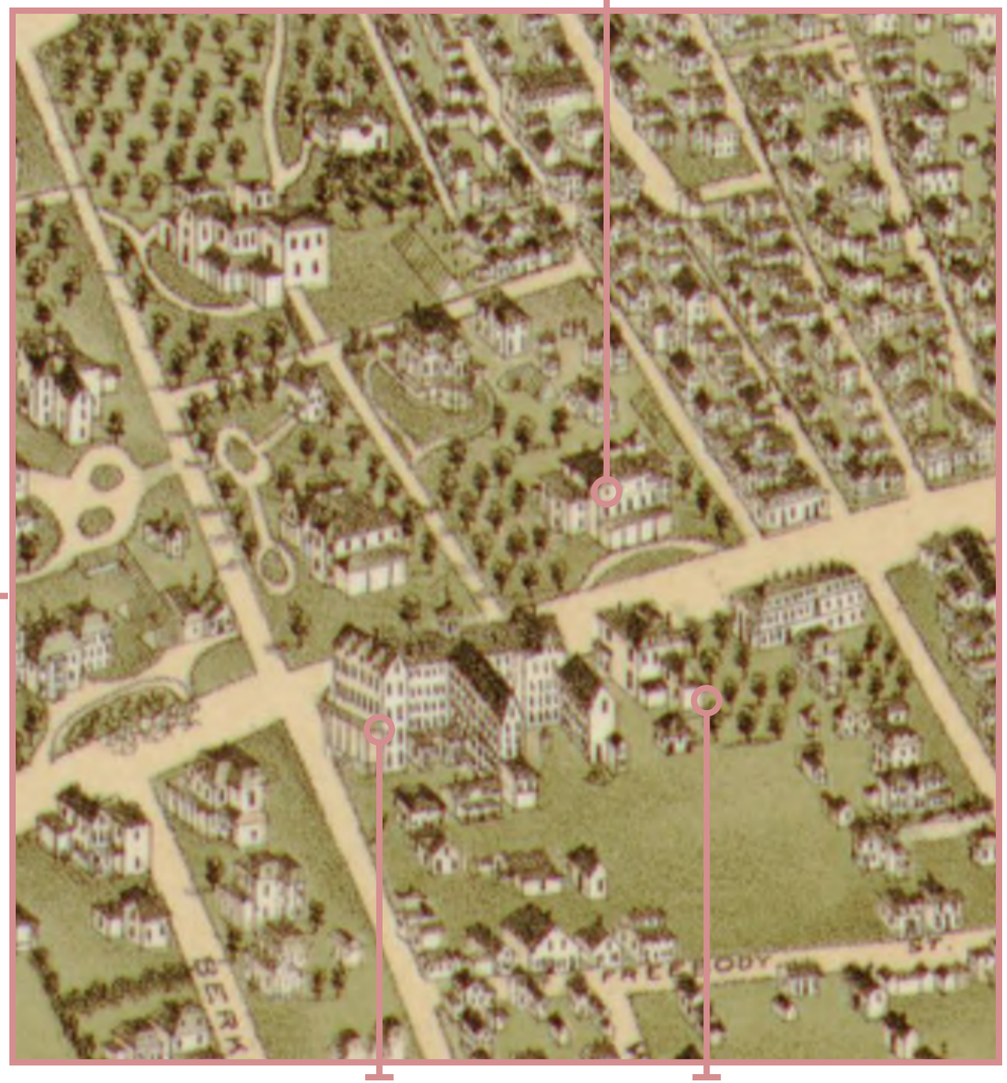

Historic Aerial View of Newport

1878 (Library of Congress)

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Stone Villa (Demolished in 1957)

Owned by James Gordon Bennet Jr.

Proposed Bellevue Hotel

Stone Villa (Demolished in 1957)

Owned by James Gordon Bennet Jr.

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Stone Villa (Demolished in 1957)

Owned by James Gordon Bennet Jr.

Proposed Entry of Bellevue Avenue

Proportions scaled to the Original Stone Villa

Hotel Proposal with Stone Villa as Main Lobby

Commissioned by J. Bennet in 1893, Designed by Whitney Warren

Proposed Entry of Bellevue Avenue

Entry aligns with original Stone Villa

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James Gordon Bennet Stone Villa

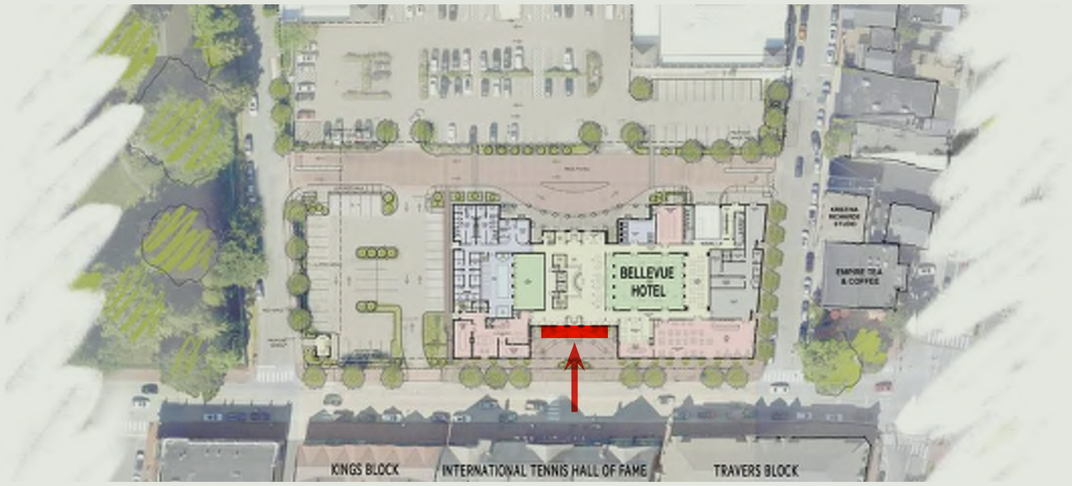
Stone Villa (Image taken just prior to demolition in 1957)

Proposed Entry of Bellevue Avenue

Proportions scaled to the Original Stone Villa

Hotel Proposal with Stone Villa as Lobby

Commissioned by J. Bennet in 1893, Designed by Whitney Warren



Proposed Entry of Bellevue Avenue

Entry aligns with original Stone Villa

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ZONING INFORMATION

ZONING DISTRICT : GENERAL BUSINESS (GB), HISTORICAL OVERLAY DISTRICT

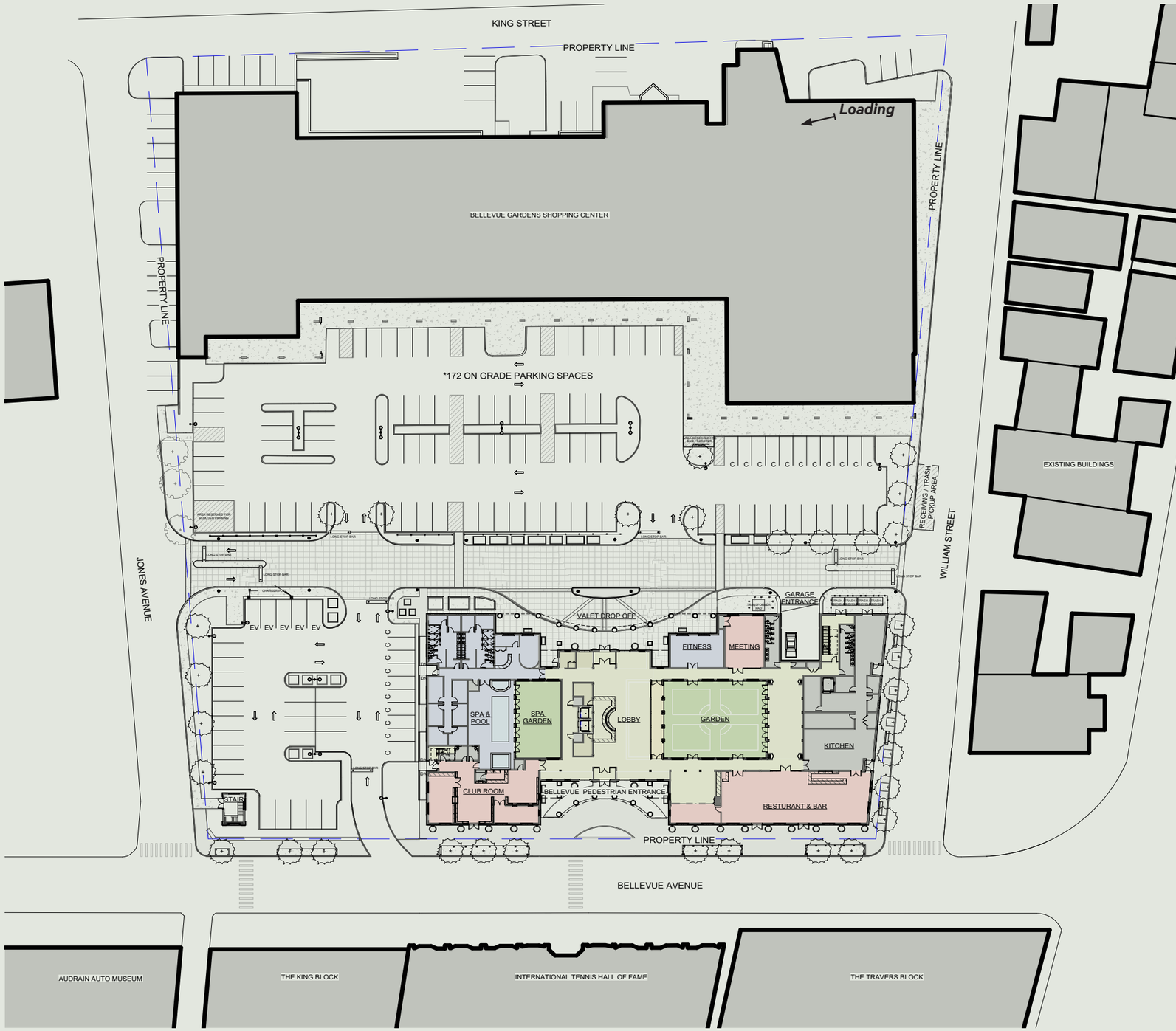
REGULATION	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	5,000 SF	208,507± SF	NO CHANGE
MIN. LOT FRONTAGE	50'	1,834'±	NO CHANGE
MIN. LOT WIDTH	50'	389'±	NO CHANGE
MIN. FY SETBACK	0'	0'±	NO CHANGE
MIN. SY SETBACK	0'	N/A	N/A
MIN. RY SETBACK	5'	N/A	N/A
MAX. BUILDING HEIGHT	45'	42.7'±	45'
MAX. LOT COVERAGE	80%	28%±	58%±

PARKING INFORMATION

USE	REQUIRED	PROVIDED
PARKING:		
EX. RETAIL: MIN 1 SPACE PER 275 GROSS FLOOR AREA, MAX 2 SPACES PER 275 GROSS FLOOR AREA	58,419± SF RETAIL @ 1 SP/275 SF = 212.4 SP.	
HOTEL:		
• PROPOSED TRANSIENT GUEST FACILITIES: 1 SPACE PER ROOM PLUS 1 SPACE PER 3 EMPLOYEES	91 ROOMS @ 1 SP/ROOM = 91 SP.	342 SPACES (INCLUDING 171 GARAGE SPACES)
• PROPOSED RETAIL: MIN 1 SPACE PER 275 GROSS FLOOR AREA, MAX 2 SPACES PER 275 GROSS FLOOR AREA	2,756 SF REST. @ 1 SP/150 SF = 18.4 SP.	
• PROPOSED RESTAURANT: 1 SPACE PER 150 SQUARE FEET OF CUSTOMER AREA PLUS 1 SPACE PER 3 EMPLOYEES	ASSUME 48 EMPL. @ 1 SP/3 EMPL =16 SP.	
	338 TOTAL SPACES	

Original connection to ITHoF

James Gordon Bennett - Stone Villa
(Demolished 1957)



Site Plan

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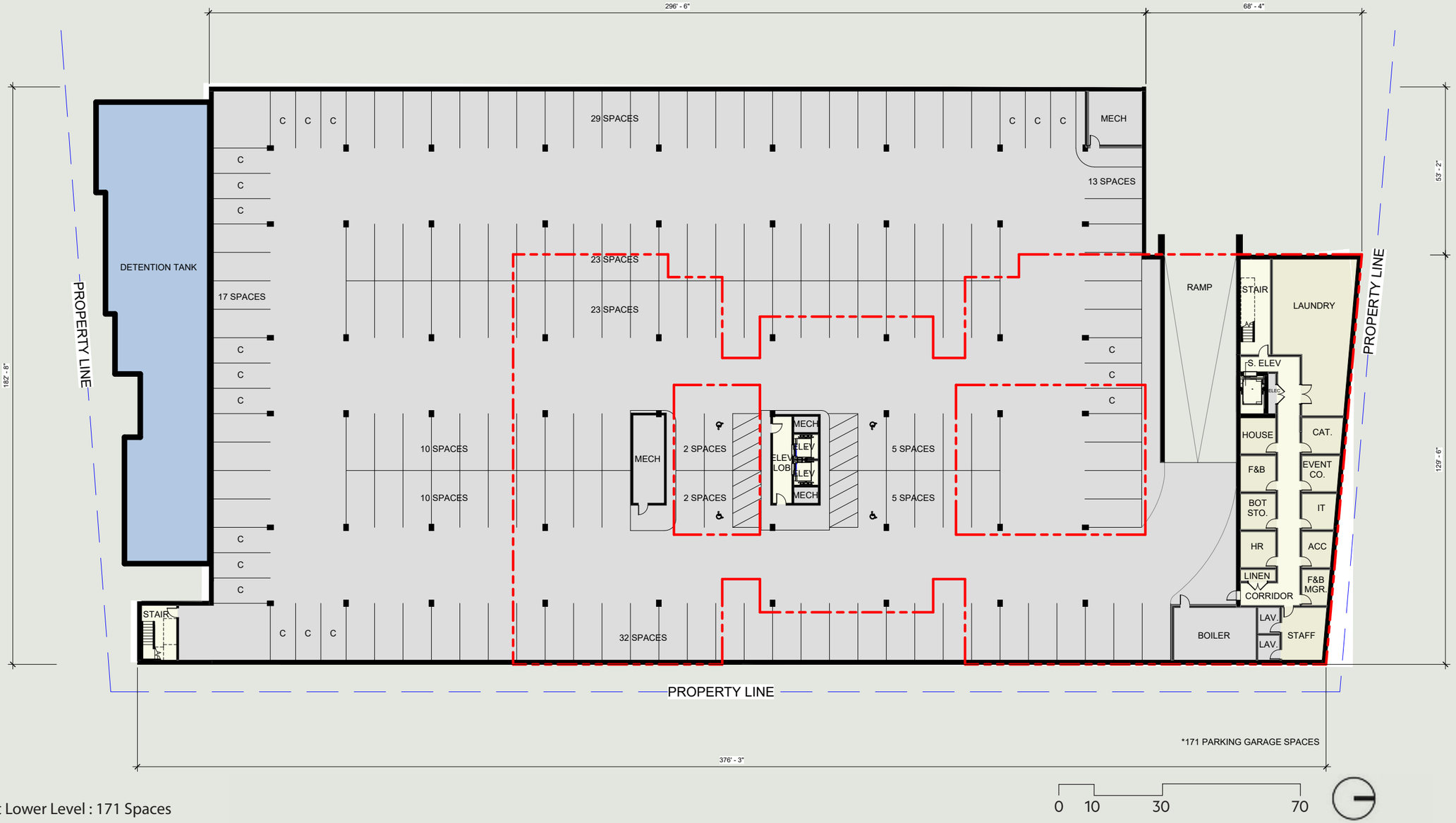

Notes:

Parking Count at Lower Level : 171 Spaces

Lower Level

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SF

GSF – 25,650 Interior

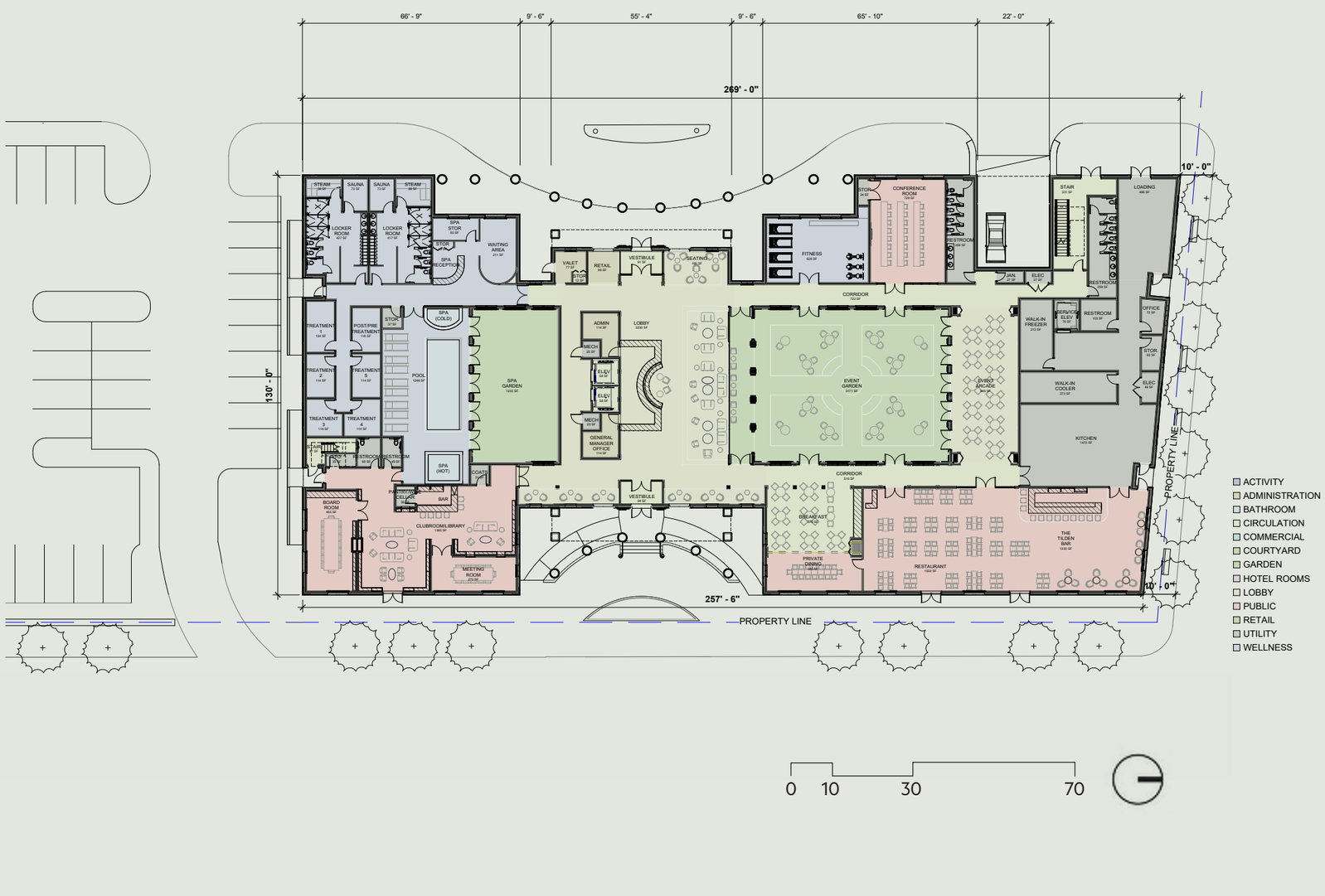
GSF – 5,000 Exterior Court

Events Lawn

Overall Dimension – 48’ x 70’
3,360 sf

Spa Garden

Overall Dimension – 48’ x 30’
1,440 sf



1st Floor

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