GOVERNMENT OF THE VIRGIN ISLANDS
DEPARTMENT OF PLANNING AND NATURAL RESOURCES
VIRGIN ISLANDS HISTORIC PRESERVATION COMMISSION

St. Thomas-St. John Historic Preservation Committee
Fort Christian NHL Site
Charlotte Amalie, VI 00802
(340) 774-3320

St. Croix Historic Preservation Committee
Fort Frederik NHL Site
Frederiksted, VI 00840
(340) 773-1082

dpnr.vi.gov

Notice of Violation

Violation:	Unauthorized Building Addition
Location:	Cruz Bay 4A, Cruz Bay, Virgin Islands 00802
Parcel No.:	308101010600
Owner:	Mr. Joe Decourcy WVJD, LLC
Address:	PO BOX 1523, ST JOHN VI 00831

October 30, 2026

Dear Mr. DeCourcy:

The St. Thomas-St. John Historic Preservation Committee (STT-STJ HPC) has determined that construction activities occurring at Parcel No. 308101010600, located within the Cruz Bay Historic District, are not consistent with the plans approved by the Committee under Application No. HPC-17-2026 on June 9, 2026.

The approved application authorized modifications to the final phase of the Wharfside Village Hotel development, including revisions to the roof design and construction methodology. Specifically, the Committee approved a three-story structure utilizing a flat roof configuration with a planter parapet in lieu of the previously approved hip roof design and allowed construction utilizing prefabricated modular building components. At no time did the Committee approve the construction of an additional fourth story, rooftop pool, rooftop recreation deck, elevated accessory structures, or associated railing systems above the approved building height.

Recent site observations have documented the construction of an additional fourth-floor level and rooftop pool deck above the approved three-story building envelope. These features were neither presented to nor approved by the Committee and constitute a substantial deviation from the approved plans.

The Cruz Bay Historic District was established to protect the historic character, architectural scale, traditional roof forms, view corridors, and visual integrity of Cruz Bay Town. Historic district regulations require that all exterior alterations and additions receive review and approval prior to construction and that new construction be compatible in scale, massing, height, and architectural character with the surrounding historic district. Unauthorized vertical expansion of a building and the addition of rooftop amenities materially alter the approved design and adversely affect the character and appearance of the historic district.

Accordingly, the Committee finds that the construction of the fourth-floor addition and rooftop pool deck constitutes an unauthorized alteration within a designated historic district and is in violation of the approval granted under Application No. HPC-17-2026 and the requirements governing development within the Cruz Bay Historic District.

Pursuant to the authority granted under Title 29, Virgin Islands Code, Chapter 3, the owner is hereby directed to:

1. Immediately cease any further work associated with the unauthorized fourth-floor addition, rooftop pool, rooftop deck, and related appurtenances;
2. Submit, within thirty (30) days of receipt of this Notice, a corrective action plan for removal of the unauthorized construction and restoration of the structure to the approved design.

Failure to comply with this Notice may result in additional enforcement actions, including the assessment of penalties, issuance of stop-work directives, referral to the Department of Planning and Natural Resources Division of Building Permits, and any other remedies authorized under Virgin Islands law.

Should you have any questions concerning this Notice, please contact the Virgin Islands State Historic Preservation Office at (340) 774-3320.

Sincerely,

Enrique Rodriguez

Enrique E. Rodriguez
Acting Chair
St. Thomas-St. John Historic Preservation Committee

cc: Commissioner Jean-Pierre L. Oriol
Amanda Jackson-Acosta, Director, Division of Building Permits
Sean L. Krigger, VISHPO Director & Deputy SHPO



Unapproved fourth floor



Unapproved fourth floor rooftop pool