

Building: 56 Fitness Center

Structural Assessment: Structurally Sound

Primary Occupancy: Fitness Center / Gym

Number of Stories: 1

Number of Residential Units: 0

Type: Stand Alone

Component	Material	Notes
Floor	Concrete	
Walls (Structural)	Concrete	Small, vertical cracks observed in three corners. No signs of settlement or out of plane movement was observed.
Walls (Non-Structural)	N/A	Rot observed at some fascia boards and window frames.
Roof	Wood Framed / Metal Roof	Potential termite damage.
Stairs/Railings	Wood	Benches, which were serving as railings, are damaged.
Sidewalk		

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Building: 71 Massage Center

Structural Assessment: Potentially

Repair or Rebuild

Primary Occupancy: Sport

Number of Stories: 1

Number of Residential Units: 0

Type: Stand Alone

Component	Material	Notes
Floor	Concrete	
Walls (Structural)	Concrete	
Walls (Non-Structural)	Stone / wood infill	Wood section of walls is deteriorated. Potential termite damage.
Roof	Wood framed / wood shingles	Roof failed. Wooden bracing is rotted/termite damaged. Potential termite damage.
Stairs/Railings	N/A	
Sidewalk	Concrete	

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Building: 92 Tennis Pro Shop and Breezeway

**Structural Assessment: Potentially Repair or
Rebuild**

Primary Occupancy: Sport

Number of Stories: 1

Number of Residential Units: 0

Type: Stand Alone

Component	Material	Notes
Floor	Concrete	
Walls (Structural)	Concrete	
Walls (Non-Structural)	Stone / wood infill	Wood section of walls is deteriorated. Potential termite damage.
Roof	Wood framed / wood shingles	Roof failed. Wooden bracing is rotted/termite damaged. Potential termite damage.
Stairs/Railings	N/A	
Sidewalk	Concrete	

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Building: 58 Managing Director's Guest House

Structural Assessment: Structurally Sound

Primary Occupancy: Dwelling

Number of Stories: 1

Number of Residential Units: 1

Type: Stand Alone

Component	Material	Notes
Floor	Concrete	
Walls (Structural)	Concrete	Minor spalling at exterior walls.
Walls (Non-Structural)	Concrete	
Roof	Wood / Metal Roof	Two rafter tails cracked at eaves. Metal roof attached directly to rafters (no plywood sheathing).
Stairs/Railings	N/A	
Sidewalk	Concrete	

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Building: 59 Managing Director’s House

Structural Assessment: Structurally Unsound

Primary Occupancy: Dwelling

Number of Stories: 1

Number of Residential Units: 1

Type: Stand Alone

NOTE: Unable to safely access full extent of property. Notes are limited to what could be safely reviewed. Further investigation required.

Component	Material	Notes
Floor	Concrete / Wood	Approximately half the building is concrete slab on grade and the other half is wood framed floors. Concrete appeared to be stable. Wood floors were still standing, but not accessed from below. Further investigation of wood framing required.
Walls (Structural)	Concrete / Wood	Approximately half the building is concrete walls and the other half is wood framed walls. Concrete walls appeared to be stable. Wood walls had completely failed.
Walls (Non-Structural)	Wood	It appears all non-structural wood walls had completely failed.
Roof	Wood framed / metal roof	Wood framed roof had partially collapsed over both the wood and concrete portion of the buildings.
Stairs/Railings	Wood	Severely rotted and failed throughout the building.
Sidewalk		Not visible through vegetation.

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Building: Garden View Bus Stop

Structural Assessment: Structurally Sound

Primary Occupancy: Bus Stop

Number of Stories: 1

Number of Residential Units: 0

Type: Stand Alone

Component	Material	Notes
Floor	Concrete	Concrete pad previously trenched for utilities.
Walls (Structural)	Wood	
Walls (Non-Structural)	N/A	
Roof	Wood framed/ Wood shingles	Shingles deteriorated.

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Tennis Courts

Structural Assessment: N/A

Primary Occupancy: Sport

Number of Stories: N/A

Number of Residential Units: 0

Type: Stand Alone

Component	Material	Notes
Floor	Turf	Tennis court turf has shifted, wrinkled, ripped, and is damaged.

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Pool

Structural Assessment: N/A

Primary Occupancy: Sport

Number of Stories: N/A

Number of Residential Units: 0

Type: Stand Alone

Component	Material	Notes
Structure	Concrete	Pool is holding water and appears to be in good condition.
Railings	Aluminum	Some railings have shifted / failed.

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LITTLE CANEEL BEACH



Map is the property of Caneel Bay Resort.

Building: 22 Main Building

Structural Assessment: Potentially

Repair or Rebuild

Primary Occupancy: Food Services / Offices

Number of Stories: 2

Number of Residential Units: 0

Type: Attached

Component	Material	Notes
Floor	Concrete	
Walls (Structural)	First Floor: Stone/Concrete Second Floor: Concrete on west side, steel framing on east side, and wood framed shed addition further east.	Concrete beams supporting second floor cracked in kitchen area. Spalled beam to column connection with exposed, corroded rebar. Tile finishes in kitchen area covered most walls and ceilings, so some structural conditions may be hidden. Questionable construction design second floor.
Walls (Non-Structural)	Concrete/Wood	Potential termite damage.
Roof	Membrane on Concrete/Metal Decking Mansard wood shingle roof on second floor admin offices	First floor roof is functionally failed, numerous areas of water infiltration and large hole in south east corner. Wood shingles deteriorated and visible biological growth.
Stairs/Railings	Metal Stairs to Roof	Wood planks on roof catwalk deteriorated. Possibly an egress pathway due to occupancy on second floor.
Sidewalk	Concrete	

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Building: 22 Main Building – Terrace

Structural Assessment: Structurally Sound

Primary Occupancy: Food Services / Public Assembly

Number of Stories: 1-2

Number of Residential Units: 0

Type: Attached

Component	Material	Notes
Floor	Concrete	
Walls (Structural)	Concrete Piers	Structure is semi-attached to portions of the admin building. The concrete piers are the primary structural system, no pier deterioration was observed.
	Steel/wood-framed addition	Wood-framed additions were hung from the roof at the north end of the structure from a post-installed steel lintel. Questionable construction design of additions.
Walls (Non-Structural)	N/A	
Roof	Concrete	
Stairs/Railings	Metal	
Sidewalk	Concrete	

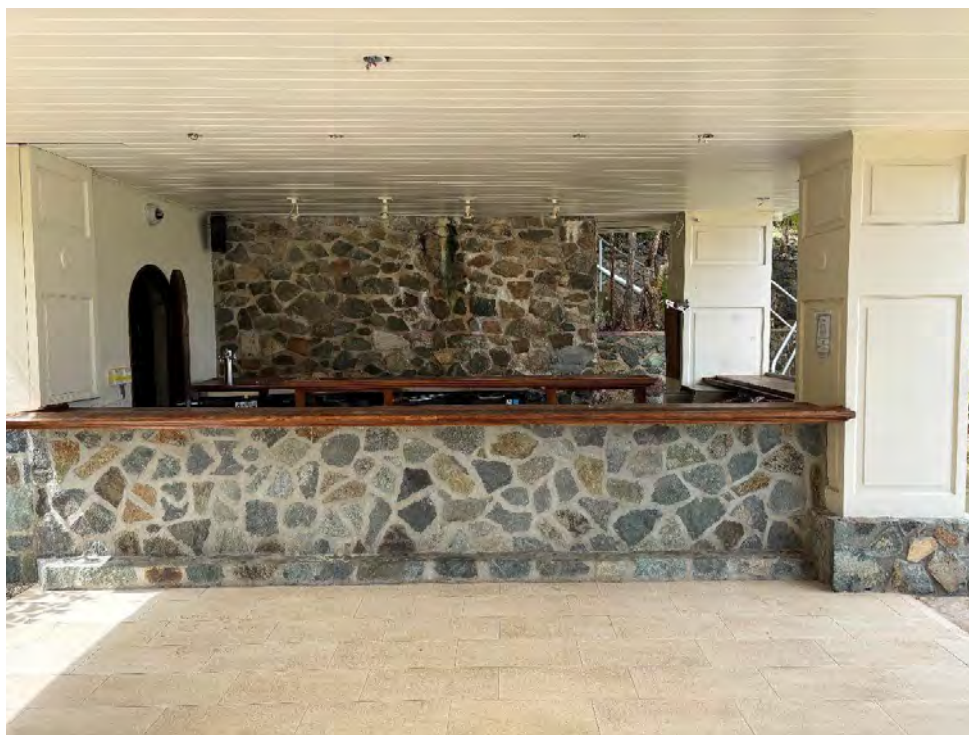
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Building: 23 Gift Shop / Car Rental

Structural Assessment: Structurally Sound

Primary Occupancy: Commercial

Number of Stories: 2

Number of Residential Units: 0

Type: Stand Alone

Component	Material	Notes
1 st Floor	Concrete	
2 nd Floor	Wood Framed	
Framing (Structural)	Laminated Wood / Timber	Bottom of exterior, laminated wood columns have moisture damage.
Walls (Non-Structural)	Wood Framed	Termite activity observed on partition walls by kitchen. Exterior partition walls on south side have sill plate and sheathing damage near base.
Roof	Wood Framed / Wood Shingles	Sporadic sheathing damage and missing wood shingles at roof. Vegetation on roof.
Stairs/Railings	Wood	
Pergolas	Wood Framed	Attached wood pergola on north side with damaged rafters and posts. Detached wood pergola on east side with sever drift and failed connectors.

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Building: Gift Shop Bus Stop (Adjacent to Gift Shop / Car Rental)

Structural Assessment: Structurally Sound

Primary Occupancy: Bus Stop

Number of Stories: 1

Number of Residential Units: 0

Type: Stand Alone

Component	Material	Notes
Roof	Wood Framed / Wood Shingles	Missing roof sections. Potential termite damage.
Posts	Wood	Wood posts supported on concrete foundations.

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Building: 64 Dive Shop

Structural Assessment: Structurally Sound

Primary Occupancy: Residence / Storage

Number of Stories: 2

Number of Residential Units: 1

Type: Stand Alone

Component	Material	Notes
Floor	Concrete 1 st Floor / Wood Framed 2 nd Floor	
Walls (Structural)	Stone 1 st Floor / Wood 2 nd Floor	Exterior sheathing on east side of building is showing signs of rot at base of wall.
Roof	Wood Framed / Metal Roof	Vegetation on low roof. Roof at rear building has a very low slope for a metal roof.
Stairs/Railings	Wood	Exterior wood railings have failed.

Notes:

- Unable to access interior for updated review. Interior review based on photos from 2024.

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Building: 98 Open Kitchen at ZoZo's

Structural Assessment: Structurally Sound

Primary Occupancy: Kitchen

Number of Stories: 1

Number of Residential Units: 0

Type: Semi-Detached

Component	Material	Notes
Floor	Concrete	
Walls (Structural)	Stone	Stone piers support 4 timber trusses.
Roof	Wood Framed / Wood Shingles	Rafters at north-east corner shows signs of termite damage and rotted wood. Minor missing wood shingles throughout roof structure.

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Building: Laundry and Prep Kitchen at ZoZo's

Structural Assessment: Structurally Sound

Primary Occupancy: Kitchen

Number of Stories: 1

Number of Residential Units: 0

Type: Semi-Detached

Component	Material	Notes
Floor	Concrete	
Walls (Structural)	Concrete	Minor rot of wood frames around exterior door.
Walls (Non-Structural)	Concrete	
Roof	Wood Framed / Wood Shingles	
Infill Structure	Wood Framed / Plastic Corrugated Roof	

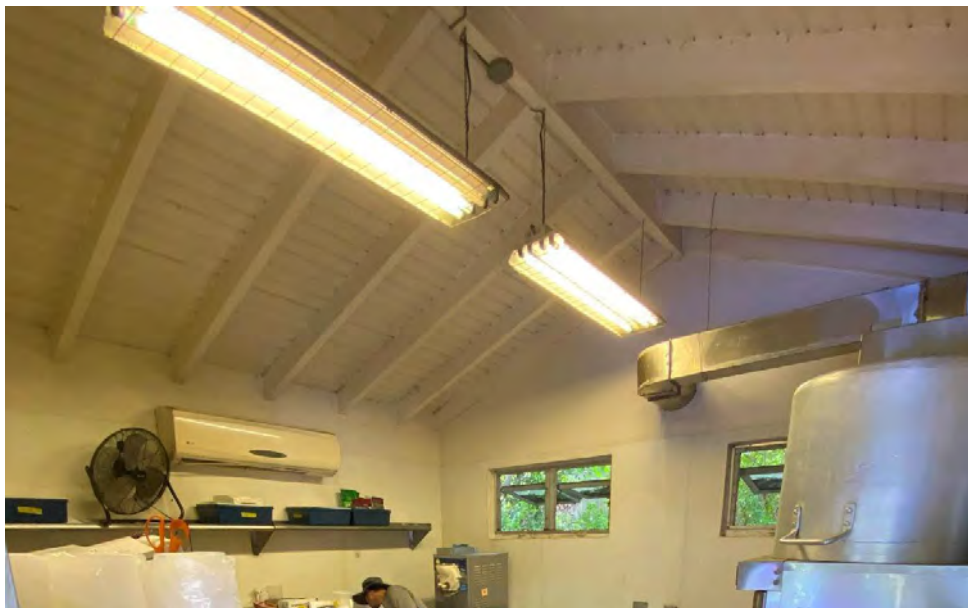
Notes:

- Unable to access interior prep kitchen for updated review. Interior review based on photos from 2024.

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Building: Comfort Station at ZoZo's

Structural Assessment: Structurally Sound

Primary Occupancy: Restrooms

Number of Stories: 1

Number of Residential Units: 0

Type: Semi-detached

Component	Material	Notes
Floor	Wood	
Walls (Structural)	Wood	
Walls (Non-Structural)	Wood	
Roof	Wood Framed / Membrane	Minor damage at flashing edge and membrane roof.
Stairs/Railings	Wood Ramps	

Notes:

- Unable to access interior for updated review. Interior review based on photos from 2024.

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Building: Storage Shed at ZoZo's

Structural Assessment: Structurally Sound

Primary Occupancy: Storage

Number of Stories: 1

Number of Residential Units: 0

Type: Stand Alone

Component	Material	Notes
Floor	Concrete	
Walls (Structural)	Wood	Appears to have originally been bus stop with two center posts supporting the roof. Non-bearing wood walls were added at perimeter to create and enclosed structure. Large sliding barn doors on north side of structure have significantly deteriorated.
Roof	Wood Framed / Wood Shingles	Minor damage at flashing edge and membrane roof.

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Building: Generator Hut at ZoZo’s

Structural Assessment: Structurally Unsound

Primary Occupancy: Mechanical

Number of Stories: 1

Number of Residential Units: 0

Type: Stand Alone

Component	Material	Notes
Floor	Wood Framed / Plywood Deck	
Structure	Wood	Open structure with a wood post at each of the 4 corners. The front two posts have been cut and are supported on stacked wood scraps. The posts are leaning and have no positive connection to the blocking or deck below.
Roof	Wood Framed / Plastic Corrugated Deck	Minor damage to roof deck.

Additional Observations:

- Structure appears to not meet requirements of National Fire Protection Association (NFPA) regarding supporting generators on flammable surfaces and clearance surrounding generators. Further review recommended to assess code compliance for generator structure.

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Building: Concrete Shed on Road to Honeymoon Beach

Structural Assessment: Structurally Sound

Primary Occupancy: Storage

Number of Stories: 1

Number of Residential Units: 0

Type: Stand Alone

Component	Material	Notes
Floor	Unknown	Door seized shut, unable to access interior.
Walls (Structural)	Concrete	Spall on roadside concrete wall. Note due to vegetation and soil elevation, unable to access three sides of the building.
Roof	Concrete	

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Building: Little Caneel Beach Phone Booth

Structural Assessment: Structurally Unsound

Primary Occupancy: Guest Services

Number of Stories: 1

Number of Residential Units: 0

Type: Stand Alone

Component	Material	Notes
Floor	Concrete	
Walls (Structural)	Wood	Post remains.
Walls (Non-Structural)	N/A	
Roof	Wood framed/ Wood shingles	Roof structure no longer exists.

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Building: Little Caneel Beach Guard Shack

Structural Assessment: Structurally Sound

Primary Occupancy: Guest Services

Number of Stories: 1

Number of Residential Units: 0

Type: Stand Alone

Component	Material	Notes
Floor	Concrete	
Walls (Structural)	Wood	Minor rot at base of exterior sheathing.
Walls (Non-Structural)	N/A	
Roof	Wood framed/ Wood shingles	Missing some shingles. Missing fascia board at one corner.

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CANEEL BAY BEACH



Map is the property of the Caneel Bay Resort.



Building: 69 Caneel Beach Units 14-17

Structural Assessment: Potentially

Repair or Rebuild

Primary Occupancy: Dwelling

Number of Stories: 1 with Crawl Space

Number of Residential Units: 4

Type: Attached

Component	Material	Notes
Floor	Concrete / Hollow Core Concrete	Concrete damage and exposed rebar east side of slab in Unit 15.
Walls (Structural)	Stone / Concrete / Steel Columns	Concrete cracking at door to Unit 17. Steel columns corroded at base.
Walls (Non-Structural)	Wood	Collapsed.
Roof	Wood	Roof collapsed.
Stairs/Railings	Concrete / Aluminum	Railings damaged.

Additional Observations:

- This building has significant corrosion of the embedded steel structure and corrosion of the concrete encased steel piers and rebar within the concrete bearing walls.

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Building: 68 Caneel Beach Units 18-21

Structural Assessment: Structurally Unsound

Primary Occupancy: Dwelling

Number of Stories: 1 with Crawl Space

Number of Residential Units: 4

Type: Attached

Component	Material	Notes
Floor	Concrete / Hollow Core Concrete	Hollow core concrete plank in Units 19 and 20 collapsed.
Walls (Structural)	Stone / Concrete / Steel Columns	Concrete wall collapsed between Units 19 and 20. Foundation walls on west side have mortar deterioration. Steel columns corroded at base.
Walls (Non-Structural)	Wood	Collapsed.
Roof	Wood	Roof collapsed.
Stairs/Railings	Concrete / Aluminum	

Additional Observations:

- Severely corroded steel columns at base, collapse of exterior slabs, and collapsed concrete wall.

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Building: 67 Caneel Beach Units 22-25

Structural Assessment: Structurally Unsound

Primary Occupancy: Dwelling

Number of Stories: 1 with Crawl Space

Number of Residential Units: 4

Type: Attached

Component	Material	Notes
Floor	Concrete / Hollow Core Concrete	Hollow core concrete plank in units 22-23 collapsed. 8" topping slab added over hollow core concrete plank creating significant risk of overburdening structure and causing sudden collapse.
Walls (Structural)	Stone / Concrete / Steel Columns	Concrete wall displaced. Shear crack in wall between units 24 and 25. Steel columns corroded at base.
Walls (Non-Structural)	Wood	Collapsed.
Roof	Wood	Roof collapsed.
Stairs/Railings	Concrete / Aluminum	

Additional Observations:

- Severely corroded steel columns at base, collapse of exterior slabs, and collapsed concrete walls.

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