

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Henry J. and Alyce Kaiser Estate

Other names/site number: _____

Name of related multiple property listing: _____

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 525 Portlock Road and 535 Portlock Road

City or town: Honolulu State: Hawaii County: Honolulu

Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide X local

Applicable National Register Criteria:

___ A X B ___ C ___ D

Signature of certifying official/Title:

Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private: ☒
- Public – Local ☐
- Public – State ☐
- Public – Federal ☐

Category of Property

(Check only **one** box.)

- Building(s) ☒
- District ☐
- Site ☐
- Structure ☐
- Object ☐

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>2</u>	<u>1</u>	buildings
<u>2</u>		sites
		structures
		objects
<u>4</u>	<u>1</u>	Total

Number of contributing resources previously listed in the National Register 1

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/Single Dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC/Single Dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT

International Style

Miesian

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Walls: CONCRETE/STONE, Roof: METAL,
CONCRETE; Foundation: CONCRETE

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Henry J. and Alyce Kaiser Estate is a one-story, International Style residence following Mies van der Rohe's architectural vocabulary having an off-centered cross-shaped plan, a flat roof design, with large glass sliding doors along the ocean front elevation. The foundation is concrete and the walls are concrete with a stucco finish or silver travertine stone veneer. The roof is flat with a thickened edge made of steel web trusses. A large covered porte cochere protrudes from the entry hallway, serving as one of the legs of the cross-shaped plan. The interior of the house reflects the International Style in the white ceilings, white floor, and white and silver travertine-clad walls. The house is located at Portlock, an early upper-class neighborhood, popular from the 1950s onward. The house fronts the ocean, and high stone/concrete walls along Portlock Road shelter the property. The property is in excellent condition and has good integrity and has recently undergone a renovation project that has kept the character-defining elements of the house intact.

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Narrative Description

The Henry J. and Alyce Kaiser residence is a single-family dwelling. Located at 525 Portlock Road in Hawaii Kai, the Kaiser residence stands on the shoreline of East Oahu, with views of Diamond Head, Hawaii Kai, and the ocean waters of Maunalua Bay of the Kui Channel. The house still stands as it did in 1959 when it was originally constructed, amongst the various ancillary structures and landscape on the large seven-acre property. Over the years, some structures on the property have been removed and others built. Also, 1.8 acres of the original property to the north of the house was apportioned off to reduce the size of the land to five acres; yet, the residence's "village-like" atmosphere has not changed and the large natural water feature in the central area of the property is still intact. Kaiser's boathouse at the south edge of the property is also extant.

Today, the Kaiser Estate property is a five-acre subdivision property with three separated lots. The entire five-acre property is long and narrow, with a shoreline length of 700' and a width of approximately 300'. This subdivision lot which holds the Kaiser main house is 1.881 acres in total and includes the front entry gate to the north of the property, the curved sloped road that leads to the porte cochere, and the large front lawn along the ocean shoreline, a length of approximately 300'.

The site is slightly sloping towards the ocean shoreline throughout the property. However, the drop in grade from the road to the level area is over twenty feet. Large boulders and rock and retaining walls line the edge of Portlock Road. Entry onto the property is through a formal gated entry off Portlock Road, and down a curved drive that leads to a wide, covered porte cochere and entry lobby. The scale of this porte cochere is perhaps more fitting for a large hotel than a singlefamily residence. Water features and plantings line the outdoor entry hall as it did in 1959. The entry doors are a pair of doors, with an opening of 10' x 10'.

The house is a single-story, 12,155 square feet building. The house plan is in the general shape of an off-centered cross-shaped plan, with the entry hall at its center and each of the four legs, or wings, serving distinct functions. Each leg of the house can be described as such: the covered porte cochere wing runs perpendicular to the ocean shoreline; the guest quarters wing runs parallel to the shoreline off the kitchen; the living, dining, and kitchen wing runs perpendicular to the shoreline; the master bedroom and library wing runs parallel to the shoreline off the living room. The footprint of the house spans 240' x 185', with the longer length running parallel to the ocean shoreline. It is appropriate that the bedroom wings are parallel to the ocean to take full advantage of the ocean views and the living room has a corner view of the pool and ocean, while the kitchen is tucked away in the west end wing.

The house is an "International Style," with architectural elements made popular by Mies Van de Rohe: white floors, white ceilings, and Italian silver travertine stone with distinct striations; flat roof, huge expanses of glass sliding walls, and an open floor plan, 20-foot deep covered lanai along the edges of the living room and bedroom that results is a sizeable outdoor lounge area.

At the crux of the guest wing and living room wing is a large 25-meter swimming pool, the size of a "short course" competition pool, with the backdrop of the Pacific Ocean and Diamond Head. The shallow end of the pool is closer to the ocean edge, and is 3'-6", gradually deepening until it reaches the depth of 10'. The pool walls and bottom are all original and are made of white Carrera marble from Italy with inlaid dark green marble to form the lines of the pool lanes. The pool surround is a white stone similar in color to the Carrera marble. Two changing/shower rooms dedicated to pool use are located off the pool

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deck along the guest bedroom wing.

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A sunken round seating area having a 4'-10" radius is located just to the northwest corner of the pool. Originally it functioned as a sunken bar, but the bar top was in poor condition when the property was purchased in 1999 and it was removed. The seating area is in its original form and location.

The structural framework is organized on a 20'-0" grid, which brings order to wall locations and room sizes. Thus, the living room is forty feet wide by sixty feet long and the entry hall is twenty feet wide by sixty feet long. The structural components are steel and concrete. The steel roof web joists with a reinforced concrete top slab allows for the expansive open floor plan. The foundation is a concrete slab on grade. The steel columns in the form of a "plus" sign were created by using four right angled steel pieces welded together.

In plan and spatially, one does not feel transitions of structure or form while traversing through the wings of the house. However, the roof structure tells a different story with the structural web joists and concrete beams changing direction at major intersections of the roof. The roof over the porte cochere and entry hall is also a separate structural element. The roof was to be a functioning part of the house, with its planters and decks. It was laid with waterproofing underlayment and ceramic tile. These elements are no longer part of the roof; however, the original landing area for Henry Kaiser's helicopter that took him to his projects in Waikiki, is still intact.¹ The rooftop was pioneering at the time—not only does it hold substantial weight, but it has a roof skylight, that is located along the juxtaposition of the living room and master bedroom wings; the angle of the skylight spans the stepped height between the two roof structures. The original skylight is still intact and forms the boundary between the living room and the library. A stream of light brightens the living room wall and fireplace below.

The exterior walls facing west and south towards the ocean and pool are virtually non-existent. Steel columns placed at 20' intervals support the roof along this perimeter. Instead of walls, large 10' x 10' sliding glass bronze-framed doors provides views of the ocean from virtually every room except the bathrooms and laundry rooms. The large glass sliding door frames were originally made of thick aluminum, by Kaiser's aluminum manufacturing plant, and were in working condition in 2000. The fact that they were still in useable condition after 60 years of salt air exposure is a huge testament to the quality of metals that Kaiser created. However their condition was just fair and the owners decided to replace the aluminum with bronze, which is a longer lasting material that can withstand the corrosive effects of salt water. The new sliding glass doors size, thickness, and interior ball-bearing rolling mechanisms with flush-set bottom rails, were replicated to match the original.

The entry hallway wall from the porte cochere facing north is adorned with huge silver travertine slabs brought in from Italy.² The travertine panels in the porte cochere have distinct light colored stripes on them which were laid out such that two facing panels, each 2'-6" wide by 5'-0" high, formed a V-shaped pattern. These pieces of natural artwork are understandably meant to "wow" the invited guests. The mauka (mountain facing) walls of the house facing southeast, run parallel to and face the large retaining wall along Portlock Road. They are largely opaque with a few full-length glass sliding doors for light and air. Along the guest bedroom wing, which fronts Portlock Road are concrete walls faced with travertine slabs, and are intermittently spaced with sliding glass doors. The outermost wall along the master bedroom wing faces a large retaining wall, between it and the retaining wall is a water feature that

¹ Architectural Description of the Kaiser Estate by One of the Architects Who Worked on the Design Drawings with Henry Kaiser," interview by author, March 29, 2016.

² Architectural Description of the Kaiser Estate by One of the Architects Who Worked on the Design Drawings with Henry Kaiser," interview by author, March 29, 2016.

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runs along its length.

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One of the highlights of the house is a freestanding spiral staircase located at the very crux of the guest wing and living room wing which provides access to Kaiser's helicopter pad. The staircase has 1 risers, and is made of concrete. It was designed and constructed by an "old country" Italian artisan who was commissioned by Kaiser.³ It is 10' in diameter. The handrail is a single uninterrupted elegantly curved 1" diameter round piece, with no balustrades.

Interior Building Description

The interior of the building is divided into four main areas- the porte cochere/entry hall, the public spaces, the guest spaces, and the master bedrooms spaces.

The entry foyer is a separate room measuring 20' x 20'. Facing the ocean, to the right side of the foyer are two half bathrooms at either side and double-leaf entry doors to the master bedroom in the center. To the left of the entry foyer is the living and dining room.

The living room is a large rectangular space with sliding doors on both south and west exterior walls. The only built-in piece in the living room is the fireplace wall which is lined with 12, 2 1/4" thick by 17" wide and ten-foot high free-standing travertine slabs, similar to those at the entry hall, standing vertically, to form a gentle arced fireplace. Directly above the wall against the fireplace between the living room and library, natural light from the skylight above streams down and illuminates the walls and fireplace. A library/media room (20' x 50') is located off the living room, separated by two pocketing doors. The library has a large Tiffany-style dome.

The dining area is one of the highlights of the house. Seventeen, 2 1/4" thick by 17" wide and ten-foot high free-standing travertine slabs, similar to those at the entry hall, standing vertically, form the shape of a half circle in plan view. This dining area is 20'-0" diameter, is open onto the south facing sliding glass doors with the pool in the foreground, and beyond, the view of Diamond Head. On the side of the dining room is a full-service bar and to the rear of this is the kitchen.

The kitchen measures 20' x 30' and has a central island with counter seating and large wrap-around counter areas similar to what is found in many residential kitchens today. It was originally a large commercial-style kitchen but has been changed to residential-style kitchen. Behind the kitchen is a maid's bedroom and bathroom, and a laundry room.

The master bedroom wing measures 60' x 40', with the longer length running parallel to the ocean, is divided into three bays, each 20' wide. The first bay is a large sitting room, the second bay is the master bedroom, and the last are the two master baths. Kaiser outfitted this wing with two separate bedroom suites- one for himself and one for his wife. Subsequent users found this to be unnecessary and modified the interior to function as one bedroom. In this latest remodel, the two areas are again divided, so that spatially, it is similar to the original plan, with the bathroom and dressing room functions on the east side of the wing, and the bedroom areas facing large glass sliding doors looking out towards the ocean.

³ Mark S. Foster, *Henry J. Kaiser: Builder in the Modern American West* (Austin: University of Texas Press, 1989), pg. #244.

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The guest wing measures 100' x 30', running parallel to the ocean, and is lined with four large bedrooms and bathrooms. The three smaller bedrooms measure 20' x 20', following the structural grid lines. The bedrooms face the ocean and the bathrooms are on the opposite side. The corner bedroom is larger, with a separate seating area and an outdoor shower. A wide circulation corridor accessing the three bedrooms is along the mauka wall. The interior of this wing was rebuilt in the 2010-2016 renovation, and the walls in the servants/guest wing were moved and bathrooms were enlarged. However, the function of this wing as a guest bedroom wing has not changed. Though five servants' rooms are shown on the original drawings, they were most likely not built as drawn. According to Benjamin Lum, one of the architects who worked on the design in 1959, these rooms functioned as guest rooms and bedrooms for Henry Kaiser's second wife, Ale's, son, as well as Henry Kaiser's son and grandson. His grandson, Edgar F. Kaiser, Jr. then in his mid-twenties, recalled the hours spent with his grandfather as a key learning experience.⁴ Many people used this wing as either temporary or more permanent abodes while staying with the Kaisers.

The floors throughout the public spaces of the living, dining, kitchen and pool deck are white stone flooring, called Miraa Beige. This floor is very similar in color and feel to the white Carrera marble of the pool interior, which is original. The flooring in the bedroom spaces are bleached walnut wood floors. The original floors throughout the building had been replaced in earlier years with shag carpet and brick flooring. The new owners have installed flooring similar the original, but with less of a slippery sheen.

The ceilings in the porte cochere and living, dining, and kitchen spaces are flat white 10'-0" high monolithic slabs. The sliding glass doors are at ceiling height. The ceiling in the master bedroom is 9'-0". The ceilings throughout were repaired and small LED recessed can lights were installed in the recent renovation.

Where important light fixtures existed, they have been reinstalled in place. Many of the light fixtures were painstakingly restored on site in the boathouse building. In particular, the large circular light fixtures at the entry hall and the glass hanging fixture in the entry foyer were repaired and replaced. The fixtures were labeled, removed, dismantled and cleaned. Many parts were remade, missing parts purchased, and metal re-galvanized and recoated. This process took years of labor because they were in poor condition due to years of neglect and abuse. The fixtures originally were made specifically for this house and brought from places like Italy and France. Bathroom light fixtures are not original, but are period-appropriate.

Outbuildings

A new structure on the site is a two-story garage/guest house building across from the porte cochere. It is modestly tucked into the Portlock side of the property, where rock/retaining walls stand over twenty feet high. The roof top of the building is concealed from view from both the Portlock Road side as well as the ocean side.

⁴ 4 Mark S. Foster, Henry J. Kaiser: *Builder in the Modern American West* (Austin: University of Texas Press, 1989), pg. #279

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Modifications over time

A Tiffany-style stained glass domed skylight in the library was introduced by the second owners, the Goldman brothers. Originally, the roof had a round opening having a diameter of about 12', which was along the exterior perimeter of the house. However, in 1973, the opening was enclosed with a Tiffany-style glass dome and the walls were moved to enclose the area around the glass dome, enlarging the library. The Tiffany glass tells the history of Hawaii as an epic adventure of discovery. Designed by Stephen Chase, of Arthur Elrod Associates. It documents the accomplishments of King Kamehameha the Great, the warrior chief who united the islands into one Hawaiian nation.

The flooring around the pool is not original. The original pool surround was a gravel and stone blended epoxy resin flooring having a sand color. However, this surface was in poor condition, and the new owners decided to match the pool's white marble. It was laid by expert tile layers, with extremely thin grout lines, such that the pool surround, matching the pool inner surfaces. From 2010 through 2016 the house underwent an extensive renovation. During the years the Goldmans owned the property, several changes were made that impacted the character-defining features of the original architecture and the house was also neglected and damaged during the later years of the 1980s as well. Most of the six years of renovation was spent on the repair and rehabilitation of the building. Due to years of neglect, much of the structural elements also needed replacement. Most of the steel components, including the steel web trusses and steel columns, were repaired or replaced with hot-dip galvanized steel or stainless steel. Other items included the repair of the spalling concrete, replacement of the sliding glass doors along the oceanfront of the house; infrastructure upgrades such as plumbing and electrical, and reroofing of the building, were the major repair areas.

The front entry gate has been rebuilt in its original location, but has been enlarged and its angle changed to be perpendicular to the roadway. The gate itself was replaced many years ago and no longer exists.

Integrity

This house has good integrity of location, design, setting, materials, workmanship, feeling and association. In the past few years, the building has undergone renovation and repairs yet it retains its "International Style" architectural honesty. The integrity of setting of the house is high as the neighborhood has changed little over the years and the shoreline of Maunalua Bay is largely unchanged. Although the area has been subdivided, the site conditions have not been altered much. Integrity of materials is high; physical elements of the home are intact and where needed, have been replaced in-kind.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☐ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☒ B. Property is associated with the lives of persons significant in our past.
- ☐ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

COMMUNITY PLANNING AND DEVELOPMENT
HEALTH/MEDICINE

Period of Significance

1959-1967

Significant Dates

1959 (Date of Construction)

Significant Person

(Complete only if Criterion B is marked above.)

HENRY J. KAISER

Cultural Affiliation

American

Architect/Builder

EDWIN BAUER AND GEORGE WRIGHT
KAISER'S CONSTRUCTION COMPANY

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Built in 1959, the Henry and Alyce Kaiser Estate is locally significant under Criterion B for its close and unique association with Henry J. Kaiser, one of the America's top business leaders and industrialists of all time. He is within the ranks of other giants who shaped American life over the past two centuries, including Carnegie, du Pont, Ford, McCormick, Morgan, Rockefeller and Whitney. The area of significance that he influenced directly while living in his home in Hawaii was that of Community Development and Planning and Health/Medicine. Kaiser resided in his Portlock estate for eight of his final years as he worked with ferocious speed to accomplish his work developing Hawaii Village in Waikiki (now called the Hilton Hawaiian Village), 6000 acres of east Oahu that he named Hawaii Kai, and radio and television stations which helped give exposure to Hawaii as a tourist destination. Henry Kaiser also built his Kaiser Permanente hospital building in Honolulu, near the Hawaii Village to function for both the visitor and local population; Kaiser Permanente continues to be one of Hawaii's leading health care providers in the state. Henry Kaiser made Hawaii his home from 1959 until his death in 1967, and this house is a physical remnant directly associated with Kaiser's life as larger-than-life developer and creative genius. In sheer opulence, the estate on Portlock Road was more imposing than any of his previous residences. The parcel of land that is being nominated is especially important to its association with Henry J. Kaiser, as it holds his main residence. Kaiser lived in New York as a child, then Lake Tahoe, Ontario, Oakland California, and finally Hawaii; yet none of his other residences are listed on the Register of Historic Places; all but one has been demolished.

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Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion B

In this fragile and influential period of Hawaii, Kaiser set the ground rules for development in Hawaii, paving the path for how residential developments are done in Hawaii and established the boundaries of what we now known to be “Waikiki”. He also was the first to use television as a way to advertise Hawaii as a tourist destination- thus forever giving Hawaii its special allure as a magical beautiful tropical paradise. Among his achievements in Hawaii was the shaping of Waikiki, developing Hawaii Kai, creating local broadcast stations, giving local entertainment the limelight, and influencing the lifestyles of the local people of Hawaii, including bringing Kaiser Permanente to the islands.

This house was Kaiser’s permanent home in his final years. It was extremely pricey and artistic – a modern statement of its time. Kaiser enjoyed indulging his young wife and son. By 1961, he had poured nearly \$3 million into the estate, which included a dock and boathouse, dog kennels, guest houses, servant’s quarters, and assorted recreational facilities. For eight years, he lived in this house as his full-time residence, at a time when Hawaii was just being formed as the 50th State of the Union.

The parcel of land that is being nominated is especially important to its association with Henry J. Kaiser, as it holds his main residence where President Johnson, various ambassadors, entertainers, and the movers and shakers of Hawaii and abroad gathered and met. This residence was Kaiser’s residence for eight of his final years as he work with ferocious speed to accomplish his work as a developer in Hawaii. The “old timers” know of the incredible life and work of Kaiser, and understand his broad influence on Honolulu. According to Eleanor Minatoishi, “Everyone knew Kaiser. He was a very big figure for Hawaii when I was young. He was a big image for Hawaii and there was respect and admiration for he and his work.”⁵

Kaiser lived in New York as a child, then Lake Tahoe, Ontario, Oakland California, and finally Hawaii; yet none of his other residences are listed on the Register of Historic Places. All but one has been demolished.

Historical background for Criterion B

On May 9, 1882, in a small, unpretentious farmhouse in upstate New York, Henry John Kaiser was born. Raised in a home of a traditional shoemaker, he quit school and started working at the end of 6th grade to help with the family income. In 1899, Kaiser’s mother became gravely ill and the family could not afford private medical care. She died on December 1, 1899 at the age of fifty-two. This inability of his family to afford proper medical care profoundly affected Henry and fueled his determination to build what eventually became the Kaiser Permanente Medical Care Program.

⁵ Eleanor Minatoishi, "Kaiser Influence in Hawaii in 1960s," interview by author, April 23, 2016.

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In 1914, at the outbreak of WWI, Henry Kaiser was in Vancouver where he launched a career in general construction. The business was moved to Oakland, California in 1923 and profoundly changed the Pacific Coast region. Over the next thirty years, he constructed dams, laid pipeline, built sand and gravel facilities, dug tunnels, and erected jetties. During these years, he introduced power equipment to construction, developing construction equipment by buying engineering patents and hiring engineers to designing better tools that reduced manpower and made work easier on the individual—all indications of his phenomenal industrial genius. Kaiser had enormous drive and energy from his earliest endeavors. His experience in road building provided many basic business lessons that served him well as he built his industrial empire.

Kaiser became a household name in America during WWII when Kaiser started the shipbuilding business and had record-breaking ship production in his shipbuilding plants of Richmond, Virginia and Portland, Oregon. Kaiser employed almost 200,000 people during the four years of war. Between 1941 and 1943 his yards added 1,490 vessels. They produced thirteen different types of ships. Most were merchant vessels, including 821 ten-thousand-ton “Liberty Ships” and 219 “Victory Ships”. They produced more ships faster than any other builder by changing the work area around the ship to give workers more room, and by incorporating pre-fabrication of sections of the ship into ship construction. Working eight-hour shifts around the clock, the men produced a ship in the incredible time of four days, 15 hours, and 26 minutes. Henry Kaiser became a national hero and arguably was one of the major contributors to the winning of the War. In 1944, “Kaiser for President” clubs were spouting up all over the country. President Roosevelt, then toward his fourth term, seriously considered Kaiser as a Vice-President running mate.

After the War, Kaiser produced steel, aluminum, and concrete. He battled the large steel manufacturers, lobbying for steel plants in the West. He faced great opposition by plants in the East but he worked with the unions to support Kaiser Steel. Between 1942 of the founding of Kaiser Steel and 1967, Kaiser Steel became the dominant integrated steel facility in the West. Aluminum was Kaiser’s biggest success. Kaiser became fascinated with light metals during WWII. Used primarily for building airplanes, jeeps and automobiles, he thought aluminum and other light metals could be used as basic building materials. Kaiser built a plant in Louisiana and had incredible output. Enthusiastic from the start; Kaiser believed aluminum was clearly the “metal of the future”. He opened fabrication plants in Ohio, and other areas and it soon become widely accepted for use in construction and applications in the home.

Kaiser entered the private home construction field after World War II, but he experienced housing construction well before this time. At his dam and shipyards sites in the 1930s and 1940s, Kaiser built thousands of dwelling units. In some cases, he also arranged for utilities, public safety, sanitation, and medical care. In 1945, Kaiser partnered with West Coast developer Fritz Burns. They were equal partners but their company name was Kaiser Community Homes. They planned to build low-cost housing for the middle and lower-income markets. He had grand plans for building 100,000 prefabricated homes, but the reality was much lower. Total output never reached 10,000. One reason Kaiser lost interest in the field was that by mid-century the

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nations housing crises was rapidly abating. In 1950 alone, the nation's developers completed 1.4 million units.⁶

Toward the end of his life, Kaiser claimed that the Kaiser Permanente Medical Care Program, a prepaid health care system, would stand as his most significant achievement. He was right. He firmly believed that bringing affordable health care to millions by allowing for pluralism in health care financing and delivery could be a success. Kaiser work in healthcare began when he employed Dr. Sidney R. Garfield to work at Desert Center, near the site of the Hoover Dam in 1932. During the Hoover Dam project, when workers got injured or sick, the insurance company generally paid the doctor's claims but the serious cases were transferred to Los Angeles, denying Garfield more substantial fees that he might earn from these cases. By late 1933, Garfield was in deep debt and his three person staff had not been paid in months. Kaiser helped Garfield and the insurance companies develop a new medical plan that agreed to pay a fixed portion of the worker's compensation premium for all on-site services Garfield provided. Kaiser expanded this concept for the building of the Coulee Dam. The program was hugely successful. Garfield remained with Kaiser and Garfield then set up healthcare systems at the shipyards. Garfield then persuaded Kaiser to set up the Permanente Foundation in 1945 as a philanthropic enterprise to finance hospital construction.

Kaiser continued building his empire on the Mainland U.S., and remained influential after moving to Oahu in 1954 until his death in 1967.

After mid-century, Henry Kaiser was more personally involved with developing Hawaii than any other overseas venture. Prior to statehood, most Americans thought that Hawaii meant Pearl Harbor and pineapples; local hotels served less than 250,000 overnight guests in 1959. At the age of seventy-two, Henry Kaiser moved to Oahu in 1954, and launched a dazzling program of promotion and development. In addition to building hotels, he created beaches, expanded Honolulu eastward, and built a hospital, and cement plants. In his spare time, he expanded radio and television communication systems on the islands.

In contrast to local "big five" families such as Dillingham and the trustees of the Bishop Estate who pulled wires from off stage, Kaiser assumed a very high profile. Without question, he irritated some individuals. Hawaiians weren't used to his pace, and some believed he rode roughshod over local decision makers. But through his hard work and dedication Kaiser soon earned their admiration. Workers were grateful to him for creating jobs. Few business moguls ever enjoyed more productive retirement years. For Kaiser, they were joyful years and he remained busy to the end.

Until Kaiser began his renovation projects along Waikiki Beach late in 1954, he was unknown to many locals, but he had economic ties to the islands even before World War II. Military planners purchased and stored shiploads of Kaiser's cement at Oahu. Within days after the attack on Pearl Harbor, engineers were rebuilding with Permanente cement. In 1944 and 1945, he considered

⁶Mark S. Foster, *Henry J. Kaiser: Builder in the Modern American West* (Austin: University of Texas Press, 1989), pg. #134.

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freight and passenger ship service in the Pacific; as well as tourism as a viable way to enhanced revenues.

When Kaiser and Fritz Burns formed a housing partnership in 1945, Kaiser stated that Honolulu would be a "likely spot" for several of their communities. He was a fairly frequent visitor in the late 1940s and Bess Kaiser, Henry's first wife, loved Hawaii. Henry planned a Lafayette, California estate in a Hawaiian motif (no longer extant). Ale Kaiser, his second wife, loved Hawaii too. In early 1950, a local development group tried to persuade Kaiser to spearhead an ambitious program for economic growth.

Theories for the reason for Henry Kaiser's decision to move permanently to Oahu vary. Alyce (Ale) theorized that corporate operations had grown so complex by the early 1950s that Henry sought new projects that he could control from the ground up. The couple certainly enjoyed the islands and made several visits in the early 1950s. Henry Kaiser was surprised that hotel space on Oahu was so limited. He and Ale solved their housing needs by purchasing a house on Kahala Beach, but Kaiser had larger plans. One of his first announcements after visiting Oahu was, "Its nonsense to say that there's no room left to build more hotels on Waikiki Beach. Why not extend the world-famous beach and build a great vacation industry?"

In 1955 he bought the land under which is now the Hilton Hawaiian Village for \$1,262,500. He and Fritz Burns conceived an elaborate plan to build a lagoon. With his background in shipyard construction Kaiser scooped out a salt-water lagoon and built a 100-room hotel in eighty-nine days. Soon after opening the Hawaiian Village, Kaiser realized that his executives did not have the inclination or flair to manage the hotels successfully. Kaiser had Western International Hotels to run the day-to-day activities, and then sold half his interest to Conrad Hilton early in 1961 for 21.5 million dollars.

After the sale of the Hawaiian Village, much of his energy focused on a new residential city, Hawaii Kai, ten miles east of Honolulu. He imagined a community of 75,000 residents; in Kaiser's last decade his vision and ambition grew exponentially. Kaiser first broached the concept of Hawaii Kai with his financial advisors in Oakland, who shuddered at the capital that would be required before returns could be realized. This explains the reason for the sale of the Hawaiian Village, as it provided initial funding for the Hawaii Kai project.

On April 27, 1961, Kaiser signed a formal agreement with Bishop Estate to develop six thousand acres of property. But preliminary engineering work had begun two years earlier. Kaiser's motto was "find a need and fill it." Building Hawaii Kai met housing needs as well as employment needs. Kaiser assumed all of the development costs and was to receive most of the revenues. He announced that he was teaming up with Bishop Estate, to develop a billion dollar model city that should be designed as the world's most beautiful and modern community. He believed it would be the climax of all his past accomplishments. He formed Hawaii Kai Development Company and started the planning of the community. He dredged Kuapa Pond and reinforced the banks with semi-crushed boulders, thereby creating the Hawaii Kai Marina. He built a million gallon reservoir, widened Kalaniana'ole Highway, and built a sewage treatment plant next to a golf

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course- a sustainable design, as it was designed to use the treated water for irrigating the golf course. He developed the entire long-range development of Hawaii Kai and included areas for parks, open space, shopping center and schools. He even envisioned a restaurant at the top of Koko Crater.

In 1958, publicist Robert C. Elliott built a home miles beyond the Kahala district, along the slope of Koko Head, on Portlock Road. Construction of any sort interested Kaiser, and he visited Elliott's project frequently. He became enraptured with the spectacular view of the ocean and Diamond Head from this remote location and decided to obtain property nearby for his own home. The seven-acre site he wanted was owned by Bishop Estate. He signed the agreement of lease with Bishop on June 16, 1959, but had begun planning and construction well before the completion of the agreement. His partner, Fritz Burns, decided to live near Kaiser and purchased a lot at the end of Portlock Road, just adjacent to Kaiser.⁷

Alyce (Ale) Kaiser was largely in charge of the design and oversight of their new home. She hired architect George Wright, who was educated at the University of Illinois. He was a learned man, an intellectual, and cohered with an "artistic" crowd. According to Architect Benjamin Lum who worked with George Wright, George Wright traveled the world, was a bohemian, and a fine architect with perfect taste and understanding of art.⁸ Wright was an employee of Kaiser while Henry Kaiser was alive and he continued to live in Hawaii after Kaiser passed away. He designed the Liberty House in Kailua and other buildings around Honolulu, though not much is known of him today. Ed Bauer's office was the local architecture firm that collaborated with George Wright and executed the working drawings.

Architect Ben Lum, who designed the Rainbow Tower at the Hawaiian Village, and was working on the plans of Hawaii Kai with Architect Art Mori, when they were working under Ed Bauer, designed the dog kennel/ racetrack and Art Mori designed the boathouse at the Kaiser Residence.

Business associates, friends, teenager, and servants passed through the gates, seemingly around the clock. Kaiser's longtime aide Handy Hancock, lived only a mile away in Hawaii Kai, and he spent several hours at the Portlock estate almost daily. Ale loved decorating and landscaping, and by the early 1960s, the home was one of Oahu's showpieces. The Kaiser's generally shunned Honolulu's "social whirl", but he regularly threw a New Year's Eve party with two hundred sit-down dinner guests. At the stroke of midnight, they put on a fireworks display that was enjoyed by residents all over Maunaloa Bay. During Kaiser's years in media, Hollywood celebrities were frequent visitors. Life was seldom dull at the Kaiser home. In 1966, U.S. President Lyndon B. Johnson arrived in Hawaii for a summit meeting with South Vietnamese leaders. It was reported that he held a meeting with his advisors and cabinet members at the Kaiser Estate.

Ale, a registered nurse who took care of ailing Bess Kaiser before marrying Henry Kaiser, was very much involved with the forming of Kaiser Permanente in Hawaii as well as nationally. They

⁷ Architectural Description of the Kaiser Estate by One of the Architects Who Worked on the Design Drawings with Henry Kaiser," interview by author, March 29, 2016.

⁸ Architectural Description of the Kaiser Estate by One of the Architects Who Worked on the Design Drawings with Henry Kaiser," interview by author, March 29, 2016.

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worked with Benjamin Lum to design the first Kaiser Permanente Hospital in Hawaii. The hospital was supposed to be a resort hospital for the rich, which is why it was located so close to Waikiki. The design was groundbreaking at the time—the circulation was wrapped around the perimeter of the building with a “sterile” doctors’ and nurses’ corridor down the center. Patients’ guests would access patients’ rooms via the exterior corridor, and the patient’s were able to see the spectacular views of the ocean. When Kaiser built this building, he designed the climbing crane which runs along the height of the building, floor by floor. Amazingly, this machine has changed little since he invented it and is still used today in construction.

Henry Kaiser was not interested in history much—he was interested in the future. The design of the house reflected Kaiser’s passion and love for the modern era. He lived a full life and worked with extra fervency towards the end of his life, as he knew it was drawing to a close. On August 1967, he slipped into a coma and close family members were summoned to Hawaii. On August 24, he died in his sleep, with Ale and “Handy” Hancock, his close friend and business associate, in his room.

Additional Property Information

The property has been modified over the years since Henry J. Kaiser’s death in 1967. Originally, Kaiser leased seven acres (7.643 acres gross, 7.093 net) of beachfront land from Bishop Estate on June 16, 1959. As part of this lease, Kaiser was given permission to create a boat slip having a size of 60’ x 80’. After Henry Kaiser’s death, Alyce Kaiser transferred the lease to the Goldman brothers. In 1973, it was subleased to the Han family who subsequently subleased it to RMD Properties in 1976. This is when the property was first subdivided into five different lots. In 1988, Genshiro Kawamoto bought the entire lot for \$42.5 million, but could not keep up with payments and forfeited the property. Bishop Estate could not auction off the entire property so instead sold it in three parcels. Fred and Annie Chan purchased Lots 1 and 2 in years 1997 and 2000, adjacent to each other and the third parcel was sold to another party. In year 2004, Lots 1 and 2 were rejoined together through conveyance. In year 2016, the parcels were subdivided once again into three parcels, one of which is the area under and around which the Kaiser house is built.

Today, the Kaiser Estate property is a five-acre subdivision property with three separated lots. The entire five-acre property is long and narrow, with a shoreline length of 700’ and a width of approximately 300’. It still reads as one contiguous site as there are no dividing walls between the sections. It will remain as such because the covenant deed will restrict construction of walls and barriers. At its center it is a large water feature, partially natural and partially man-made, which drains into the ocean. At the top of the water feature is a 1000 SF structure which originally held the trophies for the dogs which is why it was called “Trophy House” but later was modified architecturally in both style and function when it became a gazebo. Mauka of this Trophy House was the large kennel area for the dogs in the shape of a racetrack. The structures that were once built in the center of this racetrack are no longer extant but the low retaining walls of the track are still visible. The adjacent caretakers house is still extant. The structure of the boat house to the south of the property has been in a dilapidated state for many years and the original wooden shingled “top-hat” shaped roof of the structure is gone.

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The following is the timeline which has been created by reviewing the deeds and conveyances associated with this property since Kaiser leased the land in 1959:

Timeline

June 16, 1959- Bishop Estate to Henry J. Kaiser (TMK 3-9-026-005)
(Liber 5426, page 291)

September 8, 1971- Alyce Amy Kaiser to Alfred D. Goldman for \$10.00

November 19, 1973- Goldman Trust to Thomas L. Han and Hinako Seki Han
(Sublease January 31, 1974-January 31, 1979) (Annual Rent of \$2117.78)
(Entire Term January 1, 1973- January 1, 2014)

June 28, 1976- Thomas Han and Hinako Seki Han to R.M.D. Properties, Inc. (sublease) for a portion of the original piece of property. This appears to be when the Kaiser Property was first subdivided.
(1st Div. 3-9-26-44,45,46)

February 3, 1977- R.M.D. Properties to Albert Christopher Ballard, Kelly Kathleen Ballard, Dana Lynn Ballard, Robin Diane Ballard, Katherine Kay Ballard, Scott Loyd Ballard, David Matthew Ballard, Daniel Richard Ballard, and Mary Lyn Ballard (sublease) TMK (3-9-026-044)

March 14, 1978- Ballards default on the loan and Bank of Honolulu takes over.
Bank of Honolulu leases it to Lily C. Anderson (sublease) (Entire Term March 14, 1978 - January 1, 2014)

December 16, 1980- Lily Anderson fails to make payment, Bank of Honolulu takes over

August 1984 - Anderson defaults on loan, and goes to the bankruptcy court; Bank of Honolulu will take over property

August 17, 1984- Bank of Honolulu to Terry L. Day (Indenture of Lease) and Terry L. Day, Trustee for the Estate of Lily C. Anderson to H. Arthur Little, Trustee of the Goldman Trust

September 13, 1985- Goldman Trust to Monte Goldman (Sublease) (Entire Term September 13, 1985 - January 1, 2014)

March 21, 1988- Goldman Trust to Genshiro Kawamoto for \$42.5 Million (Buys all three lots)

February 9, 1994- Kawamoto fails to make payments, property is ceded to Bishop Estate.

January 15, 1997- After a failed auction attempt, Bishop Estate broke the property into three parcels. Divided into 3 different lots (see figure below)

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Lot 1. (3-9-026-044,045,046) Deed # 8800002603

Lot 2. (3-9-026-047,048) Deed # 880004732

Lot 3. (3-9-026-005) Deed #8800047324

November 4, 1997- Fred and Annie Chan buys Lot 1 with the boathouse, a staff house and a greenhouse for \$5 million.

March 20, 2000 - Fred and Annie Chan buys Lot 2 (3.5 acre) piece containing the main house and pool for \$9.6 million. Third parcel is sold to founder of a downtown Las Vegas casino, Andre Tompkins

November 17, 2004- Fred and Annie Chan conveys lots 1 and 2 into one property.
(Instrument # 2004-231104)

March 30, 2004- Tompkins dies, leaving behind a completed \$5 million mansion on his parcel.
2005- Tompkins's widow lists property (Lot 3) for \$26.5 million

October 4, 2007 - Jason Brand buys Tompkins's property (Lot 3) for \$15.9 million. (Instrument # 2007-177545)

November 26, 2013- Brand sells Lot 3 property to Ammai LLC for \$19.6 million (Instrument # A50840209)

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Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67) has been requested
☒ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☐ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other
☒ Name of repository: JEFF MORI, AIA – Son of Arthur Mori – one of Kaiser's
Architects

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 1.881 acres (TMK: 390260470000 & 1.615 Acres (TMK:390260480000))

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: 21.268464	Longitude: -157.708533 (TMK:390260470000)
2. Latitude: 21.160394	Longitude: -157.423056 (TMK:390260480000)
3. Latitude:	Longitude:
4. Latitude:	Longitude:

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Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

The properties being nominated include all the property associated with TMK 390260470000 and TMK 390260480000.

Boundary Justification (Explain why the boundaries were selected)

These two parcels of land (TMK 390260470000 and TMK 390260480000) are associated with the Henry J. and Alyce Kaiser Estate since the estates construction in 1959.

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11. Form Prepared By

name/title: Lorraine Minatoishi, Ph.D., AIA and Natalie Besl
organization: Minatoishi Architects, Inc
street & number: 1003 Bishop Street, Suite 1975
city or town: Honolulu state: Hawaii zip code: 96813
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telephone: (808)942-7474
date: 08/20/2020

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property:

City or Vicinity:

County:

State:

Photographer:

Date Photographed:

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of ____.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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Additional Information

Figure #	Name	Description
1	USGS Map	USGS Map of Honolulu, showing location of property
2	TMK Map	2015 Tax Map Showing Property Boundary and Location
3	Plat Map	1979 Portlock Road Subdivision Map

Figure 1: USGS Map of Honolulu, showing location of property



Figure 2: 2015 Tax Map Showing Property Boundary and Location

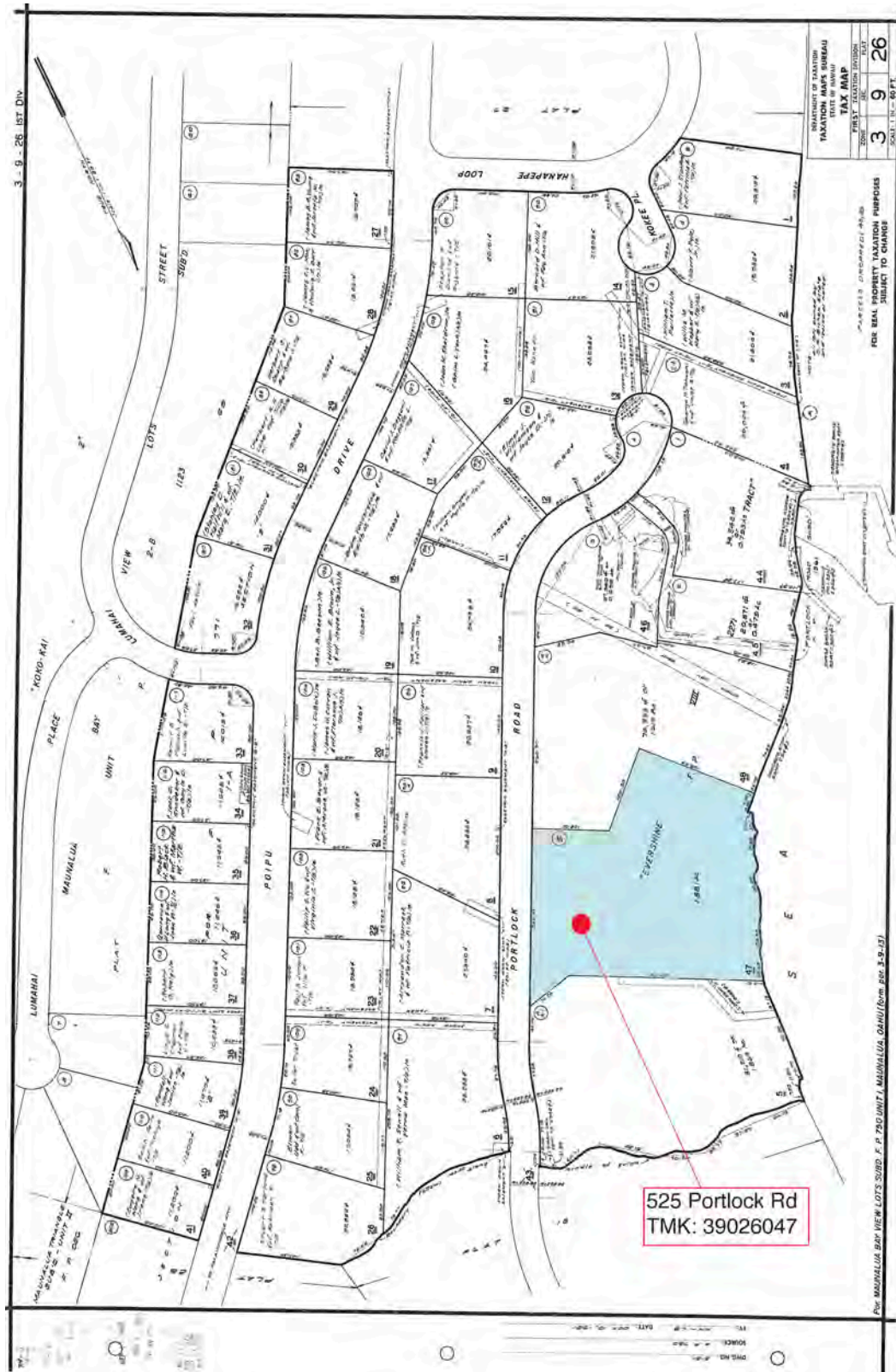
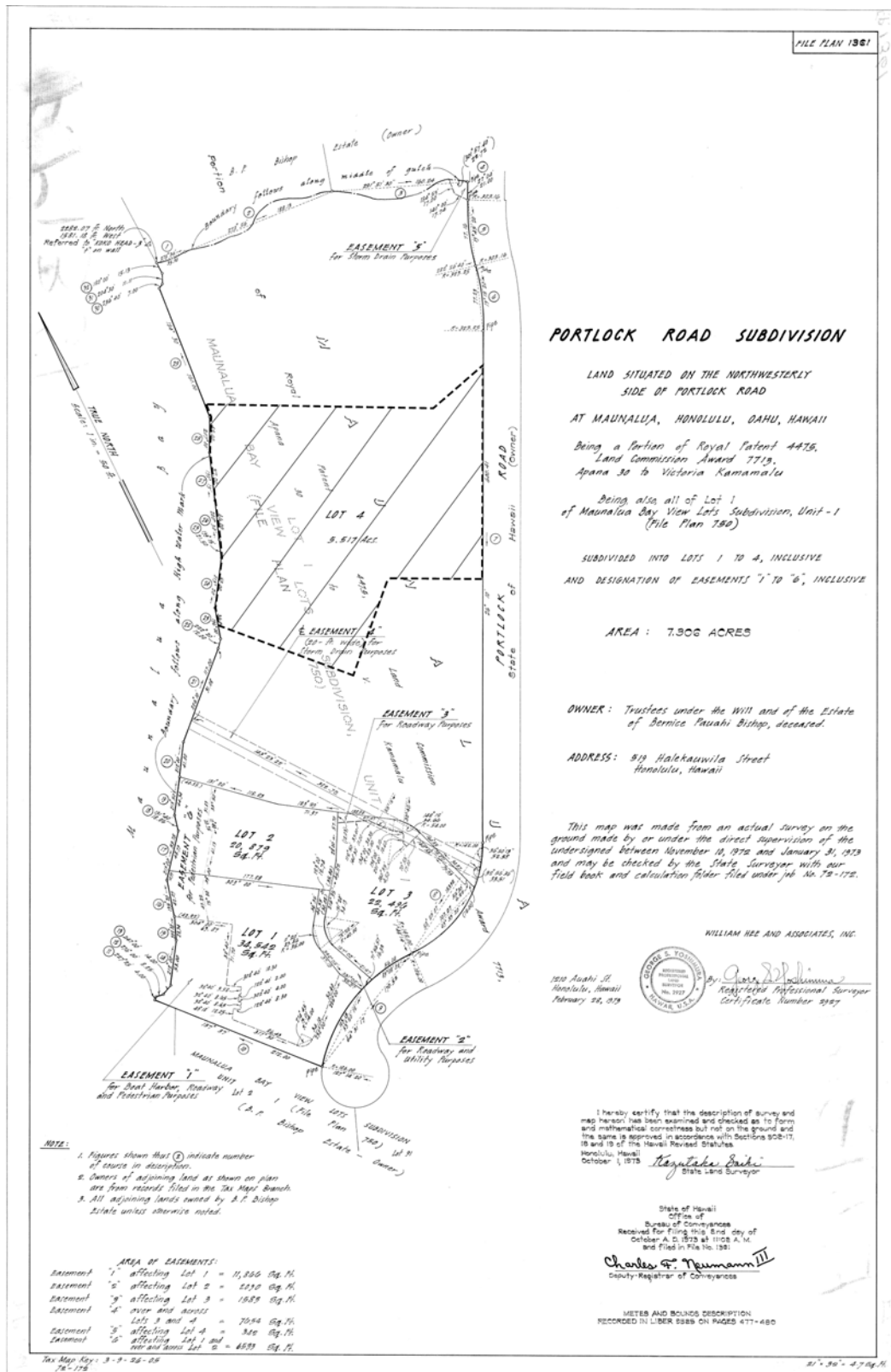


Figure 3: 1979 Portlock Road Subdivision Map



Additional Information

Original 1959 Drawing Set of Henry J. Kaiser Residence

Figure #	Description
1 of 10	Site Plan
2 of 10	Floor plan
3 of 10	Roof plan
4 of 10	Pool plan, section and details
5 of 10	Sliding door elevations at living room
6 of 10	Sliding door & integrated column details at living room
7 of 10	Entry porte cochere wall elevations showing stone slab layout
8 of 10	Jacuzzi plan & detail
9 of 10	Living room interior elevations showing column locations
10 of 10	Dining area and living room fireplace, circular interior walls plans & details

Figure 1 of 10: SitePlan
Drawing No: A-1
Drawing Title: Residence for Mr. and Mrs. Henry J. Kaiser, Main House, Floor Plan
Drawing Date: Rev. 13 Aug 1959
Drawn By: Edwin L. Bauer & George Wright Associated

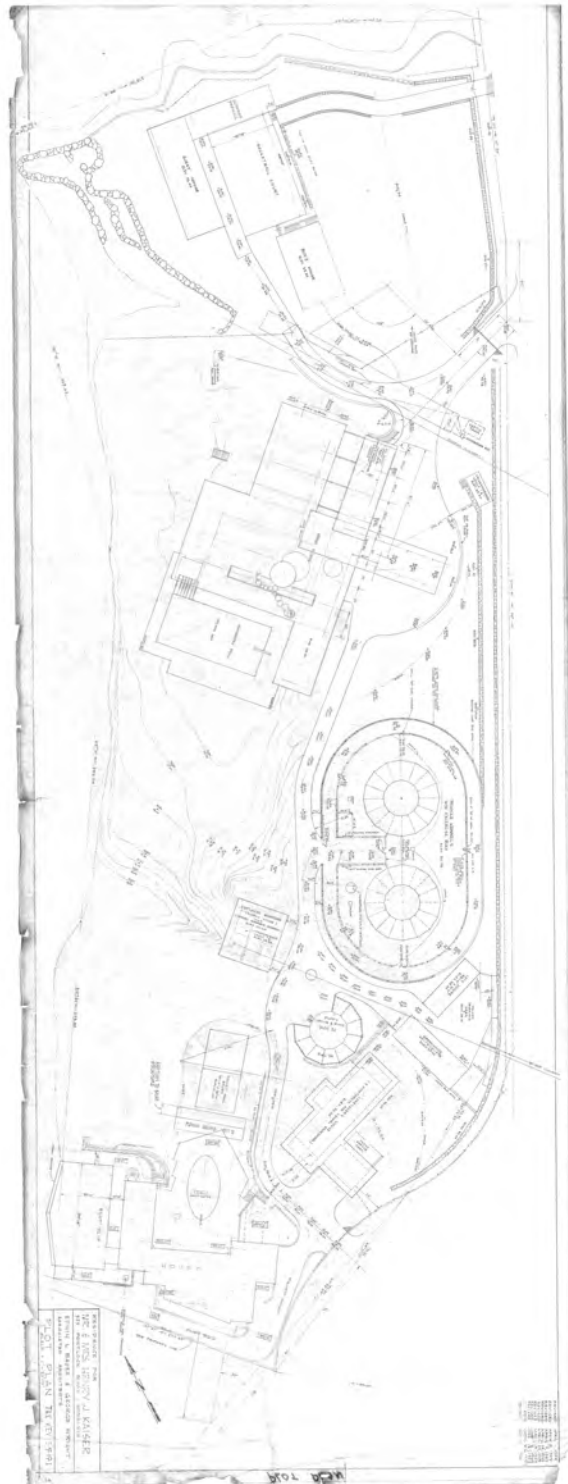


Figure 2 of 10: Floor Plan
Drawing No: A-1
Drawing Title: Residence for Mr. and Mrs. Henry J. Kaiser, Main House, Floor Plan
Drawing Date: Rev. 13 Aug 1959
Drawn By: Edwin L. Bauer & George Wright Associated Architects

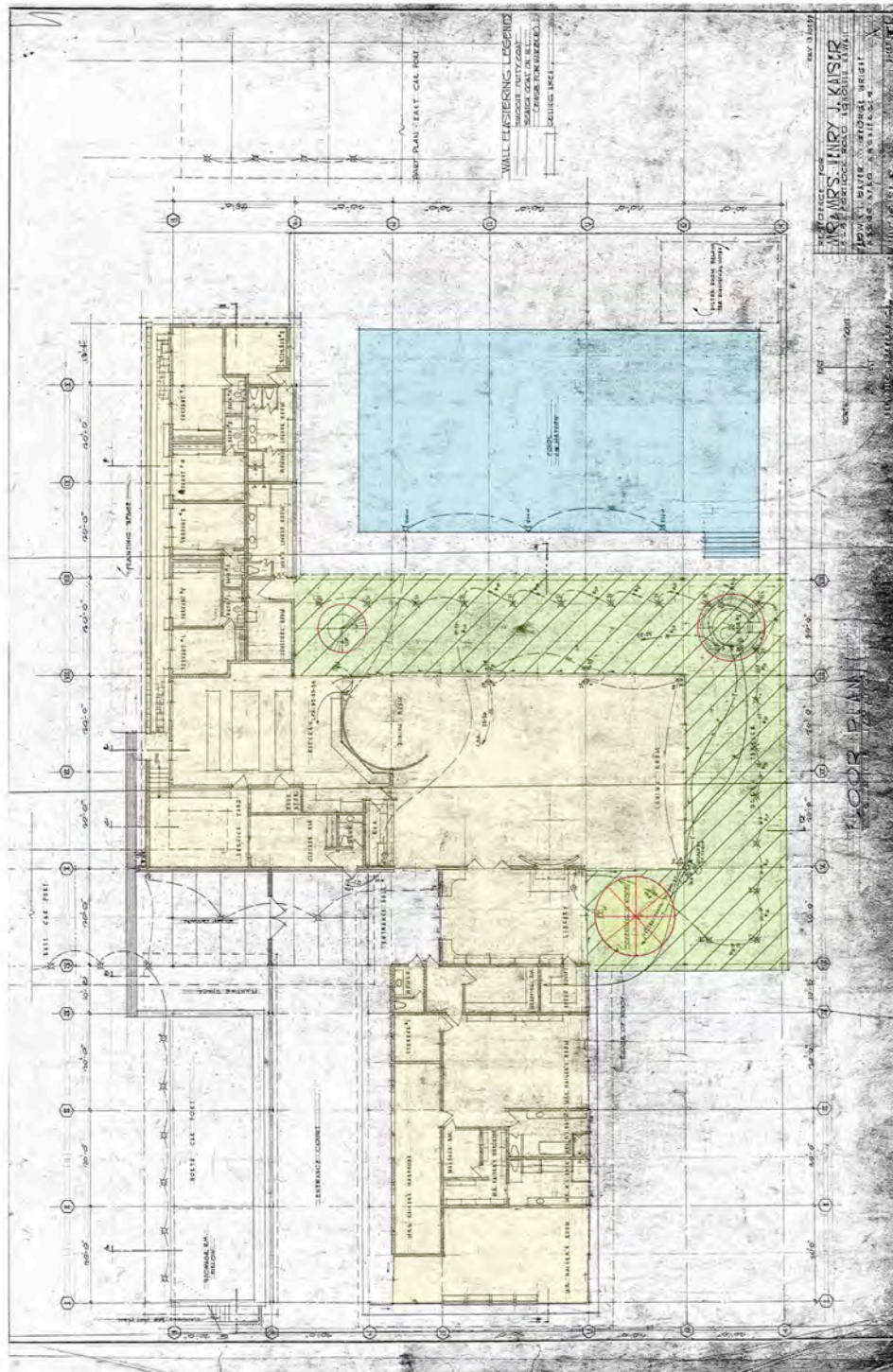


Figure 3 of 10:	Roof Plan
Drawing No:	A-2
Drawing Title:	Residence for Mr. and Mrs. Henry J. Kaiser, Main House, Roof Plan
Drawing Date:	Rev. 31 Dec 1959
Drawn By:	Edwin L. Bauer & George Wright Associated Architects

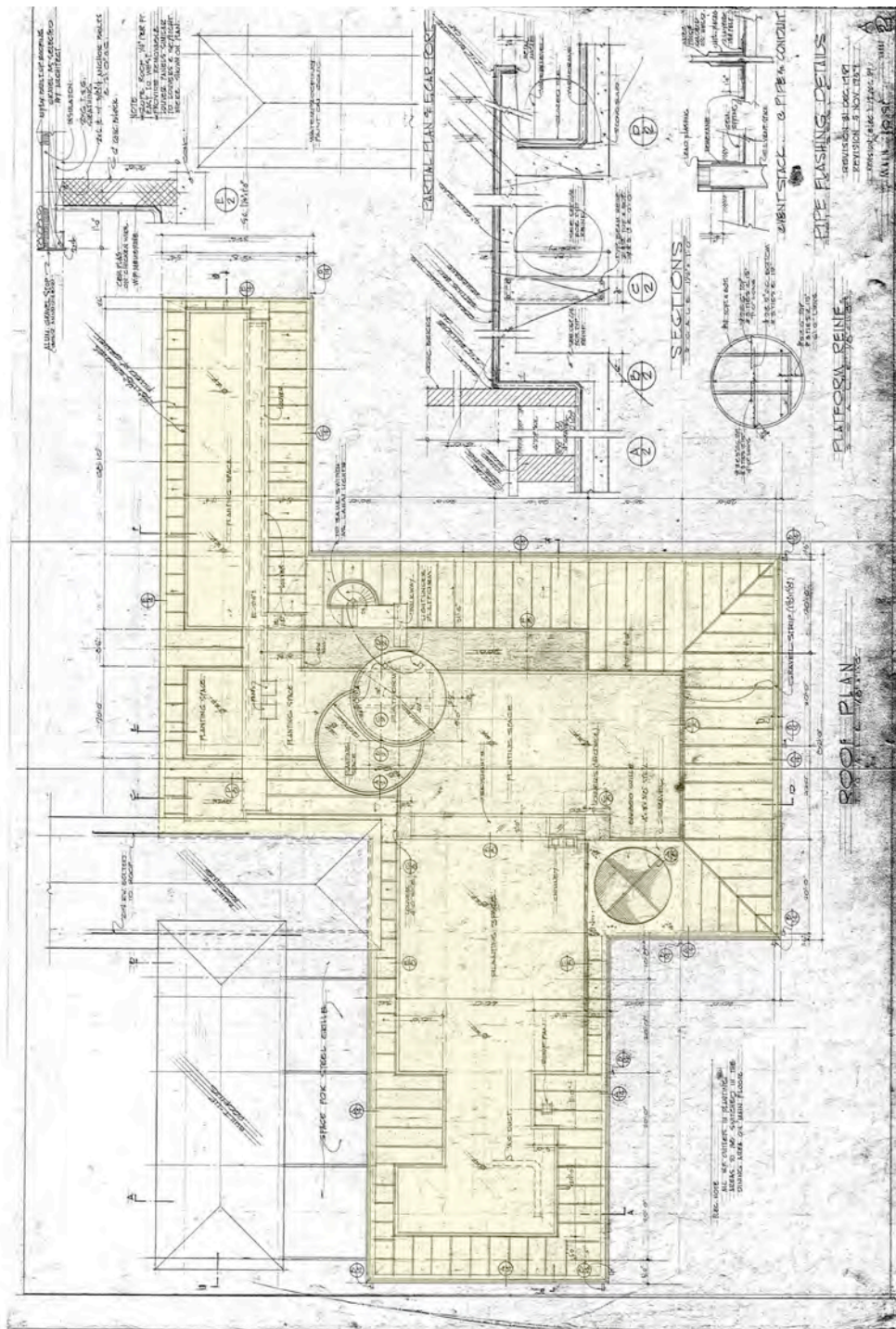


Figure 4 of 10: Pool plan, section and details
Drawing No: A-9
Drawing Title: Residence for Mr. and Mrs. Henry J. Kaiser, Main House, Pool Plan & Section
Drawing Date: Not dated, but part of original Dec. 31, 1959 set.
Drawn By: Edwin L. Bauer & George Wright Associated Architects

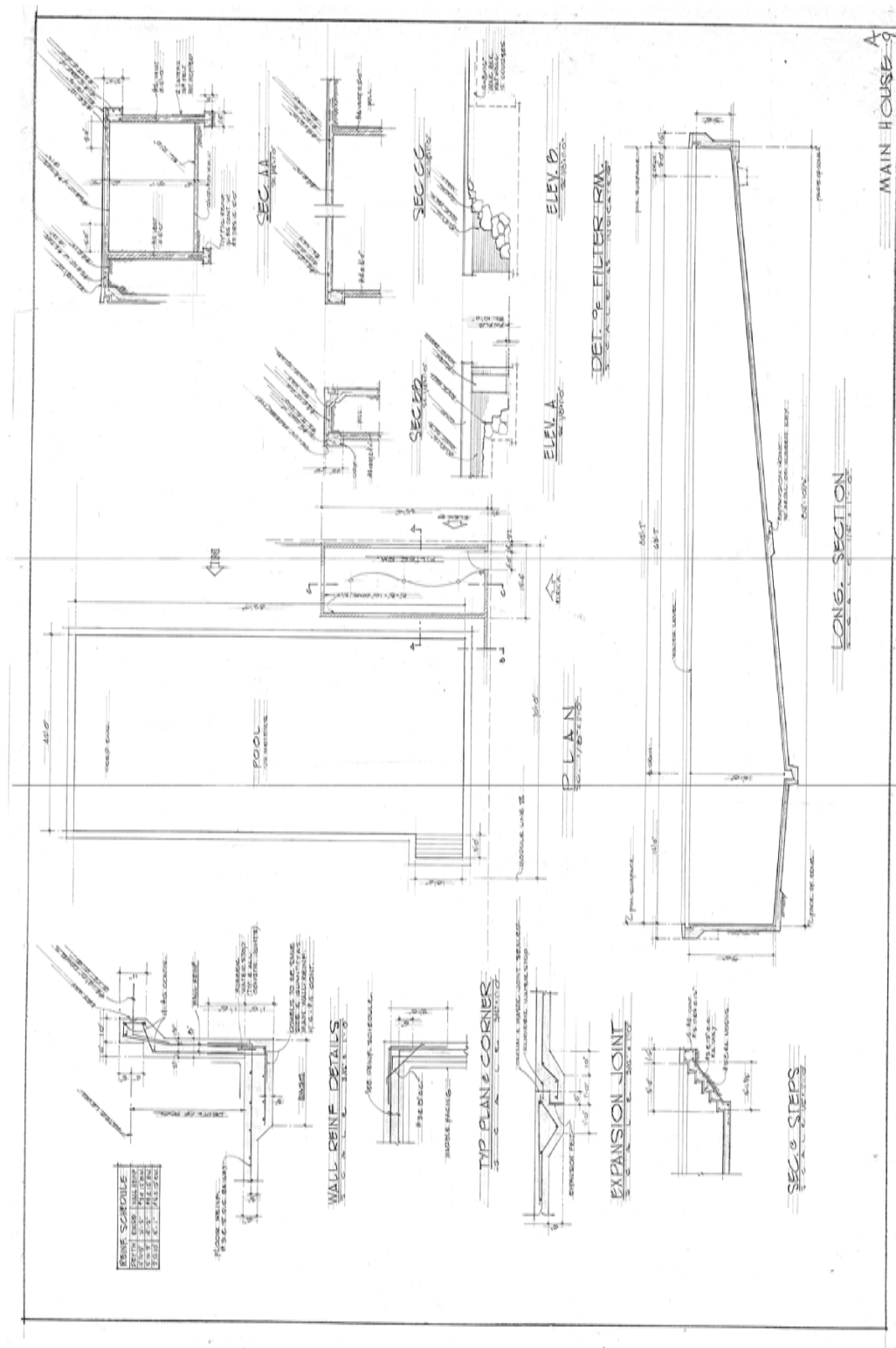


Figure 5 of 10: Sliding door elevations at living room
Drawing No: 12
Drawing Title: Residence for Mr. and Mrs. Henry J. Kaiser, Aluminum Sash & Door Schedule
Drawing Date: Not dated, but part of original Dec. 31, 1959 set.
Drawn By: Edwin L. Bauer & George Wright Associated Architects

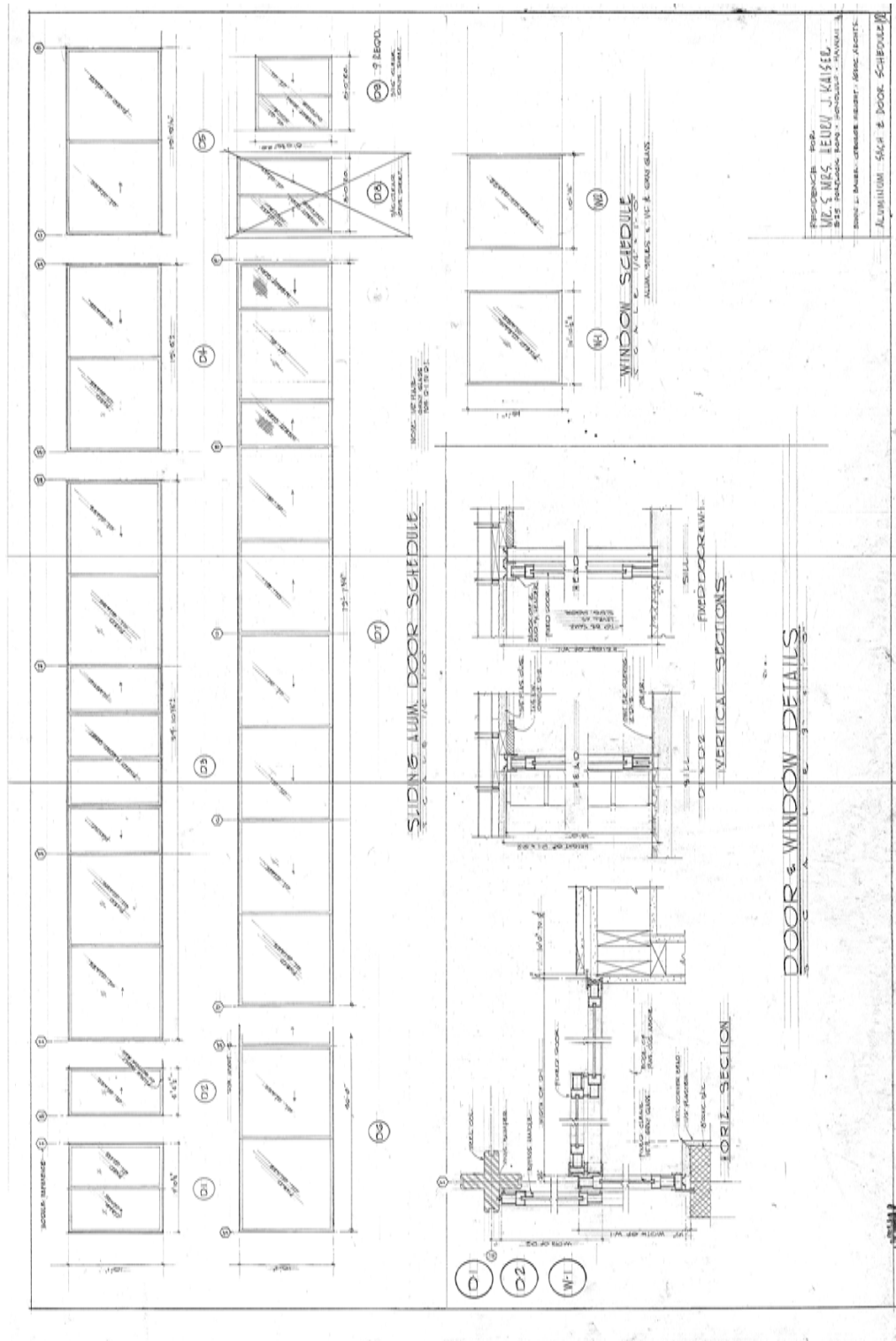


Figure 6 of 10: Sliding door & integrated column details at living room

Drawing No: 13

Drawing Title: Residence for Mr. and Mrs. Henry J. Kaiser, Aluminum sash & door schedule

Drawing Date: Not dated, but part of original Dec. 31, 1959 set.

Drawn By: Edwin L. Bauer & George Wright Associated Architects

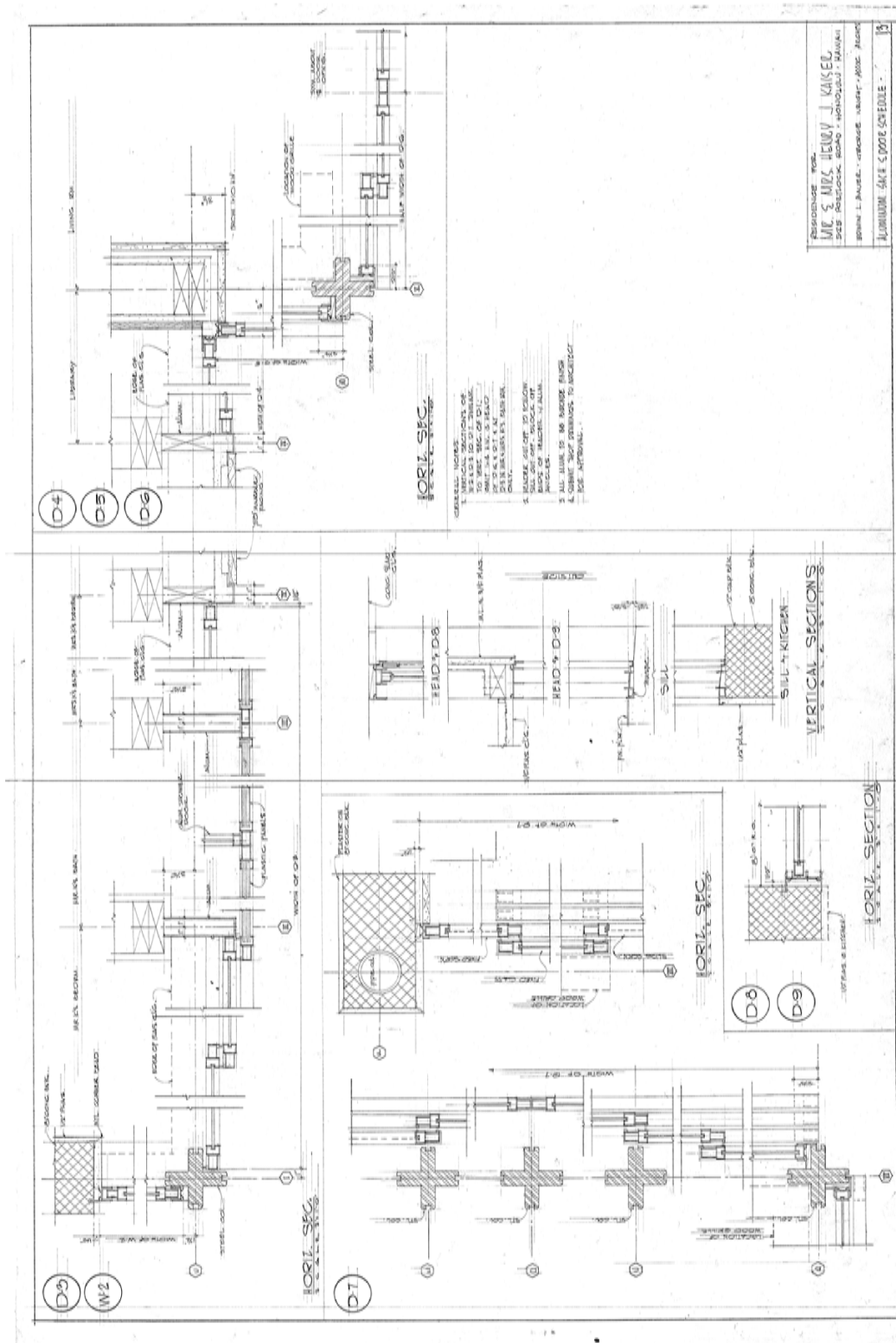


Figure 7 of 10: Entry porte cochere wall elevations showing stone slab layo
Drawing No: D7
Drawing Title: Not provided
Drawing Date: Not dated, but part of original Dec. 31, 1959 set.
Drawn By: Edwin L. Bauer & George Wright Associated Architects

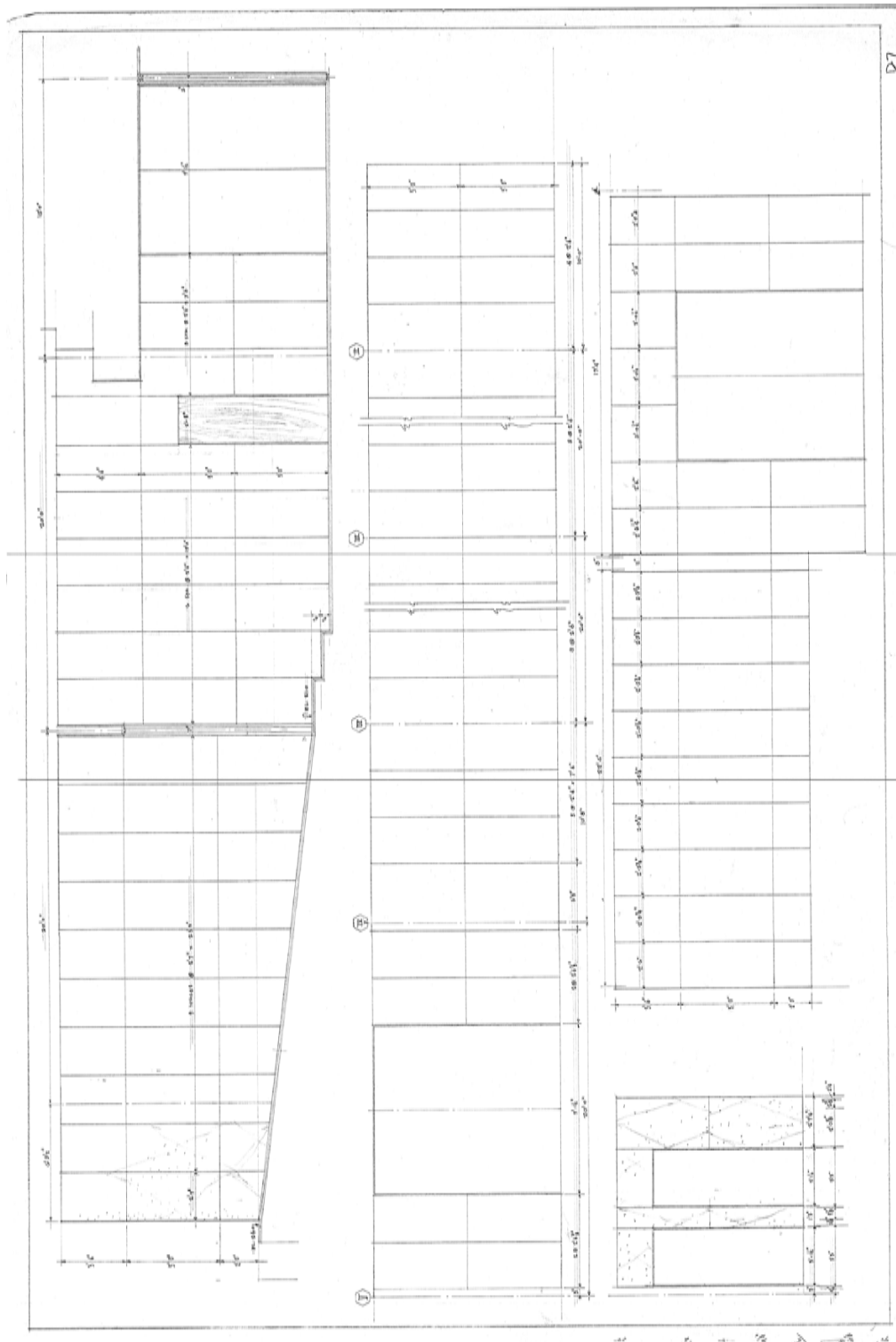


Figure 8 of 10: Bar plan & detail
Drawing No: D12
Drawing Title: Not provided
Drawing Date: Not dated, but part of original Dec. 31, 1959 set.
Drawn By: Edwin L. Bauer & George Wright Associated Architects

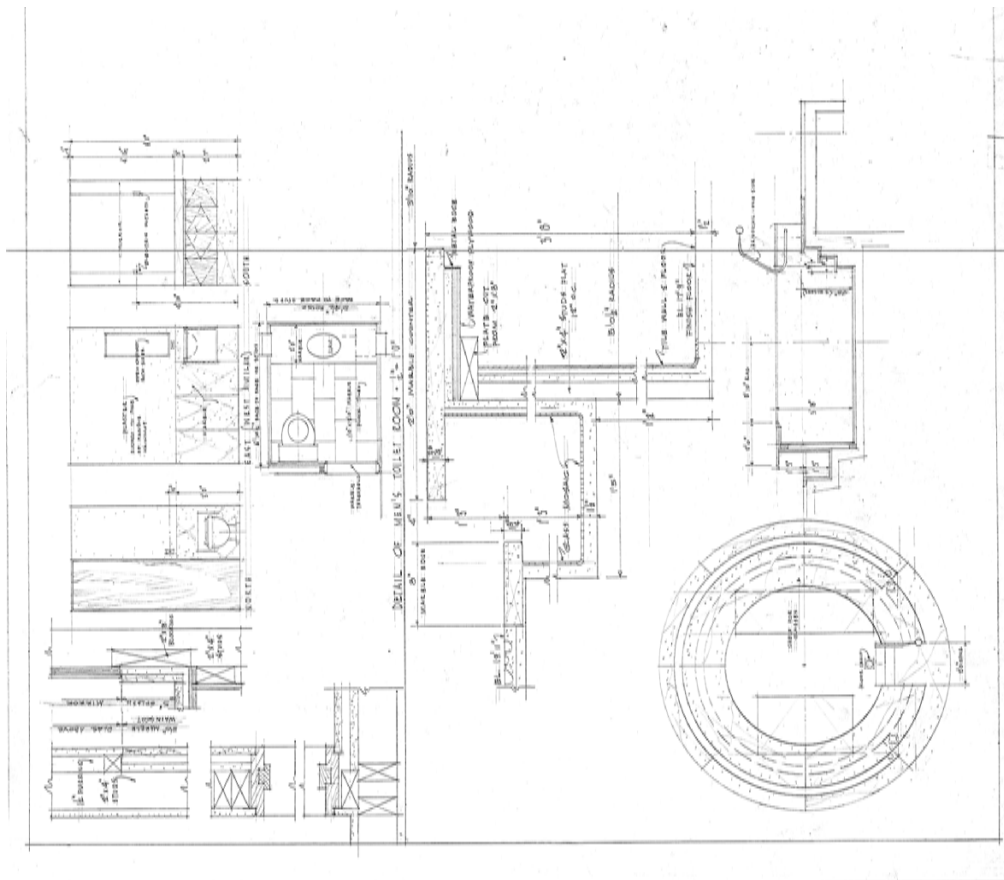


Figure 9 of 10: Living room interior elevations showing column locations
Drawing No: D15
Drawing Title: Residence for Mr. and Mrs. Henry J. Kaiser , Main House-Interior Elevations
Drawing Date: Not dated, but part of original Dec. 31, 1959 set.
Drawn By: Edwin L. Bauer & George Wright Associated Architects

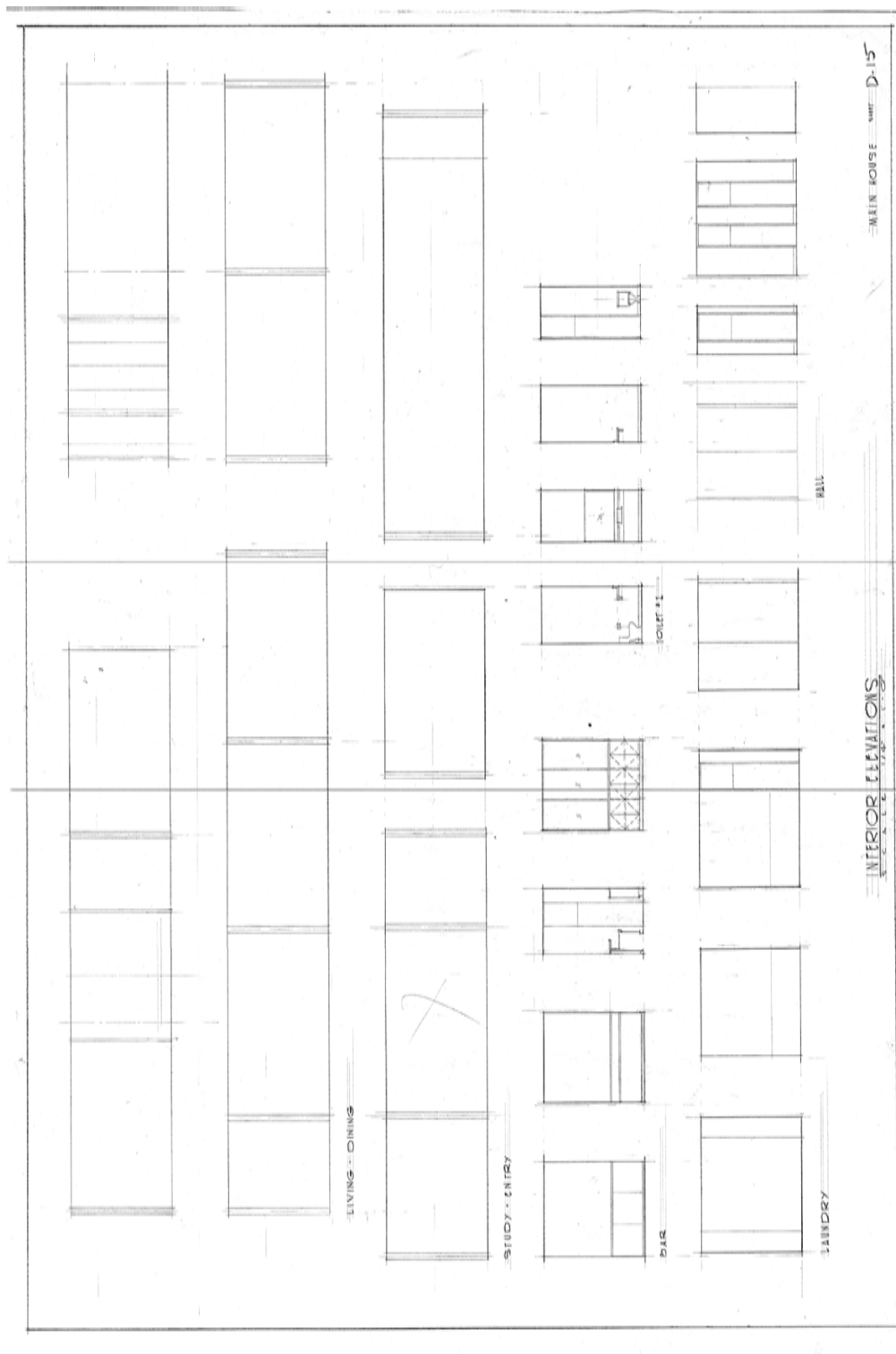
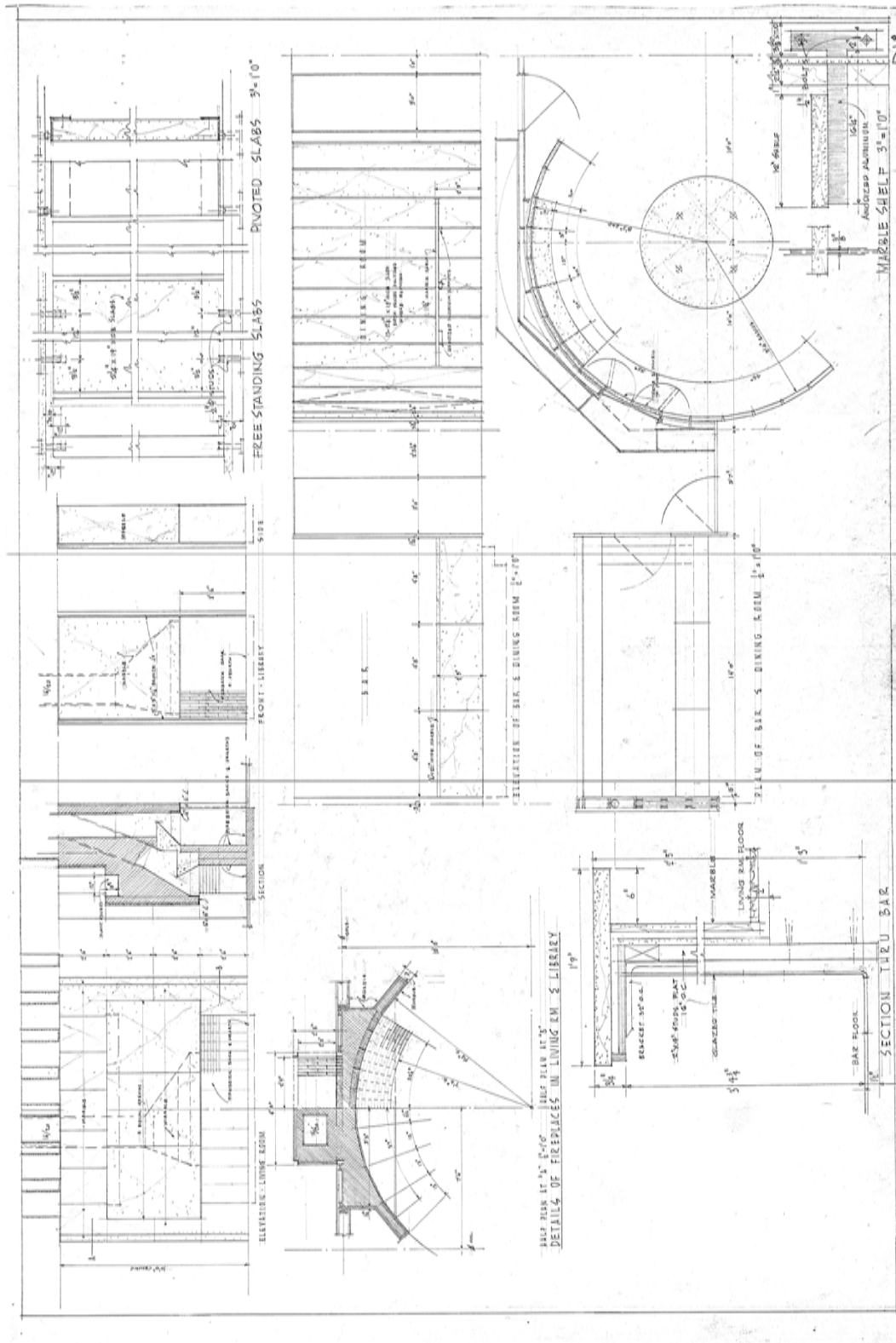


Figure 10 of 10:	Dining area and living room fireplace, circular interior walls plans & details
Drawing No:	D18
Drawing Title:	Not provided
Drawing Date:	Not dated, but part of original Dec. 31, 1959 set.
Drawn By:	Edwin L. Bauer & George Wright Associated Architects



Additional Information

2015 Kaiser Rehabilitation Drawings

Figure #	Description
1 of 6	Site Plan
2 of 6	Site Cross Section
3 of 6	Floor plan
4 of 6	Roof plan
5 of 6	Building Sections
6 of 6	Exterior Elevations

Figure 1 of 6: Site Plan
Drawing No: A-2.0.1
Drawing Title: Site Key Plan
Drawing Date: Jul. 27, 2015
Drawn By: Richard Manion Architecture, Inc.

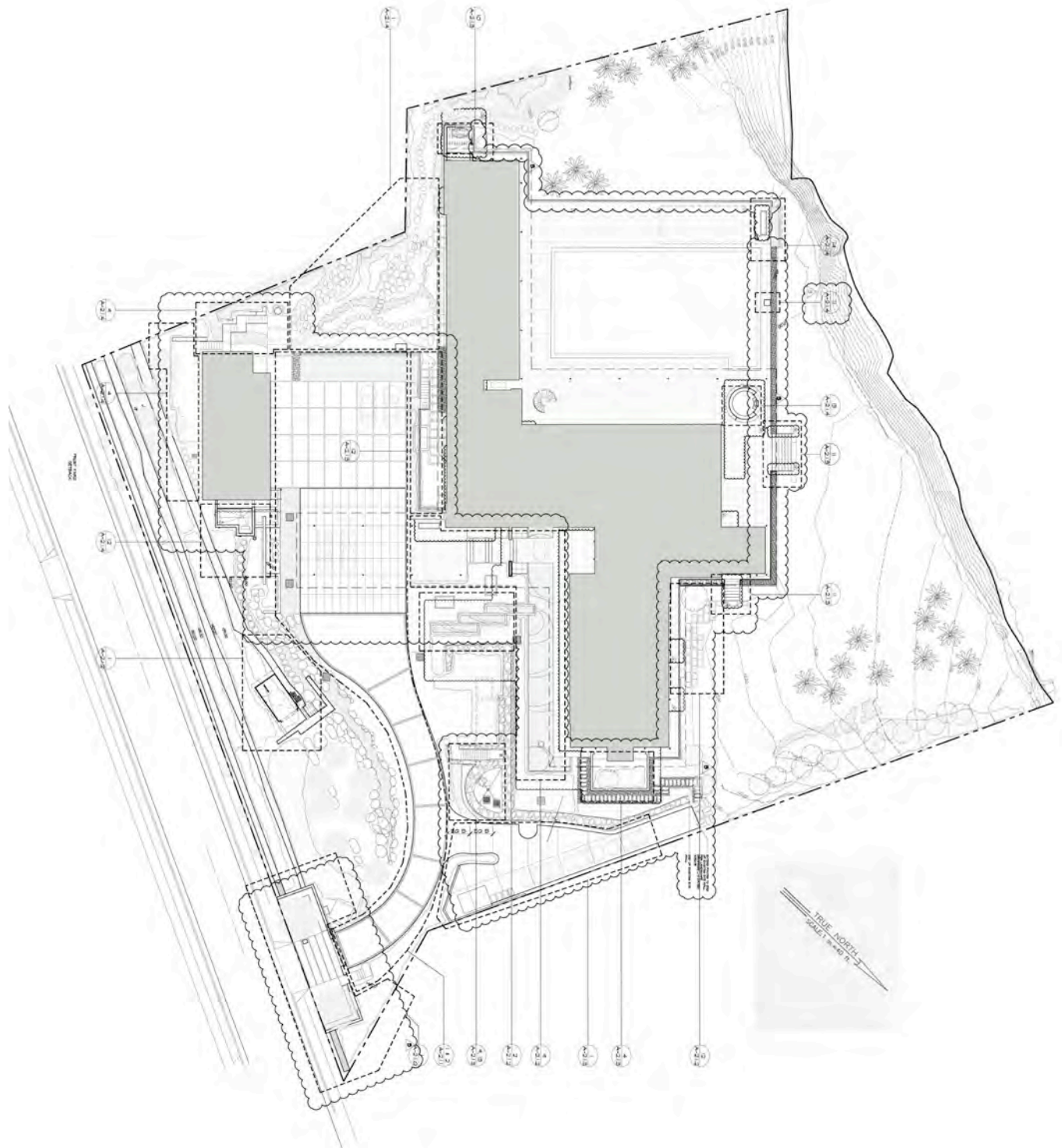


Figure 2 of 6: Site Cross Section
Drawing No: NA
Drawing Title: Site Cross Section
Drawing Date: Jul. 27, 2015
Drawn By: Richard Manion Architecture, Inc.

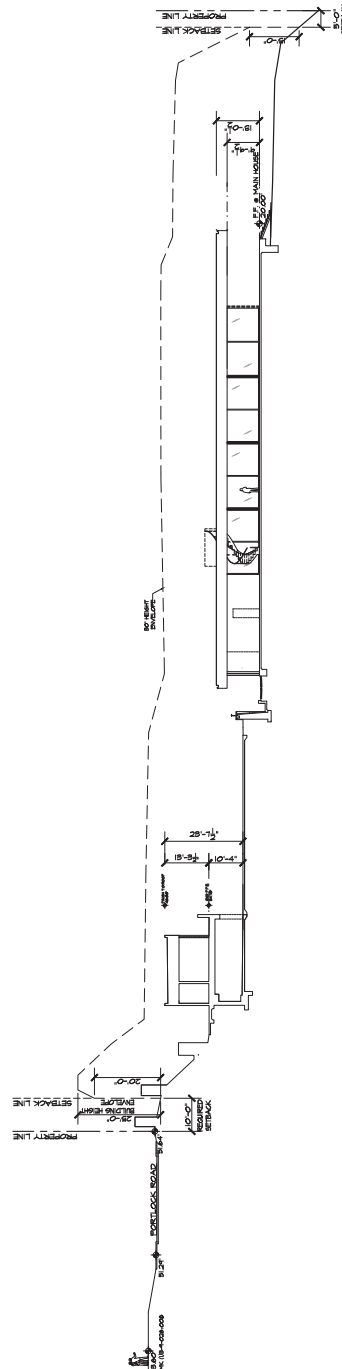


Figure 3 of 6: Floor Plan
Drawing No: A-3.1.0
Drawing Title: Overall Floor Plan
Drawing Date: Jul. 27, 2015
Drawn By: Richard Manion Architecture, Inc.

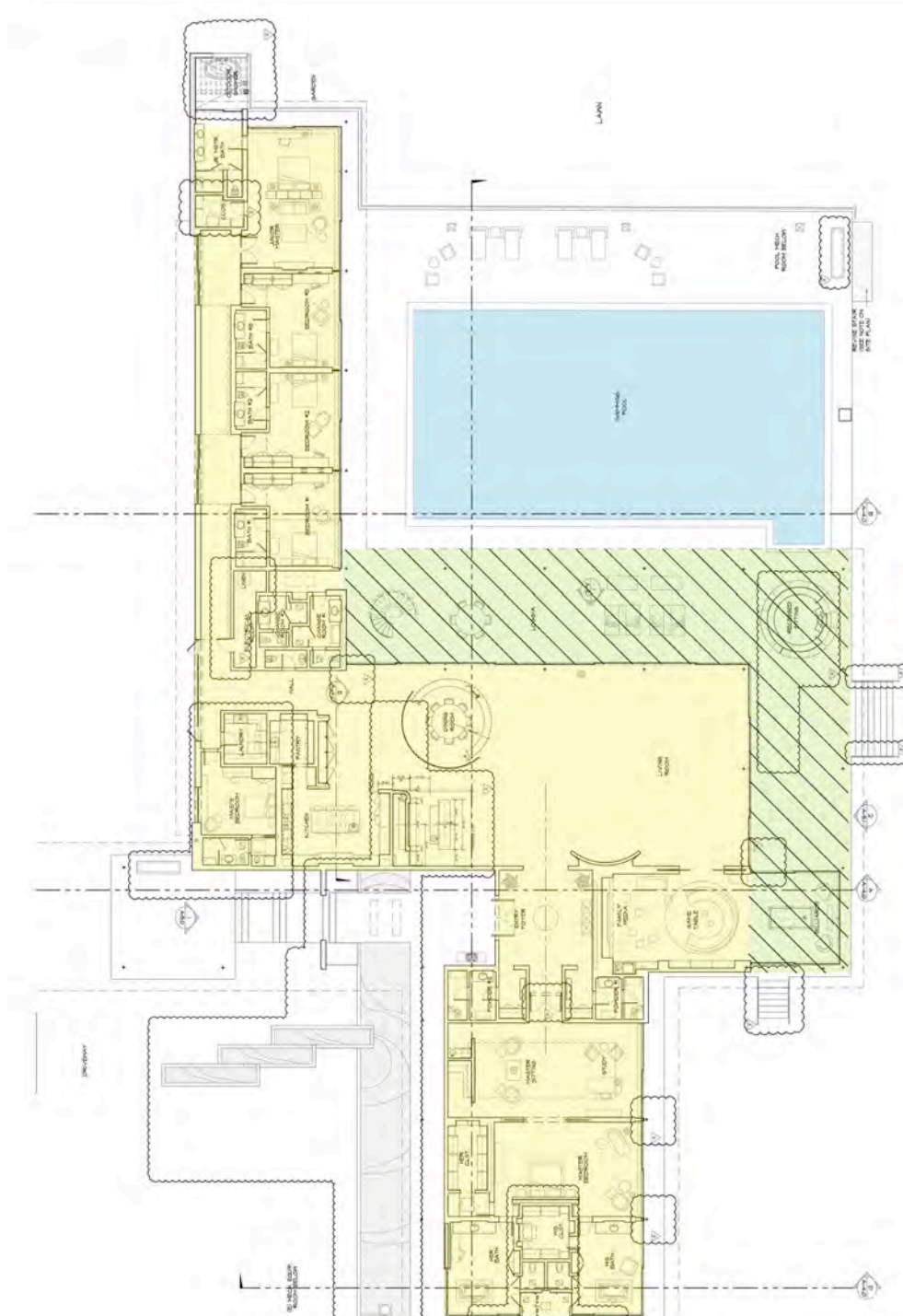


Figure 4 of 6: Roof Plan
Drawing No: A-3.3.1
Drawing Title: Proposed Roof Plan
Drawing Date: Jul. 27, 2015
Drawn By: Richard Manion Architecture, Inc.

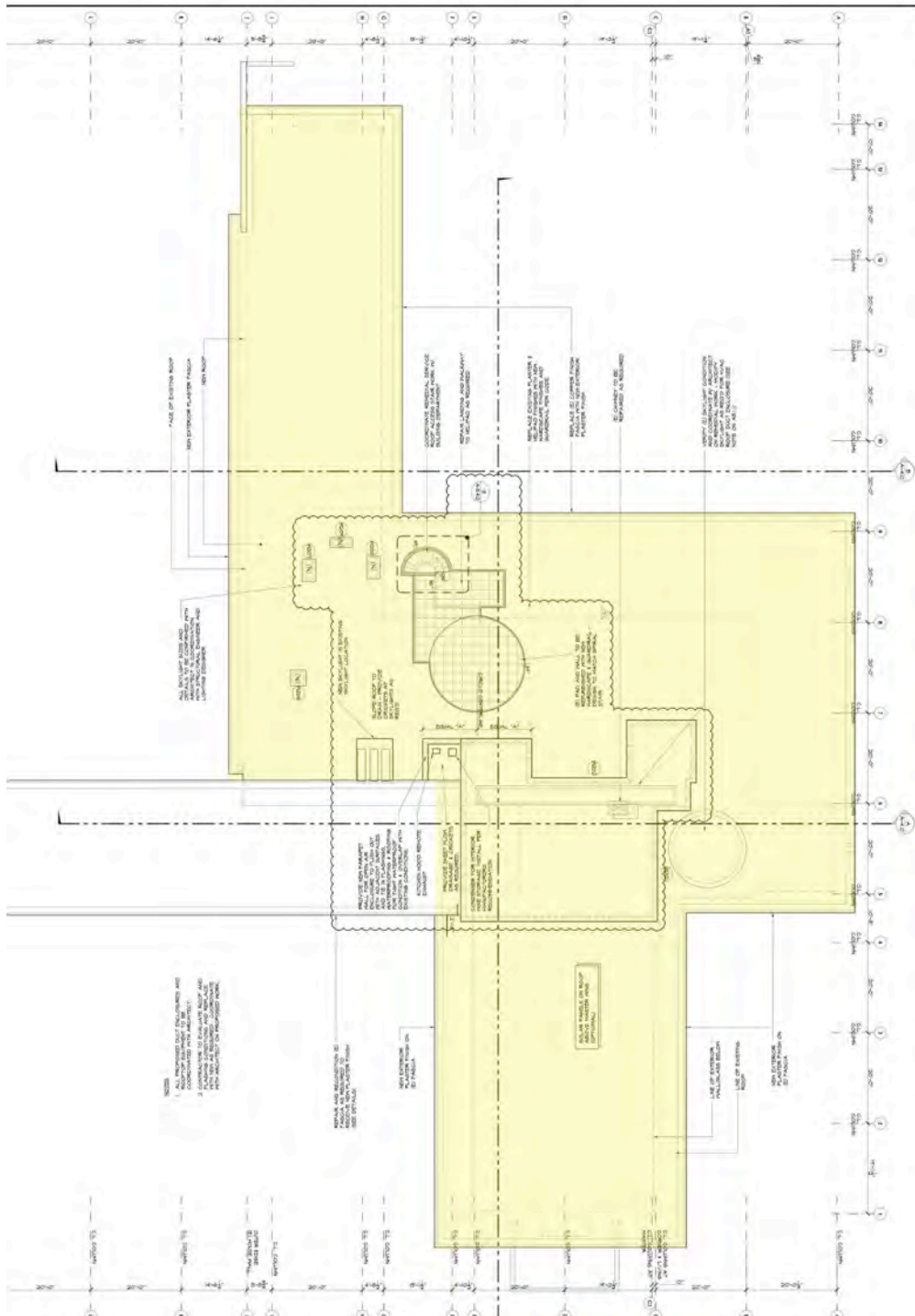


Figure 5 of 6: Building Sections
Drawing No: A-4.0
Drawing Title: Building Sections
Drawing Date: Jul. 27, 2015
Drawn By: Richard Manion Architecture, Inc

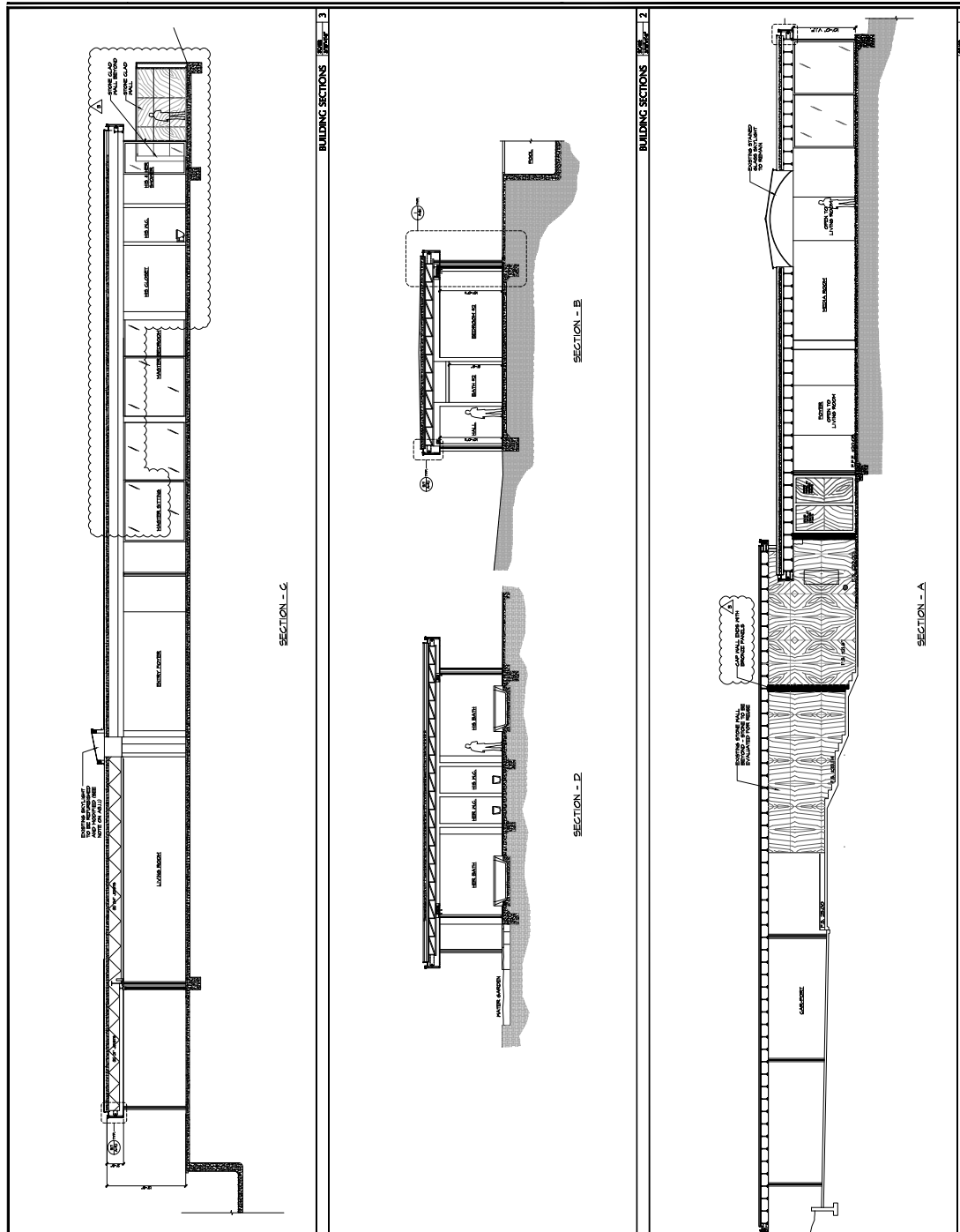


Figure 6 of 6: Exterior Elevations
Drawing No: A-5.0
Drawing Title: Exterior Elevations
Drawing Date: Jul. 27, 2015
Drawn By: Richard Manion Architecture, Inc.

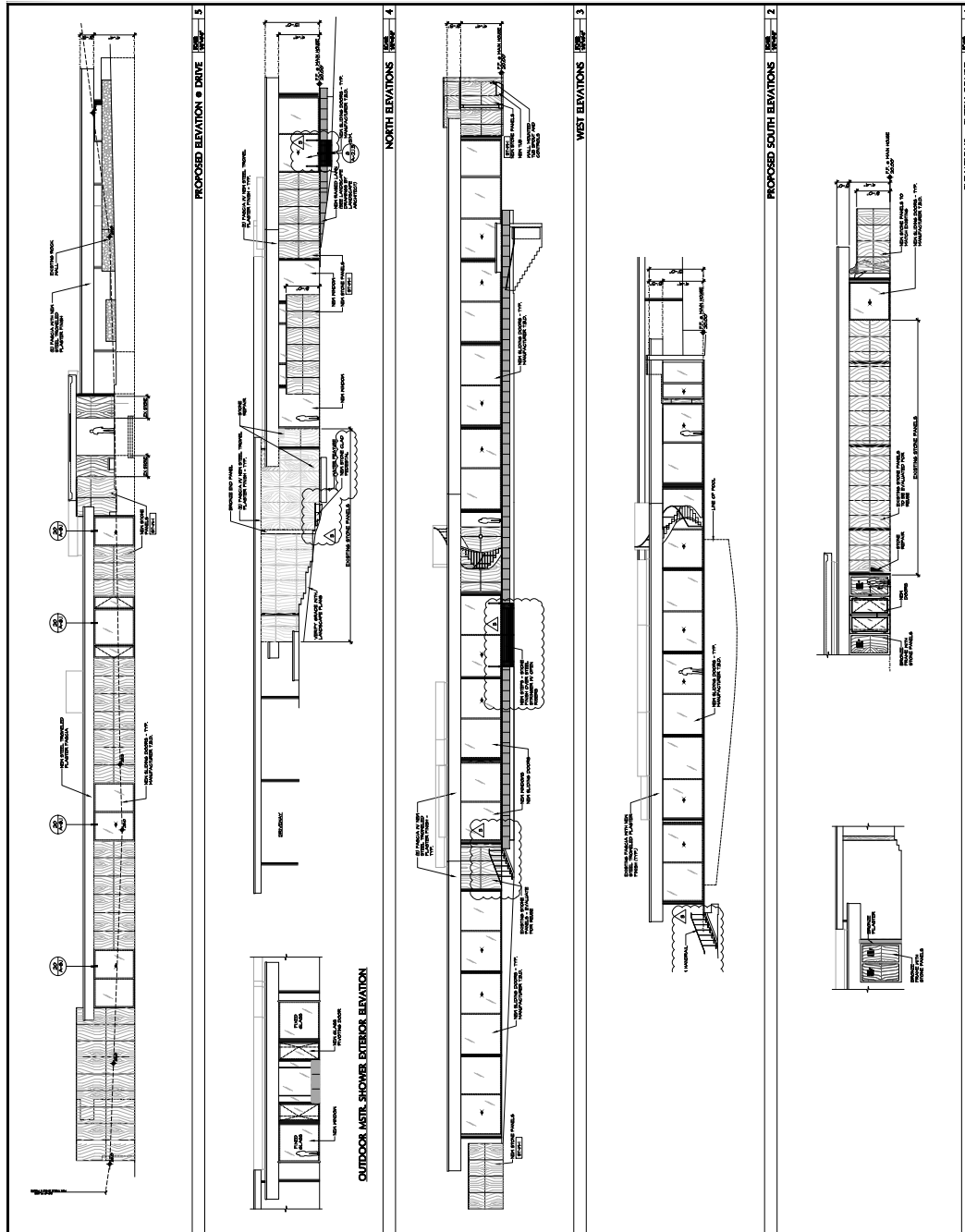
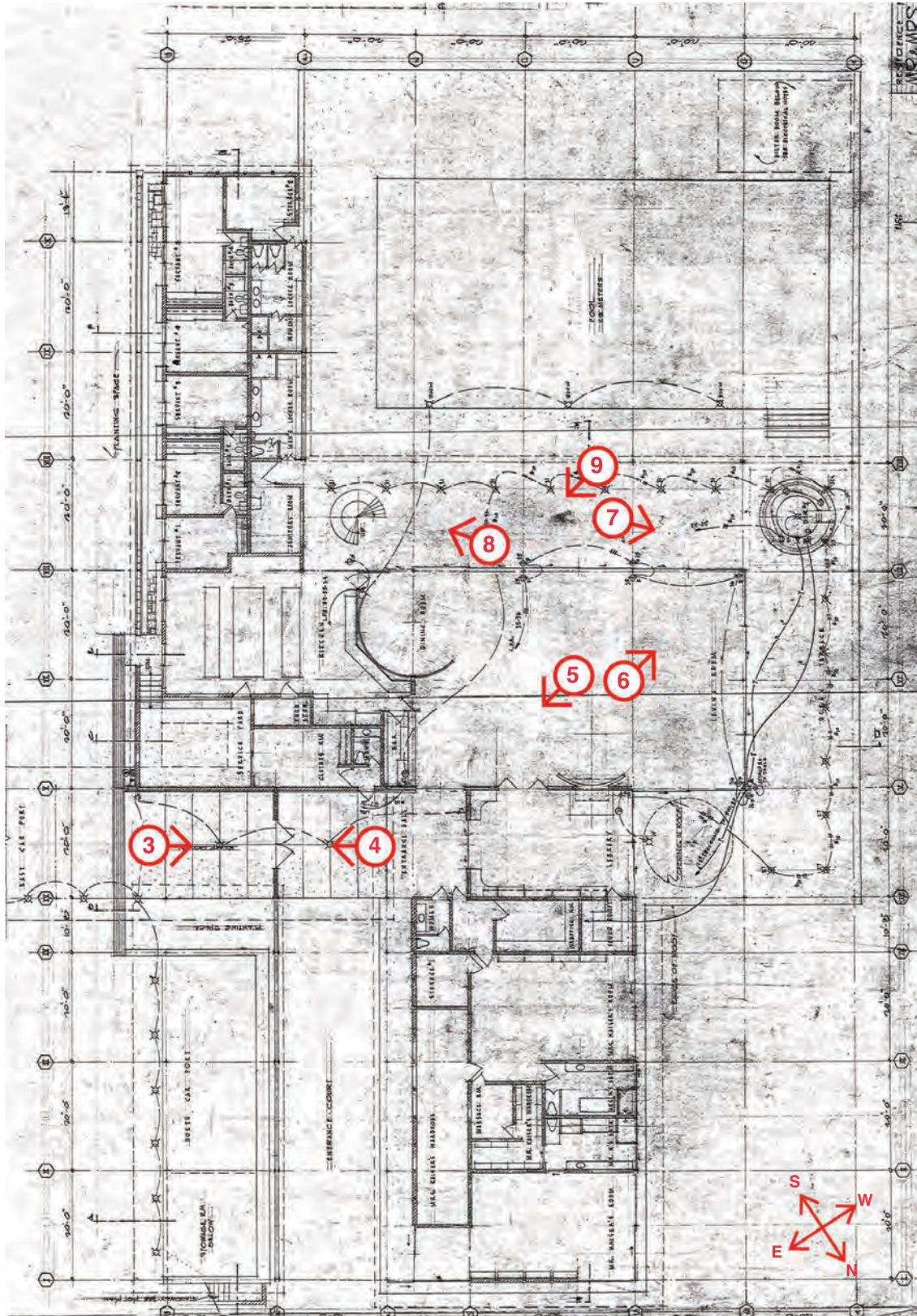


Photo	Description
Historic Photos	
Figure #	Description
0	Photo Key
1	Circa 1970, Aerial View of Kaiser Estate
2	1968, Port Cochere and Servants Wing, Facing Northwest
3	1968, Entrance of Port Cochere, View Facing West
4	1968, Entrance Hall Looking Towards Port Cochere, View Facing East
5	1968, Living Room with Curved Wall and Integrated Skylight in View, View Facing North
6	1968, Living Room Corner Windows with Ocean in Background, View Facing Southwest
7	1968, Outdoor Covered Lanai, View Facing Northwest
8	1968, Covered Lanai Showing Sculptural Stair, View Facing East
9	1968, Covered Lanai Adjacent to Pool, View Facing Northeast
10	1968, Covered Lanai Adjacent to Pool, View Facing Northeast



Historic Photograph Info

Photo 1 of 10: Aerial View of Kaiser Estate

Name of Property: 525 Portlock Road

City or Vicinity: Honolulu

Photographer: Honolulu Star Advertiser

Date Photographed: Circa 1970



Historic Photograph Info

Photo 2 of 10: Port Cochere and Guest Wing Facing North

Name of Property: 525 Portlock Road

City or Vicinity: Honolulu

Photographer: Hawaii Five-O Season 1-Episode 6

Date Photographed: 1968



Historic Photograph Info

Photo 3 of 10: Entrance of Port Cochere, View Facing West

Name of Property: 525 Portlock Road

City or Vicinity: Honolulu

Photographer: Hawaii Five-O Season 1-Episode 6

Date Photographed: 1968



Historic Photograph Info

Photo 4 of 10: Entrance Hall Looking Towards Port Cochere, View Facing East

Name of Property: 525 Portlock Road

City or Vicinity: Honolulu

Photographer: Hawaii Five-O Season 1-Episode 6

Date Photographed: 1968



Historic Photograph Info

Photo 5 of 10: Living Room with Curved Wall and Integrated Skylight in View,
View Facing North

Name of Property: 525 Portlock Road

City or Vicinity: Honolulu

Photographer: Hawaii Five-O Season 1-Episode 6

Date Photographed: 1968



Historic Photograph Info

Photo 6 of 10: Living Room Corner Windows with Ocean in Background, View Facing Southwest

Name of Property: 525 Portlock Road

City or Vicinity: Honolulu

Photographer: Hawaii Five-O Season 1-Episode 6

Date Photographed: 1968



Historic Photograph Info

Photo 7 of 10: Outdoor Covered Lanai, View Facing Northwest

Name of Property: 525 Portlock Road

City or Vicinity: Honolulu

Photographer: Hawaii Five-O Season 1-Episode 6

Date Photographed: 1968



Historic Photograph Info

Photo 8 of 10: Covered Lanai Showing Sculptural Stair, View Facing East

Name of Property: 525 Portlock Road

City or Vicinity: Honolulu

Photographer: Hawaii Five-O Season 1-Episode 6

Date Photographed: 1968



Historic Photograph Info

Photo 9 of 10: Covered Lanai Adjacent to Pool, View Facing Northeast

Name of Property: 525 Portlock Road

City or Vicinity: Honolulu

Photographer: Hawaii Five-O Season 1-Episode 6

Date Photographed: 1968



Historic Photograph Info

Photo 11 of 11: Overview of House and Pool, View Facing Northeast Taken from Ocean

Name of Property: 525 Portlock Road

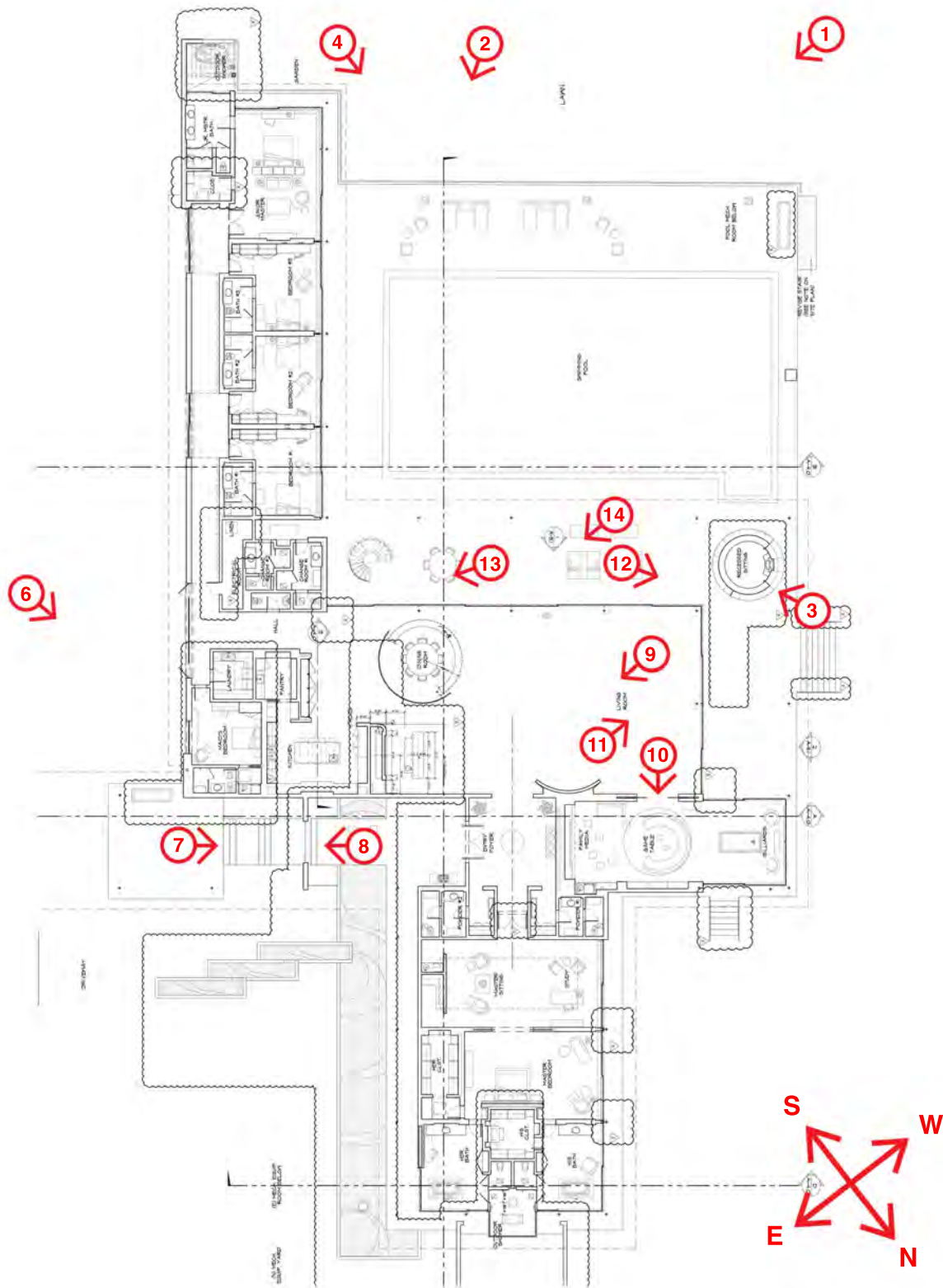
City or Vicinity: Honolulu

Photographer: Hawaii Five-O Season 1-Episode 6

Date Photographed: 1968



Photo	Description
Current Photos	
Figure #	Description
0	Photo Key
1	Overall from Ocean, View Facing East
2	Living Room Wing, View Facing East
3	Guest Wing from Sunken Seating Area, View Looking South
4	Ocean View from Pool Deck, View Looking North
5	Driveway into Porte Cochere, View Facing Southwest
6	Porte Cochere and Guest Wing, View Facing North
7	Entry From Porte Cochere, View Facing West
8	Entrance Hall Looking Out Towards Porte Cochere, View Facing East
9	Living Room with Curved Wall Fireplace and Integrated Skylight in view, View Facing East
10	Skylight in Media Room/Library, View Facing Northwest
11	Living Room Corner Glass Doors with Ocean in Background, View Facing West
12	Outdoor Covered Lanai, View Facing Northwest
13	Covered Lanai Showing Sculptural Stair to Rooftop, View Facing Southeast
14	Covered Lanai Looking Towards Curved Dining Room Wall with Historic Chandelier in Center, View Facing Northeast
15	Rooftop Helipad in Foreground with View of Ocean and Mountains in Background, View Facing West



Current Photograph Info

Photo 1 of 15: Overall from Ocean, View Facing East

Name of Property: 525 Portlock Road

City or Vicinity: Honolulu

Photographer: Roy Ogasawara

Date Photographed: April 27, 2016



Current Photograph Info

Photo 2 of 15: Living Room Wing, View Facing East

Name of Property: 525 Portlock Road

City or Vicinity: Honolulu

Photographer: Roy Ogasawara

Date Photographed: April 27, 2016



Current Photograph Info

Photo 3 of 15: Guest Wing from Sunken Seating Area, View Looking South

Name of Property: 525 Portlock Road

City or Vicinity: Honolulu

Photographer: Roy Ogasawara

Date Photographed: April 27, 2016



Current Photograph Info

Photo 4 of 15: Ocean View from Pool Deck, View Looking North

Name of Property: 525 Portlock Road

City or Vicinity: Honolulu

Photographer: Roy Ogasawara

Date Photographed: April 27, 2016



Current Photograph Info

Photo 5 of 15: Driveway into Porte Cochere, View Facing Southwest

Name of Property: 525 Portlock Road

City or Vicinity: Honolulu

Photographer: Roy Ogasawara

Date Photographed: April 27, 2016



Current Photograph Info

Photo 6 of 15: Porte Cochere and Guest Wing, View Facing North

Name of Property: 525 Portlock Road

City or Vicinity: Honolulu

Photographer: Roy Ogasawara

Date Photographed: April 27, 2016



Current Photograph Info

Photo 7 of 15: Entry From Porte Cochere, View Facing West

Name of Property: 525 Portlock Road

City or Vicinity: Honolulu

Photographer: Roy Ogasawara

Date Photographed: April 27, 2016



Current Photograph Info

Photo 8 of 15: Entrance Hall Looking Out Towards Porte Cochere,
View Facing East

Name of Property: 525 Portlock Road

City or Vicinity: Honolulu

Photographer: Roy Ogasawara

Date Photographed: April 27, 2016



Current Photograph Info

Photo 9 of 15: Living Room with Curved Wall Fireplace and Integrated Skylight
in view, View Facing East

Name of Property: 525 Portlock Road

City or Vicinity: Honolulu

Photographer: Roy Ogasawara

Date Photographed: April 27, 2016



Current Photograph Info

Photo 10 of 15: Skylight in Media Room/Library, View Facing Northwest

Name of Property: 525 Portlock Road

City or Vicinity: Honolulu

Photographer: Roy Ogasawara

Date Photographed: April 27, 2016



Current Photograph Info

Photo 11 of 15: Living Room Corner Glass Doors with Ocean in Background,
View Facing West

Name of Property: 525 Portlock Road

City or Vicinity: Honolulu

Photographer: Roy Ogasawara

Date Photographed: April 20, 2016



Current Photograph Info

Photo 12 of 15: Outdoor Covered Lanai, View Facing Northwest

Name of Property: 525 Portlock Road

City or Vicinity: Honolulu

Photographer: Roy Ogasawara

Date Photographed: April 20, 2016



Current Photograph Info

Photo 13 of 15: Covered Lanai Showing Sculptural Stair to Rooftop,
View Facing Southeast

Name of Property: 525 Portlock Road

City or Vicinity: Honolulu

Photographer: Roy Ogasawara

Date Photographed: April 27, 2016



Current Photograph Info

Photo 14 of 15: Covered Lanai Looking Towards Curved Dining Room Wall with Historic Chandelier in Center, View Facing Northeast

Name of Property: 525 Portlock Road

City or Vicinity: Honolulu

Photographer: Roy Ogasawara

Date Photographed: April 27, 2016



Current Photograph Info

Photo 15 of 15: Rooftop Helipad in Foreground with View of Ocean and Mountains in Background, View Facing West

Name of Property: 525 Portlock Road

City or Vicinity: Honolulu

Photographer: Roy Ogasawara

Date Photographed: April 27, 2016



Additional Information

Figure #	Description
Figure 1 of 9	Henry J. Kaiser, an American industrialist and entrepreneur, was considered the most powerful businessman in the Western United States during WWII. He employed nearly 100,000 people making more than 300 different products at 180 plants and projects in 32 states and 40 foreign countries.
Figure 2 of 9	Kaiser's road paving company constructed the Hoover Dam, generating electricity and harnessing water from the Colorado River.
Figure 3 of 9	7 Kaiser Shipyards in the west coast developed new innovative methods of ship building during WWII.
Figure 4 of 9	Kaiser Permanente provided health care for Kaiser's industrial workers and developed the prepayment system. This health plan was later made available to the public
Figure 5 of 9	Kaiser's love for cars led him to manufacture his own line of automobiles (Kaiser Motors.) Kaiser Jeep was the result of a company merge which successfully produced military vehicles.
Figure 6 of 9	Henry J. Kaiser built the first American steel mill west of the Rockies and ordered his engineers to make it the cleanest plant in the U.S
Figure 7 of 9	After WWII, Kaiser developed the idea of pre-fabricated and affordable homes pictured here in Santa Clara, California.
Figure 8 of 9	Kaiser Hawaiian Village (now called the Hilton Hawaiian Village) developed the idea of a resort village with multiple towers. The lagoon was made by bringing in several hundred tons of beach sand.
Figure 9 of 9	The development of Hawaii Kai was Kaiser's last project, which officially began on April 27, 1961. Kaiser worked on this development until his death in 1967. He visioned a active marina community of 30,000 people.

Figure 1 of 9:

Photographer: Unknown

Date Photographed: 1955

Description of Photograph: Henry J. Kaiser, an American industrialist and entrepreneur, was considered the most powerful businessman in the Western United States during WWII. He employed nearly 100,000 people making more than 300 different products at 180 plants and projects in 32 states and 40 foreign countries.



"Henry J. Kaiser, circa 1955." Digital image. Kaiser Permanente. November 24, 2014. Accessed February 17, 2016. <https://kaiserpermanentehistory.org/latest/henry-j-kaiser-through-the-eyes-of-critics/>.

Figure 2 of 9:

Photographer: Unknown

Date Photographed: Oct. 9, 1936

Description of Photograph: Kaiser's road paving company constructed the Hoover Dam, generating electricity and harnessing water from the Colorado River.



GETTY IMAGES/FILE

Hoover Dam. Digital image. CNN.com. September 12, 2012. Accessed February 19, 2016.
<http://edition.cnn.com/2012/09/11/tennis/gallery/1936-timeline/index.html>

Figure 3 of 9:

Photographer: Unknown

Date Photographed: Jul. 3, 1945

Description of Photograph: 7 Kaiser Shipyards in the west coast developed new innovative methods of ship building during WWII.



Launch of Kaiser Ship. Digital image. Kaiser Permanente. July 2, 2010. Accessed February 19, 2016. <http://kaiserpermanentehistory.org/latest/launch-of-the-s-s-multnomah-tanker-one-of-kaiser's-last-ships-was-65-years-ago-this-4th-of-july-weekend/>

Figure 4 of 9:

Photographer: Unknown

Date Photographed: 1943

Description of Photograph: Kaiser Permanente provided health care for Kaiser's industrial workers and developed the prepayment system. This health plan was later made available to the public .



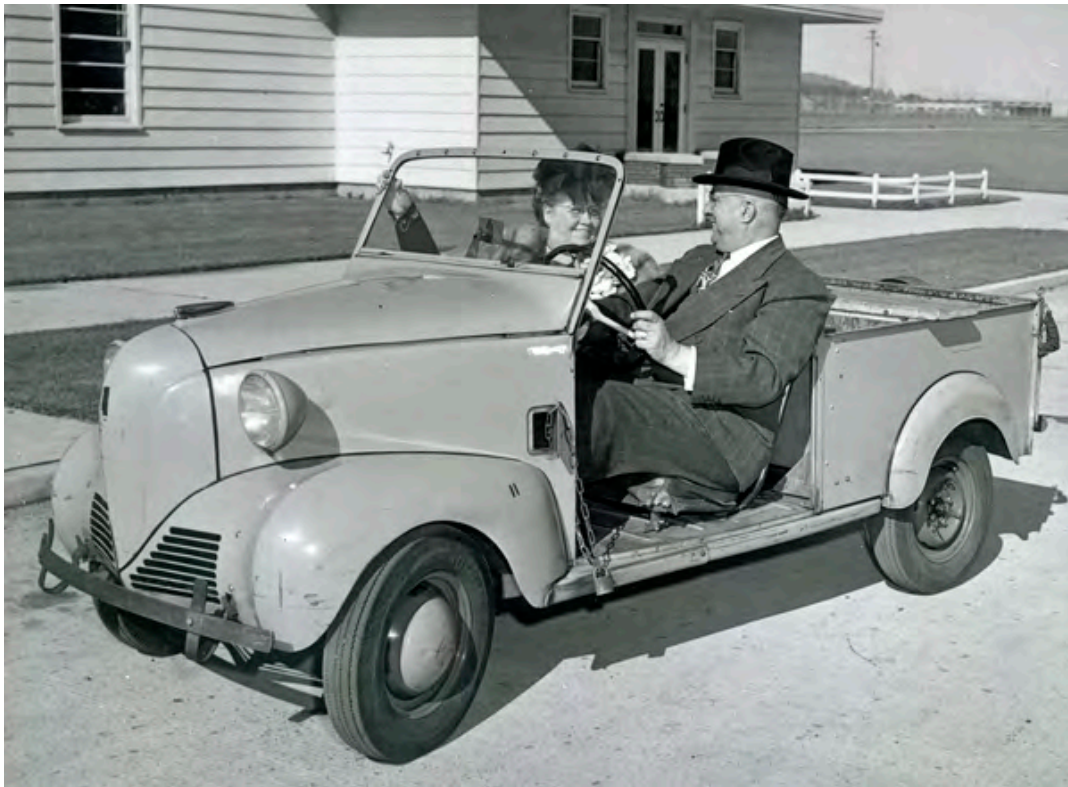
"Henry J Kaiser with Shipyard Worker in Hospital C. 1943." Digital image. Kaiser Permanente. December 1, 2009. Accessed February 19, 2016. <http://share.kaiserpermanente.org/article/health-care-pioneer-henry-j-kaiser-inducted-into-the-california-hall-of-fame/>

Figure 5 of 9:

Photographer: Unknown

Date Photographed: 1946

Description of Photograph: Kaiser's love for cars led him to manufacture his own line of automobiles (Kaiser Motors.) Kaiser Jeep was the result of a company merge which successfully produced military vehicles.



"Bess & Henry J. Kaiser in 1946." Digital image. Kaiser Permanente. February 12, 2010. Accessed February 17, 2016. <http://kaiserpermanentehistory.org/2010/02/>

Figure 6 of 9:

Photographer: Unknown

Date Photographed: 1940's

Description of Photograph: Henry J. Kaiser built the first American steel mill west of the Rockies and ordered his engineers to make it the cleanest plant in the U.S.



First American Steel Mill. Digital image. Kaiser Permanente. April 21, 2010. Accessed February 17, 2016. <http://kaiserpermanentehistory.org/latest/kaiser-permanente-and-earth-day-2010-it's-in-our-dna/>

Figure 7 of 9:

Photographer: Unknown

Date Photographed: 1947

Description of Photograph: After WWII, Kaiser developed the idea of pre-fabricated and affordable homes pictured here in Santa Clara, California.



Kaiser Community Homes. Digital image. Kaiser Permanente. January 15, 2016. Accessed February 17, 2016. <http://kaiserpermanentehistory.org/latest/henry-j-kaiser-postwar-housing-visionary/>

Figure 8 of 9:

Photographer: Unknown

Date Photographed: 1957

Description of Photograph: Kaiser Hawaiian Village (now called the Hilton Hawaiian Village) developed the idea of a resort village with multiple towers. The lagoon was made by bringing in several hundred tons of beach sand.



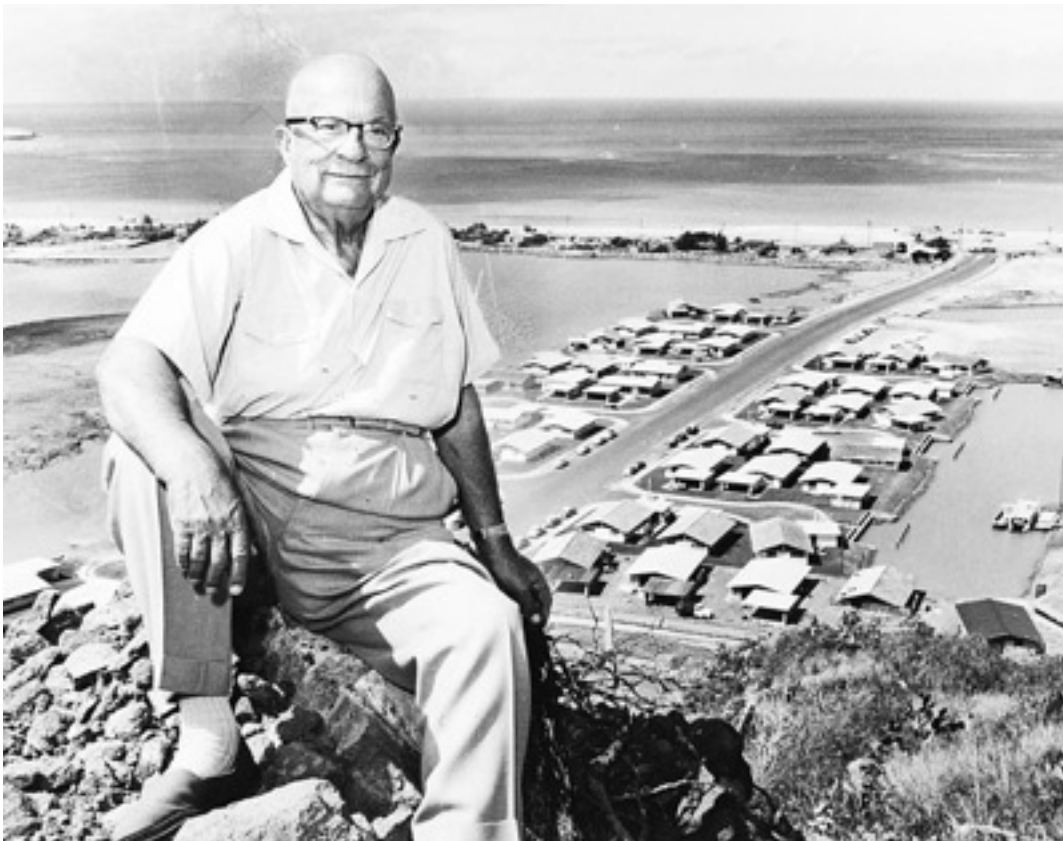
The Lagoon. Digital image. The Antiplanner. October 29, 2008. Accessed February 19, 2016.
<http://ti.org/antiplanner/?p=552>.

Figure 9 of 9:

Photographer: Unknown

Date Photographed: 1960's

Description of Photograph: The development of Hawaii Kai was Kaiser's last project, which officially began on April 27, 1961. Kaiser worked on this development until his death in 1967. He visioned a active marina community of 30,000 people.



Industrialist Henry Kaiser. Digital image. Honolulu Star Bulletin. September 11, 1999. Accessed February 17, 2016. <http://archives.starbulletin.com/1999/09/11/news/story4.html>

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry J. and Alyce Kaiser Estate

Name of Property

Honolulu, HI

County and State

Name of multiple listing (if applicable)

Section number 7 Page 7

Narrative Summary:

The Henry J. and Alyce Kaiser Estate, located in Honolulu, Hawaii, was listed on the National Register on August 16, 2019. At that time, this parcel was not included in the nomination or the historical boundary. The purpose of this boundary expansion is to enlarge the nomination boundary to encompass this parcel, which was originally part of the estate, within which are three historic resources associated with Henry J. and Alyce Kaiser. The revised nomination boundary, which reflects this collection of associated properties, includes four resources: The Main House (1959), the Trophy House and Kennel Manager Quarters (1959), Water Feature (1959), and the remaining Dog Run Walls (1959)

Narrative Description of Property:

The Henry J. and Alyce Kaiser residence is a single-family estate. Located at 525 and 535 Portlock Road in Hawaii Kai, the Kaiser residence stands on the shoreline of East Oahu, with views of Diamond Head, Hawaii Kai, and the ocean waters of Maunalua Bay of the Kui Channel. The house stands as it did in 1959 when it was originally constructed, amongst the various ancillary structures and landscape on the large seven-acre property. The residence's "village-like" atmosphere has not changed and the large Water Feature in the central area of the property is still intact.

Bishop Estate subdivided the property in 1997 prior to it being sold to Annie and Fred Chan. Following an extensive historic restoration of the Main House in 2016, the Chans listed the Main Residence, and parcel on which it sits, on the Hawaii State and National Register of Historic Places. This nomination expands the historical boundary of the estate to include the center parcel.

Site Description:

The center parcel (535 Portlock Road) of the former Kaiser Estate is a 1.6-acre portion in an "L" shape spanning approximately 260' along the road and the bottom spanning approximately 176' along the oceanfront in Portlock, Oahu. The depth of the area matches that of the original nominated parcel at approximately 330'. The lot contains one building; a two-story building in the center; remnants of the Trophy House and Kennel Manager Quarters and two structures; remnants of the 1959 Dog Run Perimeter Walls and Water Feature.

The Dog Run Perimeter Walls are located nearest to the street and are separated from the Trophy House and Managers Quarters by a rock inlay driveway. The Water Feature begins at the Trophy House and spans to the ocean, nestled in the center of the front lawn.

The Trophy House and Kennel Manager Quarters building is level to the driveway, yet has an open basement facing makai as it is built into the sloping grade downward to the ocean. The basement walls are 3-sided concrete perimeter walls, open on the makai side, so that it appears to cantilever over the sloping grade of the Water Feature.

The Water Feature structure sits makai of the Trophy House and Kennel Manager Quarters and its rocky formations hide the mechanical and plumbing features from view.

The Dog Run Perimeter Walls, Trophy House and Kennel Manager Quarters, and Water Feature are remnant components of the estate and strengthen the existing nomination by adding context to the site.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry J. and Alyce Kaiser Estate

Name of Property

Honolulu, HI

County and State

Name of multiple listing (if applicable)

Section number 7 Page 8

Trophy House and Kennel Manager Quarters

The Trophy House and Kennel Manager Quarters is a one-story, rectangular in plan, building with an exposed mechanical room basement. The main floor is at the same level as the driveway on the mauka side and is single story from this elevation. However, the building sits at the edge of a slope, and the slope has been cut and retained on the mauka and the sides of the building following the building footprint above. The basement is largely camouflaged with foliage and rock formations of the waterfall beyond, but it holds the critical mechanical equipment that pumps the water of the falls and circulated and cleans the water system. The ceiling of the basement is 7'-6" high. The Trophy House and Kennel Manager Quarters seems to float above the Water Feature with a CMU boxed foundation, clad with rock, supporting it below. To create the floating effect, natural rocks are placed on the corners of the Trophy House and Kennel Manager Quarters to hide the boxed foundation below when viewing from inside.

The floor plan is rectangular, measuring 40'-8" x 45'-8", with its length facing the ocean. The flat concrete roof with reinforced concrete beams running along its length is supported by reinforced concrete columns along the perimeter. Six square columns with stepped corners are spaced 10' apart, 5' apart at its central entry, along its length. No columns interrupt the span of the width of the building. Large concrete beams span this width to allow for an open space void of structural columns. The beams are in the general shape of an I-beam each 1'-6" tall and 5 1/2" at its flange. They are equally spaced as they span 40'-8" across its width. Low arches span each column opening along the length of the building. The roof has 1' 5" wide stepped eave overhangs on all four sides. The main floor is concrete, supported by concrete retaining walls and concrete columns of the basement level.

The exterior and interior walls of the Trophy House and Kennel Manager Quarters have been removed, and the building is now functioning as a covered deck for viewing the Pacific Ocean. A railing and balustrades measuring 3'-0" high spans between each of the six square concrete support columns. The floors are laid in rough textured tile flooring and the ceiling is dark wood paneling between white painted roof beams. The ceiling height is 9'. The basement houses the mechanical, electrical, and plumbing systems that are used for this Trophy House and Kennel Manager Quarters and Water Feature.

Modifications over time

Different owners have altered the exterior and interior of the Trophy House and Kennel Manager Quarters multiple times over the years. The building was designed originally to function as both a display room for the poodle trophies on one side, and a living quarters for kennel manager on the other. These spaces were equally divided, and shared an ocean front lanai.

Originally, there was a double-pitched hipped roof built over the existing concrete flat roof. It was sheathed with wood shingle.

The interior was originally divided into two spaces by a hollow concrete dividing wall. The northeast side, with views to the main house was used as the trophy room to display the awards and accolades won by the Kaiser's prized poodles. The living quarters occupied the southwest side. The trophy room entry, centered on the building, was accessed via a small entry lanai off of the driveway. On the interior, display cases lined the walls and a large glass sliding door and fixed panel made up the makai wall maximizing views of Maunalua Bay. The Kennel Managers living space was accessed through the entry door on the south corner of the building. This side of the building was used as a one-bedroom apartment with a full bathroom, dressing room, kitchenette, and separate living room. Sliding glass doors on the makai wall of the living room accessed the shared lanai. The most impressive aspect of the Trophy House and Kennel Manager Quarters is the location on the site and the views from the Trophy House and Kennel Manager Quarters of the rest of the estate.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry J. and Alyce Kaiser Estate

Name of Property

Honolulu, HI

County and State

Name of multiple listing (if applicable)

Section number 7 Page 9

Integrity

The Trophy House and Kennel Manager Quarters lacks integrity of design, materials, and workmanship. Although the foundation remains, much of the building has been altered. This building has significant strength due to the fully concrete structural framework, allowing it to stand the test of time.

Water Feature

The Water Feature is located in the center of the property spanning from the basement of the Trophy House and Kennel Manager Quarters to the ocean front edge of the property. The overall dimensions of the Water Feature are 54' 6" across the base of the Trophy House and Kennel Manager Quarters, continuing down the sloped front yard, spanning approximately 103' in length to the ocean. It is made up of two elements – the upper portion is on a recirculating pump system with a man-made waterfall feature that cascades down. The second water feature element is a rectangular ocean-water pool.

The Water Feature landscaping for the waterfall begins at the west corner of the Trophy House and Kennel Manager Quarters with large boulders built up seven feet high. The landscaping rocks reduce in size and height while gradually descending down the sloping front lawn.

A 10' grass walkway separates the recirculating waterfall and pond from the ocean-water pool. The pool measures 35' x 30'. Henry Kaiser had the ocean-water pool created by excavating the site and constructing retaining walls along its four sides. The wall built along its ocean edge prevents large fish and ocean creatures from entering. There are three PVC pipes embedded into the wall to allow for water to flow in and out of the ocean pool. Steps along the west edge of the pool descend from the garden level into the pool. There is an elevation difference of approximately 10' from grade to the ocean-water pool level, depending on the tide. Two rock walkways are located on either side of the saltwater pool and end at the ocean edge with access gates to Maunalua Bay.

Alterations to the Water Feature are minimal, the form and function have remained the consistent over the years. The Water Feature was originally designed as a waterfall with a stone ocean-water pool at ocean edge. New palm trees have been planted to replace the old, and grass now makes up the pathway between the Water Feature and ocean-water pool where rock existed originally.

Dog Run Perimeter Walls

Located on the mauka side of the central driveway are the original walls built for the Dog Run that wrapped around the lavish Kennel facility, built by Henry Kaiser. The Dog Run is in the form of a running track and measures 190' in width and 120' in length from exterior wall to exterior wall. The walls are made of 8" CMU block, clad in stone. The outermost wall reaches approximately 4' at the highest point, and steps down to 2' and 1'8" as it curves to the entrance on the northwest side. The distance between the two walls ranges from 10'5" on the curves and 9'9" on the straightaways.

The Dog Run Perimeter Walls were built in 1959 as part of the covered Dog Run which was built to surround the 1,000 square foot circular dog kennels for the Kaisers' show poodles. The Dog Run Perimeter walls were originally built as CMU, painted "Kaiser pink", but have since been clad in stone. The permit for the covered Dog Run, which was the first permit approved for the site in February of 1959, shows a cost of an estimated \$20,000 to build.¹

¹ Application and Building Permit, Department of Building City & County of Honolulu; February 1959

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry J. and Alyce Kaiser Estate

Name of Property

Honolulu, HI

County and State

Name of multiple listing (if applicable)

Section number 7 Page 10

Modifications Over Time

The circular kennels included a maternity ward and beauty salon, both of which were soundproofed and air-conditioned. Two circular buildings were connected by a connecting hallway in the center. Alyce Kaiser's prizewinning poodles lived in the kennels and were cared for by an on-site manager housed in the Trophy House and Kennel Manager Quarters. The kennels were among the first buildings constructed on the site, along with the servant's house and puppy kennel structure. originally, two large identical circular kennels, built in steel with metal cladding were built within the dog run walls.

The lavish poodle kennels were removed shortly after the Kaiser Estate was sold to make way for a tennis court, installed for the Goldman Brothers in 1974. The covered Dog Run remained, surrounding the tennis court. Although multiple owners revised the function of the open space on the interior of the walls, the CMU perimeter walls remained intact.

Integrity

The Henry J. and Alyce Kaiser estate has been a work in progress since the current owners purchased the subdivided lots in 2006. Although the buildings and structures are remnants of the original design due to previous demolition, the estate retains integrity of location, setting, feeling, and association. It is the intent of the renovation project to restore/recreate the integrity of design, materials, workmanship.

Location: The Henry J. and Alyce Kaiser Estate retains a high level of integrity of location in that it has not been moved and majority of the historic elements either remain in their original location or their foundations provide exact locational and scale information. Also, the location of buildings within the property parcels has remained consistent over the lifetime of the estate.

Setting: Kaiser Estate retains a high level of integrity of setting in that the relationship between features, and the overall layout, has remained essentially the same over the entire life of the estate. The environment in which the estate is situated has been maintained as an exceptional combination of historic elements that have existed together since 1959.

Materials/Design/Workmanship: The integrity of materials, design, and workmanship of the Trophy House and Manager Quarters and Dog Run Walls have been compromised by different owners over the years, and a long period of vacancy in the mid to late 1990s. The materials of the main house, and water feature is high.

Feeling and Association: The aspects of feeling and association remain high. Despite lacking some original components, the tangible feeling of history remains. The sense that the property has a luxurious past saturates the experience of the site. The property's development and use as a private estate has remained constant. The estate has survived through multiple owners, each of which had renovation plans for the property, and yet majority of the original estate remains. The Henry J. Kaiser estate was designed as an island oasis with modern amenities. This was not only an opulent compound for the Kaiser, but also hosted presidents and celebrities over the years who were lucky enough to vacation there during its heyday.

United States Department of the Interior
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Continuation Sheet

Henry J. and Alyce Kaiser Estate

Name of Property

Honolulu, HI

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Section number 8 Page 10

Statement of Significance (535 Portlock Road Parcel):

At the time of listing, the 525 Portlock Road parcel which holds the main residence of the Kaiser's, was originally the center area of the estate, 535 Portlock Road (TMK 390260480000), was not included in the historic boundary or nomination. The remaining Dog Run Perimeter Walls, Trophy House and Kennel Manager Quarters and Water Feature complement the significance of the estate, as these resources supported its function and activities.

The Trophy House and Kennel Manager Quarters, Water Feature, and Dog Run were designed by George Wright and Edwin Bauer and constructed as part of the original Kaiser Estate in 1959.² Edwin Bauer's office was the local architecture firm that collaborated with George Wright and executed the working drawings.

Criterion B: Henry J. Kaiser

Built in 1959, the Henry and Alyce Kaiser Estate is locally significant under Criterion B for its close and unique association with Henry J. Kaiser, one of the America's top business leaders and industrialists of all time. He is within the ranks of other giants who shaped American life over the past two centuries, including Carnegie, du Pont, Ford, McCormick, Morgan, Rockefeller and Whitney. The area of significance that he influenced directly while living in his home in Hawaii was that of Community Development and Planning and Health/Medicine. Kaiser resided in his Portlock estate for eight of his final years as he worked with ferocious speed to accomplish his work developing Hawaii Village in Waikiki (now called the Hilton Hawaiian Village), 6000 acres of east Oahu that he named Hawaii Kai, and radio and television stations which helped give exposure to Hawaii as a tourist destination. Henry Kaiser also built his Kaiser Permanente hospital building in Honolulu, near the Hawaii Village to function for both the visitor and local population; Kaiser Permanente continues to be one of Hawaii's leading health care providers in the state. Henry Kaiser made Hawaii his home from 1959 until his death in 1967, and this house is a physical remnant directly associated with Kaiser's life as larger-than-life developer and creative genius. In sheer opulence, the estate on Portlock Road was more imposing than any of his previous residences. The parcel of land that is being nominated is especially important to its association with Henry J. Kaiser, as it holds his main residence. Kaiser lived in New York as a child, then Lake Tahoe, Ontario, Oakland California, and finally Hawaii; yet none of his other residences are listed on the Register of Historic Places; all but one has been demolished.

A more complete description of significance on pages 13 through 20.

² Application and Building Permit, Department of City & County of Honolulu; April 1959.

United States Department of the Interior
National Park Service

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Continuation Sheet

Henry J. and Alyce Kaiser Estate

Name of Property

Honolulu, HI

County and State

Name of multiple listing (if applicable)

Section number 9 Page 1

Bibliography:

"Kaisers' Prize Poodles To Get \$20,000 'Home'." The Honolulu Advertiser; February 19, 1959.

"Kaiser Home to Have Plush Dog House." Hawaii Tribune-Herald; February 20, 1959.

"Henry J. Kaiser " – Permit Notice. The Honolulu Advertiser; February 22, 1959.

"Kaiser, 77, Building for His 100th Birthday." Honolulu Star-Bulletin; May 9, 1959.

"\$3.5 Million in New Building Permits." The Honolulu Advertiser; June 28, 1959.

"Henry Kaiser Sprawling Estate." Honolulu Star-Bulletin; August 8, 1959.

"Puppy Kennel to Manse-Kaiserland Takes Shape." Honolulu Star-Bulletin; October 21, 1959.

"Parade Homes Nearly Ready." The Honolulu Advertiser; September 1, 1963.

"Kaiser Rents Room." Honolulu Star-Bulletin; May 27, 1964.

"Jackie Came, Saw...and Then She Was Captivated." The Honolulu Advertiser; July 29, 1966.

"Jackie Finds Privacy on Hawaiian Vacation." The South Bend Tribune; July 31, 1966.

"Mrs. Kaiser Named Chief Beneficiary." Honolulu Star-Bulletin; September 10, 1967.

"For Sale: \$2 Million 'Almost' White House." The Honolulu Advertiser; April 10, 1968.

"New York Apartment is Home After This Isle Estate." Honolulu Star Bulletin; August 1, 1968

"Club Still in Plans, Says Kaiser Estate Buyer." The Honolulu Advertiser; November 30, 1969.

"Brothers Buy Kaiser Land." Honolulu Star Bulletin; August 22, 1971.

"Kaiser Estate Sold to Brothers from Oklahoma." Honolulu Star-Bulletin; August 22, 1971.

"Mansions From The Sky." The Honolulu Advertiser; September 21, 1975.

"Estate of Elegance on Waterfront." Honolulu Star-Bulletin; February 22, 1977.

"A Touch of Kaiser For Sale." Honolulu Star Bulletin; June 14, 1984.

"Palace at Portlock." The Honolulu Advertiser; December 27, 1990.

"Portlock Estate Holds Rich History." The Honolulu Advertiser; June 21, 1999.

United States Department of the Interior
National Park Service

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Continuation Sheet

Henry J. and Alyce Kaiser Estate

Name of Property

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Section number 9 Page 2

“Last Piece of Kaiser Estate Sold for \$5.1 Million.” Honolulu Star-Bulletin; December 12, 2000.

Application and Building Permit, Department of Building City & County of Honolulu; February 1959.

Application and Building Permit, Department of Building City & County of Honolulu; February 1959.

Application and Building Permit, Department of Building City & County of Honolulu; March 1959.

Application and Building Permit, Department of Building City & County of Honolulu; April 1959.

Application and Building Permit, Department of Building City & County of Honolulu; April 1959.

Application and Building Permit, Department of Building City & County of Honolulu; April 1959.

Application and Building Permit, Department of Building City & County of Honolulu; June 1959.

Application and Building Permit, Department of Building City & County of Honolulu; July 1959.

Application and Building Permit, Department of Building City & County of Honolulu; August 1959.

Application and Building Permit, Department of Building City & County of Honolulu; August 1959.

Application and Building Permit, Department of Building City & County of Honolulu; August 1959.

Application and Building Permit, Department of Building City & County of Honolulu; August 1959.

Application and Building Permit, Department of Building City & County of Honolulu; August 1959.

Application and Building Permit, Department of Building City & County of Honolulu; June 1962.

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Continuation Sheet

Henry J. and Alyce Kaiser Estate

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Honolulu, Hawaii
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Section number 10 Page 1

Property Information:

USGS Map of 525 and 535 Portlock Road, Honolulu, HI 96825



Description: Boundary expansion encompasses two adjoining parcels, which were originally one property prior to being subdivided.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry J. and Alyce Kaiser Estate

Name of Property
Honolulu, Hawaii

County and State

Name of multiple listing (if applicable)

Section number 10 Page 3

Property Information:

Google Earth Map of 525 and 535 Portlock Road, Honolulu, HI 96825



Description: Google map showing original boundary, boundary expansion, main house, pavilion, water feature, and dog run walls

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry J. and Alyce Kaiser Estate

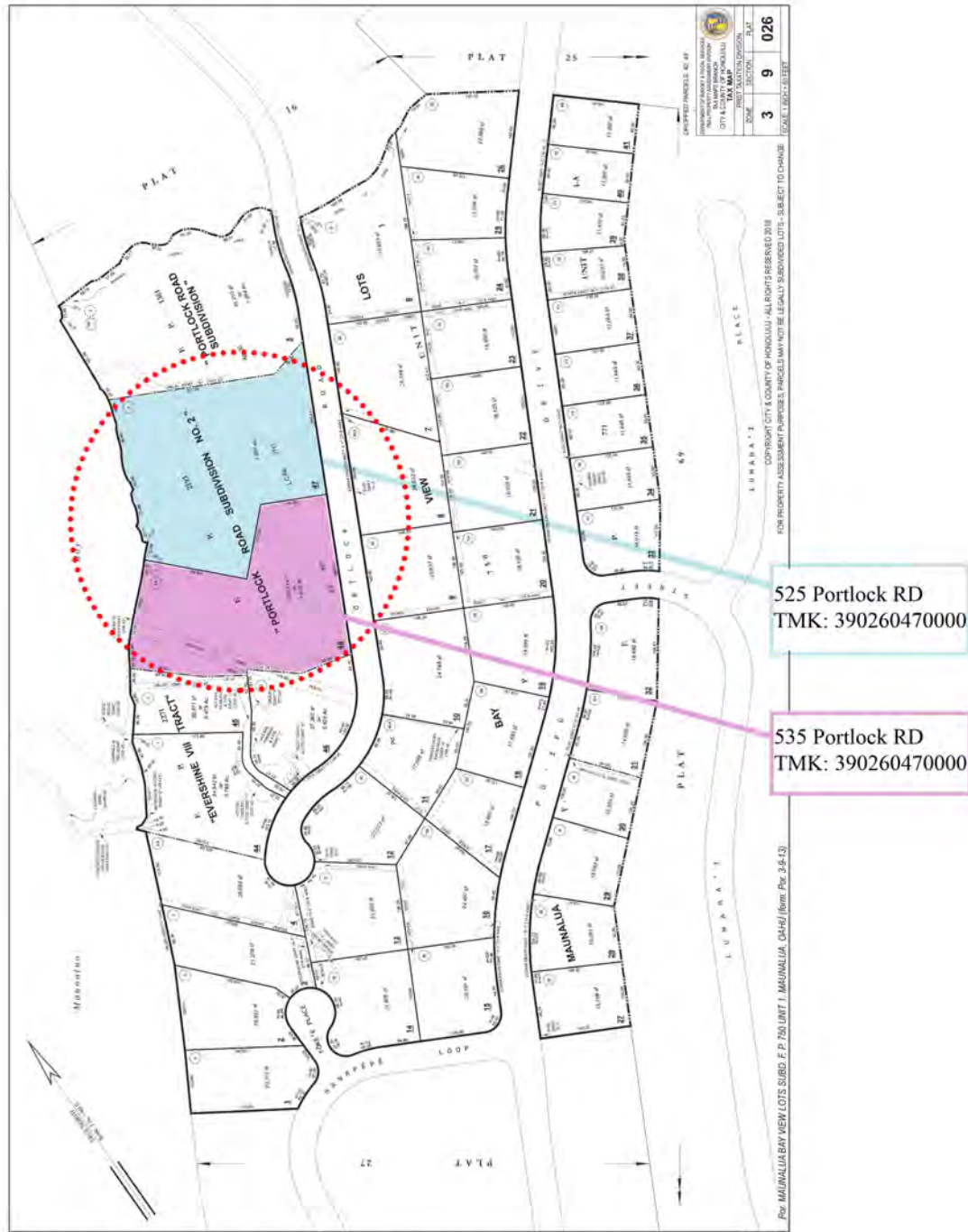
Name of Property
Honolulu, Hawaii
County and State

Name of multiple listing (if applicable)

Section number 10 Page 4

Property Information:

Google Earth Map of 525 and 535 Portlock Road, Honolulu, HI 96825



Description: Plat Map, City and County of Honolulu

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry J. and Alyce Kaiser Estate
Name of Property
Honolulu, Hawaii
County and State
Name of multiple listing (if applicable)

Addition Documentation

Additional Information

1977 Addition and Alteration Drawing Set of Trophy House and Kennel Manager Quarters

Figure #	Description
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1 of 2	Floor Plans and Power Plan
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2 of 2	Air Conditioning Vent Duct Plans and Details
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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry J. and Alyce Kaiser Estate

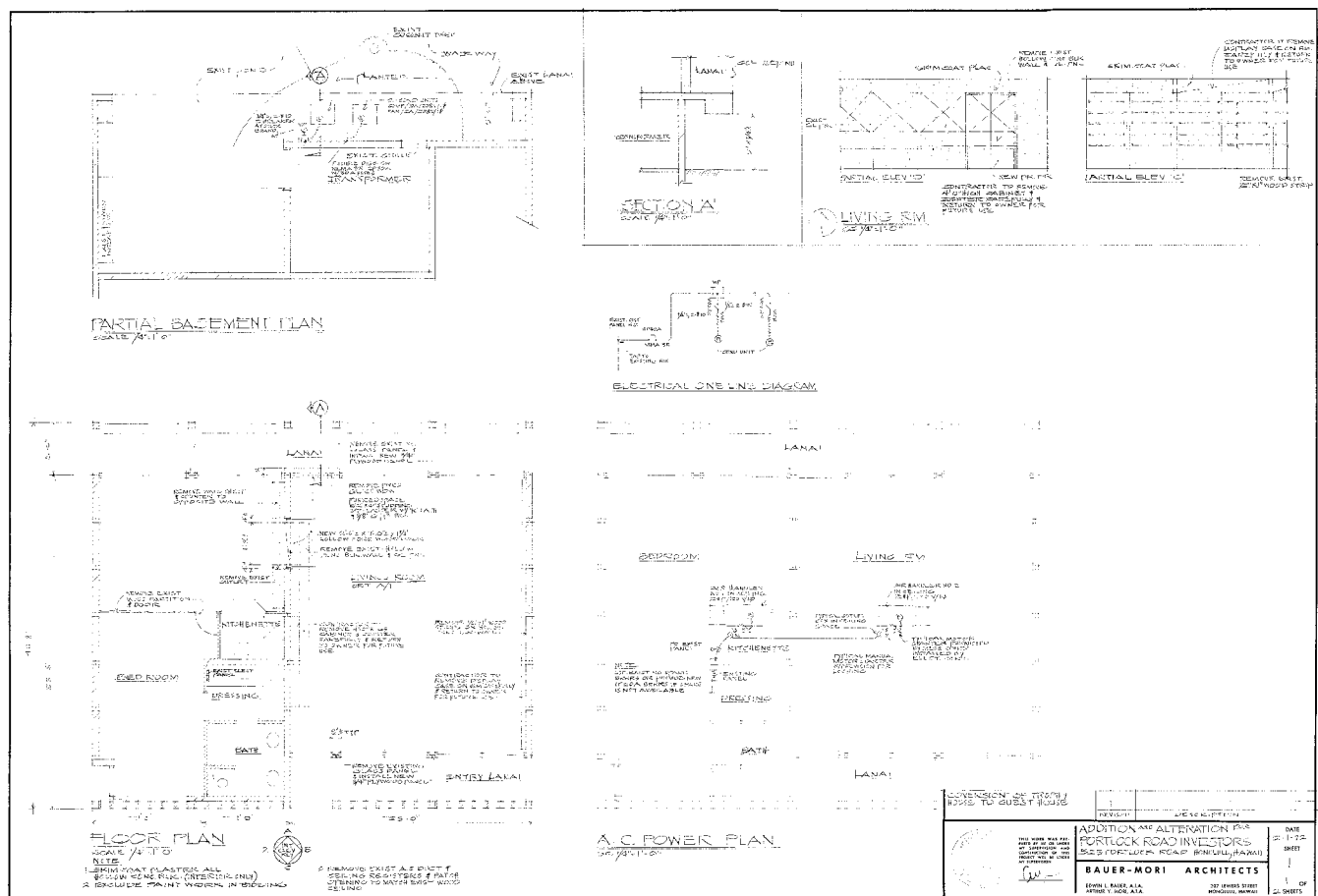
Name of Property
Honolulu, Hawaii
County and State

Name of multiple listing (if applicable)

Additional Documentation

1977 Addition and Alteration Drawing Set of Trophy House and Kennel Manager Quarters

Figure 1 of 2: Floor Plan and Power Plan



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry J. and Alyce Kaiser Estate

Name of Property
Honolulu, Hawaii

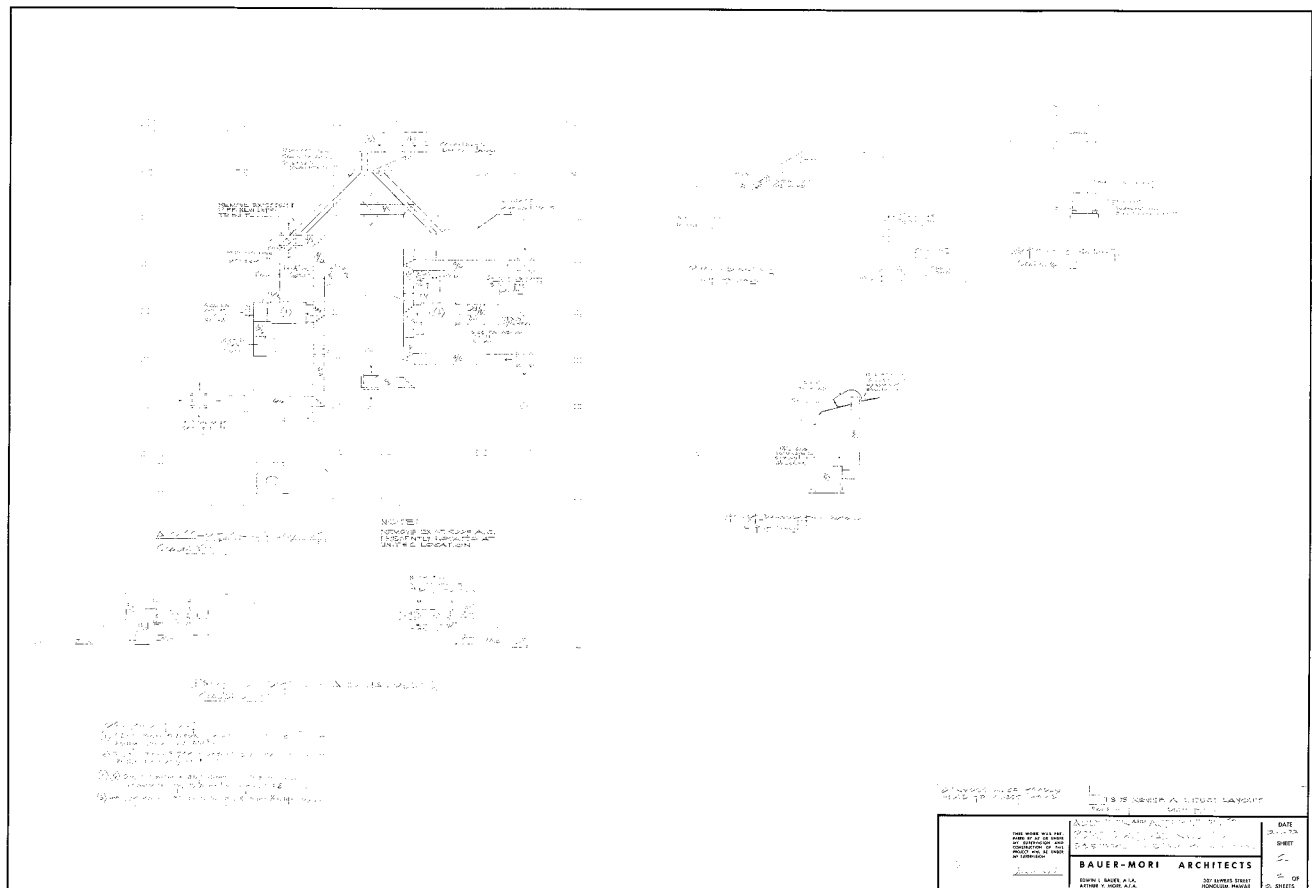
County and State

Name of multiple listing (if applicable)

Additional Documentation

1977 Addition and Alteration Drawing Set of Trophy House and Kennel Manager Quarters

Figure 2 of 2: Air Conditioning Vent Duct Plans and Details



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry J. and Alyce Kaiser Estate
Name of Property
Honolulu, Hawaii
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Name of multiple listing (if applicable)

Additional Documentation

Historic Photos

Figure #

Description

- | | |
|----|---|
| 1A | Circa 1970, Aerial view of Kaiser Estate |
| 2A | Aerial view showing tennis court during Goldman's ownership c. 1973 |
| 3A | 1968, Bird's eye view of Kaiser Estate, View facing northwest |
| 4A | 1968, Bird's eye view of Kaiser Estate, View facing due north |
| 5A | 1968, Bird's eye view of Kaiser Estate, View facing northwest |
| 6A | 1968, Bird's eye view, View facing west |
| 7A | 1968, Bird's eye view, View facing northwest |
| 8A | 1968, Aerial view of Kaiser Estate, showing front of Trophy House and Kennel Manager Quarters |

United States Department of the Interior
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National Register of Historic Places
Continuation Sheet

Henry J. and Alyce Kaiser Estate

Name of Property
Honolulu, Hawaii
County and State

Name of multiple listing (if applicable)

Additional Documentation

Historic Photograph Info

Photo 1A of 8A: Aerial View of Kaiser Estate

Name of Property: 525 and 535 Portlock Road

City or Vicinity: Honolulu

Photographer: Honolulu Star Advertiser

Date Photographed: c. 1970



United States Department of the Interior
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Henry J. and Alyce Kaiser Estate

Name of Property
Honolulu, Hawaii
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Additional Documentation

Historic Photograph Info

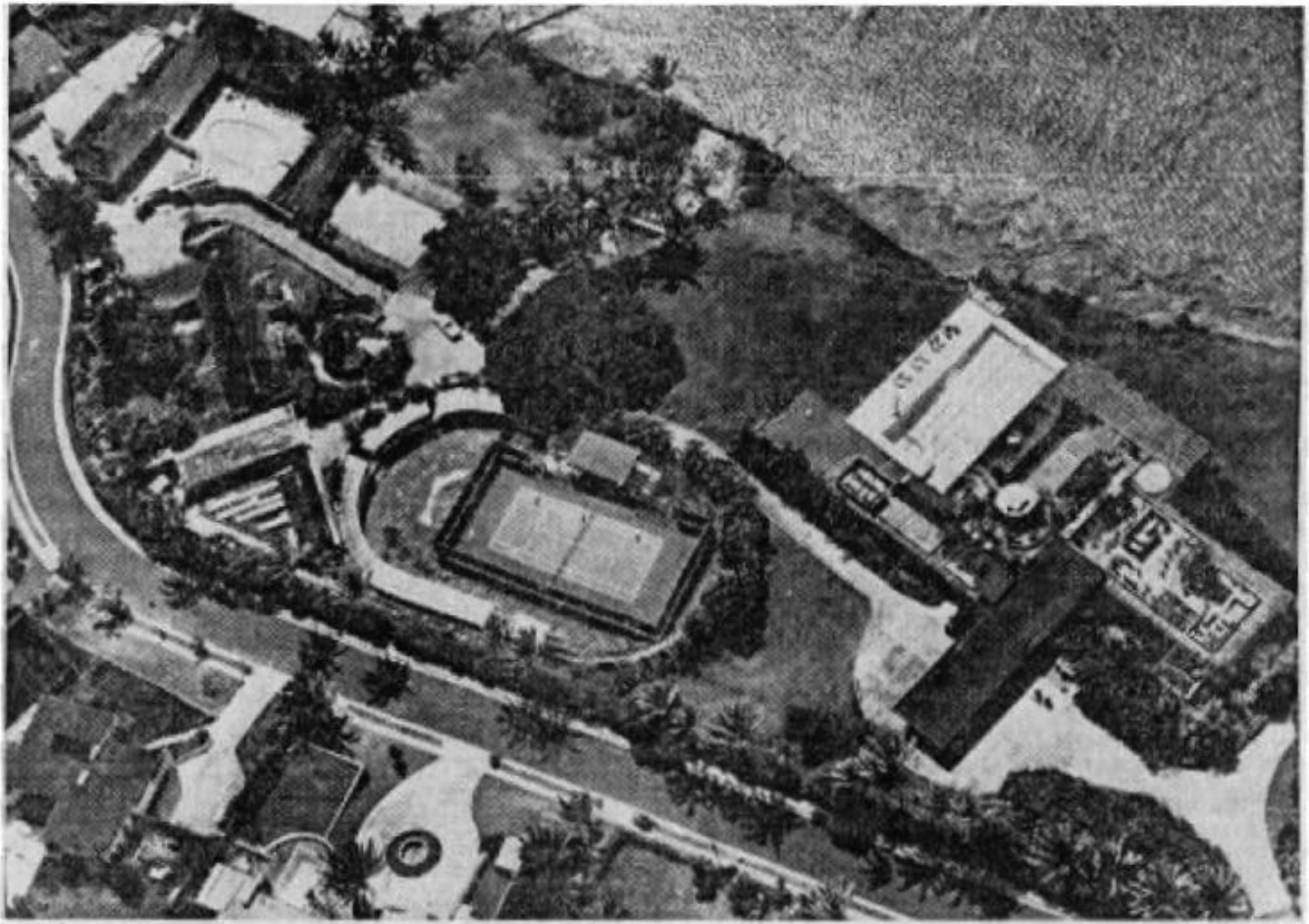
Photo 2A of 8A: Aerial View showing tennis court during Goldman's ownership

Name of Property: 525 and 535 Portlock Road

City or Vicinity: Honolulu

Photographer: Honolulu Star Advertiser

Date Photographed: c. 1973



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Continuation Sheet

Henry J. and Alyce Kaiser Estate
Name of Property
Honolulu, Hawaii
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Additional Documentation

Historic Photograph Info

Photo 3A of 8A: View of Kaiser Estate view facing north west

Name of Property: 525 and 535 Portlock Road

City or Vicinity: Honolulu

Photographer: Hawaii Five-O Season 1-Episode 6

Date Photographed: 1968



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Henry J. and Alyce Kaiser Estate
Name of Property
Honolulu, Hawaii
County and State
Name of multiple listing (if applicable)

Additional Documentation

Historic Photograph Info

Photo 4A of 8A: View of Kaiser Estate, View facing North West

Name of Property: 525 and 535 Portlock Road

City or Vicinity: Honolulu

Photographer: Hawaii Five-O Season 1-Episode 6

Date Photographed: 1968



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National Park Service

National Register of Historic Places
Continuation Sheet

Henry J. and Alyce Kaiser Estate
Name of Property
Honolulu, Hawaii
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Additional Documentation

Historic Photograph Info

Photo 5A of 8A: Bird's eye view, View facing north

Name of Property: 525 and 535 Portlock Road

City or Vicinity: Honolulu

Photographer: Hawaii Five-O Season 1-Episode 6

Date Photographed: 1968



United States Department of the Interior
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Henry J. and Alyce Kaiser Estate

Name of Property
Honolulu, Hawaii
County and State

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Additional Documentation

Historic Photograph Info

Photo 6A of 8A: Bird's eye view, View facing northwest

Name of Property: 525 and 535 Portlock Road Honolulu

City or Vicinity: Hawaii Five-O Season 1-Episode 6

Photographer: 1968

Date Photographed:



United States Department of the Interior
National Park Service

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Continuation Sheet

Henry J. and Alyce Kaiser Estate

Name of Property
Honolulu, Hawaii
County and State

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Additional Documentation

Historic Photograph Info

Photo 7A of 8A: Bird's eye view, View facing northwest

Name of Property: 525 and 535 Portlock Road

City or Vicinity: Honolulu

Photographer: Hawaii Five-O Season 1-Episode 6 '

Date Photographed: 1968



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Continuation Sheet

Henry J. and Alyce Kaiser Estate

Name of Property
Honolulu, Hawaii
County and State

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Additional Documentation

Historic Photograph Info

Photo 8A of 8A:

Aerial view of Kaiser Estate, showing front of Trophy House and Kennel Manager Quarters

Name of Property:

525 and 535 Portlock Road

City or Vicinity:

Honolulu

Photographer:

Star Advertiser

Date Photographed:

1968



United States Department of the Interior
National Park Service

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Continuation Sheet

Henry J. and Alyce Kaiser Estate

Name of Property

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Section number 11 Page 1

Historic Documents Log:

Name of Property: Henry J. and Alyce Kaiser Estate (Expansion)
 City of Vicinity: Portlock
 County: Honolulu
 State: Hawaii
 Name of Photographer: Natalie Besl
 Date of Photograph: February 2020
 Location of Original Digital Files: Dept. of Planning and Permitting, Data Management Branch,
 and Newspaper.com
 Number of Photographs: 20

Resource	File Name	Description
#1	HI_Honolulu_Henry J. and Alyce Kaiser Estate (Expansion)_001.jpeg	Building Permit February 1959
#2	HI_Honolulu_Henry J. and Alyce Kaiser Estate (Expansion)_002.jpeg	Building Permit February 1959
#3	HI_Honolulu_Henry J. and Alyce Kaiser Estate (Expansion)_003.jpeg	Building Permit March 1959
#4	HI_Honolulu_Henry J. and Alyce Kaiser Estate (Expansion)_004.jpeg	Building Permit April 1959
#5	HI_Honolulu_Henry J. and Alyce Kaiser Estate (Expansion)_005.jpeg	Building Permit April 1959
#6	HI_Honolulu_Henry J. and Alyce Kaiser Estate (Expansion)_006.jpeg	Building Permit April 1959
#7	HI_Honolulu_Henry J. and Alyce Kaiser Estate (Expansion)_007.jpeg	Building Permit June 1959
#8	HI_Honolulu_Henry J. and Alyce Kaiser Estate (Expansion)_008.jpeg	Building Permit July 1959
#9	HI_Honolulu_Henry J. and Alyce Kaiser Estate (Expansion)_009.jpeg	Building Permit August 1959
#10	HI_Honolulu_Henry J. and Alyce Kaiser Estate (Expansion)_010.jpeg	Building Permit August 1959
#11	HI_Honolulu_Henry J. and Alyce Kaiser Estate (Expansion)_011.jpeg	Building Permit August 1959
#12	HI_Honolulu_Henry J. and Alyce Kaiser Estate (Expansion)_012.jpeg	Building Permit August 1959
#13	HI_Honolulu_Henry J. and Alyce Kaiser Estate (Expansion)_013.jpeg	Building Permit August 1959
#14	HI_Honolulu_Henry J. and Alyce Kaiser Estate (Expansion)_014.jpeg	Building Permit June 1962
#15	HI_Honolulu_Henry J. and Alyce Kaiser Estate (Expansion)_015.jpeg	Newspaper May 1959
#16	HI_Honolulu_Henry J. and Alyce Kaiser Estate (Expansion)_016.jpeg	Newspaper August 1959
#17	HI_Honolulu_Henry J. and Alyce Kaiser Estate (Expansion)_017.jpeg	Newspaper October 1959
#18	HI_Honolulu_Henry J. and Alyce Kaiser Estate (Expansion)_018.jpeg	Newspaper August 1971
#19	HI_Honolulu_Henry J. and Alyce Kaiser Estate (Expansion)_019.jpeg	Newspaper September 1975
#20	HI_Honolulu_Henry J. and Alyce Kaiser Estate (Expansion)_020.jpeg	Site Aerial 2017

United States Department of the Interior
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National Register of Historic Places
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Henry J. and Alyce Kaiser Estate

Name of Property
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Additional Information

Research provided by: Honolulu Department of Planning and Permitting, Data Management Branch February 2020

SEE INSTRUCTIONS BELOW **100033**

DEPARTMENT OF BUILDINGS
CITY AND COUNTY OF HONOLULU

APPLICATION AND BUILDING PERMIT Fee Received

WRITE IN ALL INFORMATION	EST. VALUE 20,000	PERMIT FEE 6500	CLASS OF CONSTRUCTION IN	NO. OF STORIES 2	ZONE 3	SEC. 9	PLAT. 13	PARCEL 1	LOT NO.	DISTRICT PORTLOCK
--------------------------	-----------------------------	---------------------------	------------------------------------	----------------------------	------------------	------------------	--------------------	--------------------	---------	-----------------------------

CHECK BOX OR WRITE IN IF NECESSARY

NEW BLDG.	EXIST. BLDG.	OTHER STRUCTURES	ADD.	ALTER.	REPAIR	OTHER WORK
FENCE WALL	RETAINING WALL		RECONSTR.	DEMOLITION		

APPLICATION IS HEREBY MADE FOR PERMIT TO DO WORK AS FOLLOWS:

CLASSIFICATION OF OCCUPANCIES GROUP: **GROUP R**

SHOW NUMBER OF UNITS	SINGLE FAMILY DWELLING	DUPLEX	APARTMENT	BUSINESS	INDUSTRIAL	PUBLIC	INSTITUTIONAL	STORAGE	MIXED
----------------------	------------------------	--------	-----------	----------	------------	--------	---------------	---------	-------

CLASSIFICATION OF CONSTRUCTION

CHECK PROPER BOX	FIRE PROOF TYPE I	SEMI FIRE PROOF TYPE II	HEAVY TIMBER TYPE III	NON COMBUSTIBLE TYPE IV (I)	UNPROTECTED METAL TYPE IV (N)	ORDINARY MASONRY TYPE V (I)	WOOD FRAME TYPE V (N)
------------------	-------------------	-------------------------	-----------------------	-----------------------------	-------------------------------	-----------------------------	-----------------------

PROPOSED ADDRESS: **2775 PORTLOCK RD.** LOT AREA: **5.2 ACRES** DISTRICT: **RESIDENTIAL**

OVERALL DIMENSIONS: **(27' x 88') DIAM.** FLOOR AREA: **1000** SQ. FT. NO. OF STORIES: **2**

BASEMENT: **ALUM** TYPE OF FOUNDATION: **CONC.** TYPE OF FLOOR: **CONC.**

TYPE OF EXTERNAL WALLS: **ALUM** TYPE OF INTERNAL PARTITIONS: **ALUM** TYPE OF ROOF: **WOOD & ALUM.**

CONNECTION TO SEWER: **CONNECTION TO CESSPOOL**

NO PART OF THIS BUILDING WILL BE NEARER THAN **42** FT. **0** INCHES TO NEAREST ADJOINING PROPERTY LINE AND

NO PART OF THIS BUILDING WILL BE NEARER THAN **30** FT. **0** INCHES FROM 1ST STORY, NOR

INCHES FROM STORIES ABOVE THE 1ST FLOOR OF ANY BUILDING ON THE SAME LOT. NO EAVE, OVERHANG, OR OTHER PROJECTION WILL PROJECT MORE THAN 50% OF THE SPACE ADJOINING A PROPERTY LINE. UNDERSIDE OF FLOOR BILLS WILL BE AT LEAST 20 INCHES ABOVE HIGHEST PART OF GROUND. CEMENT FLOOR SLABS OF BUILDINGS SHALL HAVE MARGINAL WALLS 24 INCHES INCHES BELOW GRADE WHERE REQUIRED.

HAMES AND ADDRESSES OF:

BUILDING OWNER: **HENRY J. KAISER** ADDRESS: **2007 KALIA RD.**

GENERAL CONTRACTOR: **E. BAUER & GEO. WRIGHT** ADDRESS: **1521 S. KING**

PLAN MAKER: **LATER**

PLUMBING SUB-CONTRACTOR: **LATER**

ELECTRICAL SUB-CONTRACTOR: **LATER**

DATE AND SIGNATURE OF APPLICANT: **Henry J. Kaiser** DATE: **Feb. 12, 1959**

PERMISSION IS HEREBY GIVEN TO DO THE ABOVE WORK ACCORDING TO THE CONDITIONS HEREON AND ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS PERTAINING THERETO, SUBJECT TO COMPLIANCE WITH ORDINANCES OF THE CITY AND COUNTY OF HONOLULU, TERRITORY OF HAWAII. CONSTRUCTION TO BE COMPLETED ON OR ABOUT **1959**

DATE: **Feb. 12, 1959** APPROVED: **[Signature]** AGENT, BOARD OF HEALTH

DATE: **1959** APPROVED: **[Signature]** CHIEF ENGINEER, FIRE DEPARTMENT

DATE: **1959** APPROVED: **[Signature]** FOR SUPERINTENDENT OF BUILDINGS

WARNING! PERMIT PLACARD MUST BE POSTED ON THE SITE OF THE WORK. BE SURE YOU ARE FULLY INFORMED ON BUILDING AND ZONING LAWS BEFORE BEGINNING YOUR WORK. PLANTING HEDGES, TREES OR CONSTRUCTING FENCES BEYOND LIMITS OF YOUR PROPERTY LINE IS FORBIDDEN BY LAW. (PENALTY OF \$100.00 FINE AND/OR 30 DAYS IMPRISONMENT.)

THE CITY PLANNING COMMISSION DATE: **2/13/59**

ZONE/USE: **AA** SUB-DIVISION PENDING: **no**

SET BACK: **no** ON MASTER PLAN: **yes**

SUB-DIVISION FILED: **yes** COMMISSION REPORT: **Not for commercial purposes**

SUB-DIVISION APPROVED: **yes** RECOMMENDATION: **no**

OFFICE INDEX COPY SIGNATURE: **[Signature]**

Description: Permit for the Covered Dog Run, estimated at \$20,000, signed by the planning commission on February 13, 1959

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry J. and Alyce Kaiser Estate

Name of Property
Honolulu, Hawaii
County and State

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Section number 11 Page 3Additional Information

Research provided by: Honolulu Department of Planning and Permitting, Data Management Branch
February 2020

INSTRUCTIONS BELOW		APPLICATION AND BUILDING PERMIT										Fee Received
WRITE IN ALL INFORMATION		EST. VALUE 20,000.00	PERMIT FEE 65.00	CLASS OF CONSTRUCTION IN	NO. OF STORIES 1	ZONE 3	SEC. 9	PLAT 13	PARCEL 1	LOT NO.	DISTRICT Postland	
CHECK BOX OR WRITE IN IF NECESSARY		NEW BLDG. <input checked="" type="checkbox"/>	EXIST. BLDG. <input type="checkbox"/>	OTHER STRUCTURES			ADD. <input type="checkbox"/>	ALTER. <input type="checkbox"/>	REPAIR <input type="checkbox"/>	OTHER WORK		
		FENCE WALL <input type="checkbox"/>	RETAINING WALL <input type="checkbox"/>				RECONSTR. <input type="checkbox"/>	DEMOLITION <input type="checkbox"/>				
APPLICATION IS HEREBY MADE FOR PERMIT TO DO WORK AS FOLLOWS:												
CLASSIFICATION OF OCCUPANCIES-GROUP:												
SHOW NUMBER OF UNITS	SINGLE FAMILY DWELLING <input checked="" type="checkbox"/>	DUPLEX <input type="checkbox"/>	APARTMENT <input type="checkbox"/>	BUSINESS INDUSTRIAL <input type="checkbox"/>	PUBLIC <input type="checkbox"/>	INSTITUTIONAL <input type="checkbox"/>	STORAGE <input type="checkbox"/>	MIXED <input type="checkbox"/>				
CLASSIFICATION OF CONSTRUCTION GROUP I												
CHECK PROPER BOX	FIRE PROOF TYPE I <input type="checkbox"/>	SEMI FIRE PROOF TYPE II <input type="checkbox"/>	HEAVY TIMBER TYPE III <input type="checkbox"/>	NON COMBUSTIBLE TYPE IV (I) <input type="checkbox"/>	UNPROTECTED METAL TYPE IV (N) <input type="checkbox"/>	ORDINARY MASONRY TYPE V (I) <input type="checkbox"/>	WOOD FRAME TYPE V (N) <input checked="" type="checkbox"/>					
FILL IN REQUIRED INFORMATION		PROPOSED ADDRESS 525 Porylock Rd.	LOT AREA 7,000	USE Res. AA								
		OVERALL DIMENSIONS 24x80	FLOOR AREA 1920	NO. OF STORIES 1								
		BASEMENT 9" H.T.	TYPE OF FOUNDATION CONC.	TYPE OF FLOOR CONC.								
		TYPE OF EXTERNAL WALLS H.T.	TYPE OF INTERNAL PARTITION H.T.	TYPE OF ROOF SLATE								
		CONNECTION TO SEWER	CONNECTION TO CESSPOOL SEPTIC TANK									
		NO PART OF THIS BUILDING WILL BE NEARER THAN 135 0 INCHES TO NEAREST ADJOINING PROPERTY LINE AND										
		NO PART OF THIS BUILDING WILL BE NEARER THAN 45 0 FT. 0 INCHES FROM 1ST STORY, NOR										
		INCHES FROM STORIES ABOVE THE 1ST FLOOR OF ANY BUILDING ON THE SAME LOT, NO EAVE, OVERHANG, OR OTHER PROJECTION WILL PROJECT MORE THAN 50% OF THE SPACE ADJOINING A PROPERTY LINE. UNDERSIDE OF FLOOR SILLS WILL BE AT LEAST 20 INCHES ABOVE HIGHEST PART OF GROUND. CEMENT FLOOR SLABS OF BUILDINGS SHALL HAVE MARGINAL WALLS 24 INCHES INCHES BELOW GRADE WHERE REQUIRED.										
NAMES AND ADDRESSES OF:	BUILDING OWNER HENRY J. KAISER	ADDRESS 2007 KALIA RD.										
	GENERAL CONTRACTOR OWNER	T.H. LICENSE NO.										
	PLAN MAKER EDWIN C. BRONK	ADDRESS CONTINENTAL BLDG.										
	PLUMBING SUB-CONTRACTOR COPEN											
	ELECTRICAL SUB-CONTRACTOR LITON											
DATE AND SIGN	SIGNATURE OF APPLICANT Edwin C. Bronk	DATE 2/27/9	SIGNATURE OF OWNER OF BUILDING Henry J. Kaiser									
PERMISSION IS HEREBY GIVEN TO DO THE ABOVE WORK ACCORDING TO THE CONDITIONS HEREON AND ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS PERTAINING THERETO, SUBJECT TO COMPLIANCE WITH ORDINANCES OF THE CITY AND COUNTY OF HONOLULU, TERRITORY OF HAWAII. CONSTRUCTION TO BE COMPLETED ON OR ABOUT 195												
APPLICANTS WILL NOT WRITE IN THIS PART OF FORM	DATE Feb. 27, 1959	APPROVED [Signature]	AGENCY BOARD OF HEALTH DATE 2-27-1959	APPROVED [Signature]	CHIEF ENGINEER, FIRE DEPARTMENT DATE 2-27-1959	APPROVED [Signature]						
WARNING! PERMIT PLACARD MUST BE POSTED ON THE SITE OF THE WORK. BE SURE YOU ARE FULLY INFORMED ON BUILDING AND ZONING LAWS BEFORE BEGINNING YOUR WORK. PLANTING HEDGES, TREES OR CONSTRUCTING FENCES BEYOND LIMITS OF YOUR PROPERTY LINE IS FORBIDDEN BY LAW. (PENALTY OF \$100.00 FINE AND/OR 30 DAYS IMPRISONMENT.)												
THE CITY-PLANNING COMMISSION DATE 2/27/1959												
ZONE (USE DISTRICT) AA SUB-DIVISION PENDING no												
SET BACK no ON MASTER PLAN yes												
SUB-DIVISION FILED yes COMMISSION REPORT no												
SUB-DIVISION APPROVED yes RECOMMENDATION no												
INSPECTOR'S COPY SIGNATURE Fred Seiler												

Description: Permit for new building, estimated at \$20,000, signed by the planning commission on February 27, 1959

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry J. and Alyce Kaiser Estate

Name of Property
Honolulu, Hawaii

County and State

Name of multiple listing (if applicable)

Section number 11 Page 4Additional Information

Research provided by: Honolulu Department of Planning and Permitting, Data Management Branch
February 2020

INSTRUCTIONS BELOW

CITY AND COUNTY OF HONOLULU

APPLICATION AND BUILDING PERMIT

Fee Received

WRITE IN ALL INFORMATION	EST. VALUE 6000.00	PERMIT FEE 21.00	CLASS OF CONSTRUCTION IN	NO. OF STORIES 1	ZONE 3	SEC. 9	PLAT. 13	PARCEL 1	LOT NO.	DISTRICT PORTLOCK
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CHECK BOX OR WRITE IN IF NECESSARY	NEW BLDG.	EXIST. BLDG.	OTHER STRUCTURES	ADD.	ALTER.	REPAIR	OTHER WORK
	FENCE WALL	RETAINING WALL		RECONSTR.	DEMOLITION		

APPLICATION IS HEREBY MADE FOR PERMIT TO DO WORK AS FOLLOWS:

CLASSIFICATION OF OCCUPANCIES GROUP: 3-1

SHOW NUMBER OF UNITS	SINGLE FAMILY DWELLING	DUPLEX	APARTMENT	BUSINESS	INDUSTRIAL	PUBLIC	INSTITUTIONAL	STORAGE	MIXED
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CLASSIFICATION OF CONSTRUCTION 3-1

CHECK PROPER BOX	FIRE PROOF TYPE I	SEMI-FIRE PROOF TYPE II	HEAVY TIMBER TYPE III	NON-COMBUSTIBLE TYPE IV (1)	UNPROTECTED METAL TYPE IV (N)	ORDINARY MASONRY TYPE V (1)	WOOD FRAME TYPE V (N)
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PROPOSED ADDRESS: 525 PORTLOCK RD LOT AREA 1.1 AC. USE RESIDENTIAL

OVERALL DIMENSIONS: 29' DIA FLOOR AREA 650 SQ. FT. NO. OF STORIES 1

TYPE OF FOUNDATION CONC. TYPE OF FLOOR CONC.

TYPE OF EXTERNAL WALLS ALUM TYPE OF INTERNAL PARTITIONS PLASTER TYPE OF ROOF NO. HUNGLED

CONNECTION TO SEWER ✓ CONNECTION TO CESSPOOL ✓

NO PART OF THIS BUILDING WILL BE NEARER THAN 120 FT. 0 INCHES TO NEAREST ADJOINING PROPERTY LINE AND

NO PART OF THIS BUILDING WILL BE NEARER THAN 57 FT. 0 INCHES FROM 1ST STORY, NOR _____ FT.

INCHES FROM STORIES ABOVE THE 1ST FLOOR OF ANY BUILDING ON THE SAME LOT. NO EAVE, OVERHANG, OR OTHER PROJECTION WILL PROJECT MORE THAN 50% OF THE SPACE ADJOINING A PROPERTY LINE. UNDERSIDE OF FLOOR SILLS WILL BE AT LEAST 20 INCHES ABOVE HIGHEST PART OF GROUND. CEMENT FLOOR SLABS OF BUILDINGS SHALL HAVE MARGINAL WALLS 24 INCHES BELOW GRADE WHERE REQUIRED.

NAMES AND ADDRESSES OF:

BUILDING OWNER: HENRY J. KAISER ADDRESS: 2007 KALIA RD

GENERAL CONTRACTOR: " T.H. LICENSE NO. _____ ADDRESS: "

PLAN MAKER: E. BAUER & GEO. WRIGHT ADDRESS: 1521 S. KING

PLUMBING SUB-CONTRACTOR: HEIDE & COOK

ELECTRICAL SUB-CONTRACTOR: HALE HILL

DATE AND SIGN: SIGNATURE OF APPLICANT: B. J. Kaiser DATE: MAR 12 1959 SIGNATURE OF OWNER OF BUILDING: Henry J. Kaiser

PERMISSION IS HEREBY GIVEN TO DO THE ABOVE WORK ACCORDING TO THE CONDITIONS HEREON AND ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS PERTAINING THERETO, SUBJECT TO COMPLIANCE WITH ORDINANCES OF THE CITY AND COUNTY OF HONOLULU, TERRITORY OF HAWAII. CONSTRUCTION TO BE COMPLETED ON OR ABOUT _____ 1959.

DATE: March 12, 1959 APPROVED: [Signature] AGENT, BOARD OF HEALTH

DATE: 3-12-59 APPROVED: [Signature] CHIEF ENGINEER, FIRE DEPARTMENT

DATE: 3-12-59 APPROVED: [Signature] FOR SUPERINTENDENT OF BUILDINGS

WARNING! PERMIT PLACARD MUST BE POSTED ON THE SITE OF THE WORK. BE SURE YOU ARE FULLY INFORMED ON BUILDING AND ZONING LAWS BEFORE BEGINNING YOUR WORK. PLANTING HEDGES, TREES OR CONSTRUCTING FENCES BEYOND LIMITS OF YOUR PROPERTY LINE IS FORBIDDEN BY LAW. (PENALTY OF \$100.00 FINE AND/OR 30 DAYS IMPRISONMENT.)

THE CITY PLANNING COMMISSION DATE: 3/12 1959

ZONE (USE DISTRICT): AA SUB-DIVISION PENDING: Yes

SET BACK: Yes ON MASTER PLAN: Yes

SUB-DIVISION FILED: Yes COMMISSION REPORT: no Commercializing

SUB-DIVISION APPROVED: Yes RECOMMENDATION: no

OFFICE INDEX COPY SIGNATURE: [Signature]

Description: Permit for accessory building/enclosed puppy run, estimated at \$6,000, signed by the planning commission on March 12, 1959

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry J. and Alyce Kaiser Estate

Name of Property
Honolulu, Hawaii
County and State

Name of multiple listing (if applicable)

Section number 11 Page 5Additional Information

Research provided by: Honolulu Department of Planning and Permitting, Data Management Branch
February 2020

PERMIT NUMBER 104124 DEPARTMENT OF BUILDINGS CITY AND COUNTY OF HONOLULU 154124 Fee Received

APPLICATION AND BUILDING PERMIT

SEE INSTRUCTIONS BELOW

WRITE IN ALL INFORMATION

EST. VALUE 15000.00 PERMIT FEE 98.00 CLASS OF CONSTRUCTION IN NO. OF STORIES 1 ZONE 3 SEC. 9 PLAT. 13 PARCEL 1 LOT NO. 1 DISTRICT PORTLOCK

CHECK BOX OR WRITE IN IF NECESSARY

NEW BLDG. EXIST. BLDG. OTHER STRUCTURES ADD. ALTER. REPAIR OTHER WORK

FENCE WALL RETAINING WALL RECONSTR. DEMOLITION

APPLICATION IS HEREBY MADE FOR PERMIT TO DO WORK AS FOLLOWS:

CLASSIFICATION OF OCCUPANCIES GROUP: GROUP I

SHOW NUMBER OF UNITS

SINGLE FAMILY DWELLING DUPLEX APARTMENT BUSINESS INDUSTRIAL PUBLIC INSTITUTIONAL STORAGE MIXED

CLASSIFICATION OF CONSTRUCTION

CHECK PROPER BOX

FIRE PROOF TYPE I SEMI-FIRE PROOF TYPE II HEAVY TIMBER TYPE III NON-COMBUSTIBLE TYPE IV (I) UNPROTECTED METAL TYPE IV (II) ORDINARY MASONRY TYPE V (I) WOOD FRAME TYPE V (II)

FILL IN REQUIRED INFORMATION

PROPOSED ADDRESS 525 PORTLOCK RD. LOT AREA 7.1 ACRES SQ. FT. USE RES. AA

OVERALL DIMENSIONS 40' x 46' FLOOR AREA 1840 SQ. FT. NO. OF STORIES 1

BASEMENT SQ. FT. FOUNDATION CONC TYPE OF FLOOR CONC

TYPE OF EXTERNAL WALLS CONC. BLK. TYPE OF INTERNAL PARTITIONS CONC. BLK. TYPE OF ROOF WOOD

CONNECTION TO SEWER CONNECTION TO CESSPOOL SEPTIC TANK

NO PART OF THIS BUILDING WILL BE NEARER THAN 170 FT. 0 INCHES TO NEAREST ADJOINING PROPERTY LINE AND

NO PART OF THIS BUILDING WILL BE NEARER THAN 60 FT. 0 INCHES FROM 1ST STORY, NOR FT.

INCHES FROM STORIES ABOVE THE 1ST FLOOR OF ANY BUILDING ON THE SAME LOT. NO EAVE, OVERHANG, OR OTHER PROJECTION WILL PROJECT MORE THAN 50% OF THE SPACE ADJOINING A PROPERTY LINE. UNDERSIDE OF FLOOR BILLS WILL BE AT LEAST 20 INCHES ABOVE HIGHEST PART OF GROUND. CEMENT FLOOR SLABS OF BUILDINGS SHALL HAVE MARGINAL WALLS 24 INCHES BELOW GRADE WHERE REQUIRED.

NAMES AND ADDRESSES OF:

BUILDING OWNER HENRY J. KAISER ADDRESS 2007 KALIA RD.

GENERAL CONTRACTOR OWNER T.H. LICENSE NO. ADDRESS

PLAN MAKER EDWIN BAUER & SON WRIGHT ADDRESS 1521 KALIA RD.

PLUMBING SUB-CONTRACTOR HEIDE & COOK

ELECTRICAL SUB-CONTRACTOR HALPHILL ELEC.

DATE AND SIGN

SIGNATURE OF APPLICANT Ben Lum DATE 4-6-1959

SIGNATURE OF OWNER OF BUILDING Henry J. Kaiser

PERMISSION IS HEREBY GIVEN TO DO THE ABOVE WORK ACCORDING TO THE CONDITIONS HEREON AND ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS PERTAINING THERETO, SUBJECT TO COMPLIANCE WITH ORDINANCES OF THE CITY AND COUNTY OF HONOLULU, TERRITORY OF HAWAII. CONSTRUCTION TO BE COMPLETED ON OR ABOUT 1959

DATE 4/6 1959 APPROVED

DATE 4-6-1959 APPROVED

DATE 4-6-1959 APPROVED

FOR SUPERINTENDENT OF BUILDINGS

WARNING! PERMIT PLACARD MUST BE POSTED ON THE SITE OF THE WORK. BE SURE YOU ARE FULLY INFORMED ON BUILDING AND ZONING LAWS BEFORE BEGINNING YOUR WORK. PLANTING HEDGES, TREES OR CONSTRUCTING FENCES BEYOND LIMITS OF YOUR PROPERTY LINE IS FORBIDDEN BY LAW. (PENALTY OF \$100.00 FINE AND/OR 30 DAYS IMPRISONMENT.)

THE CITY PLANNING COMMISSION DATE 4/6 1959

ZONE USE DISTRICT AA SUB-DIVISION PENDING no

SET BACK no ON MASTER PLAN yes

SUB-DIVISION FILED yes COMMISSION REPORT no

SUB-DIVISION APPROVED yes RECOMMENDATION yes

OFFICE INDEX COPY SIGNATURE [Signature]

Description: Permit for new building, Trophy House, estimated at \$15,000, signed by the planning commission
April 6, 1959

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry J. and Alyce Kaiser Estate

Name of Property
Honolulu, Hawaii

County and State

Name of multiple listing (if applicable)

Section number 11 Page 6Additional Information

Research provided by: Honolulu Department of Planning and Permitting, Data Management Branch
February 2020

SEE INSTRUCTIONS BELOW

PERMIT NUMBER 101103

DEPARTMENT OF BUILDINGS
CITY AND COUNTY OF HONOLULU

APPLICATION AND BUILDING PERMIT

Fee Received

WRITE IN ALL INFORMATION

CAS. VALUE \$3,000.00 CLASS OF CONSTRUCTION 1 NO. OF STORIES 1 ZONE 3 SEC. 9 PLAT. 13 PARCEL 1 DIST. NO. 1 DISTRICT PORTLOCK

CHECK BOX OR WRITE IN IF NECESSARY

NEW ADD. ☒ EXIST. ☐ OTHER STRUCTURES ☐ ADD. ☐ ALTER. ☐ REPAIR ☐ OTHER WORK ☐

FENCE WALL ☐ RETAINING WALL ☐ RECONSTR. ☐ DEMOLITION ☐

APPLICATION IS HEREBY MADE FOR PERMIT TO DO WORK AS FOLLOWS:

CLASSIFICATION OF OCCUPANCIES GROUP: GROUP J-1

SHOW NUMBER OF UNITS

SINGLE FAMILY DWELLING ☐ DUPLEX ☐ APARTMENT ☐ BUSINESS ☐ INDUSTRIAL ☐ PUBLIC ☐ INSTITUTIONAL ☐ STORAGE ☐ MISCELLANEOUS ☒ Garage & Lath House

CLASSIFICATION OF CONSTRUCTION

CHECK PROPER BOX

FIRE PROOF TYPE I ☐ SEMI-FIRE PROOF TYPE II ☐ HEAVY TIMBER TYPE III ☐ NON-COMBUSTIBLE TYPE IV (I) ☐ UNPROTECTED METAL TYPE IV (N) ☐ ORDINARY MASONRY TYPE V (I) ☐ WOOD FRAME TYPE V (N) ☐

PROPOSED ADDRESS 525 PORTLOCK RD. LOT AREA 7146 SQ. FT. USE RES. A-A DISTRICT RES. A-A

OVERALL DIMENSIONS

BASEMENT ☐ SQ. FT. 0 TYPE OF FOUNDATION CONC. TYPE OF FLOOR CONC.

TYPE OF EXTERNAL WALLS WOOD TYPE OF INTERNAL PARTITIONS WOOD TYPE OF ROOF WOOD

CONNECTION TO SEWER ☐ CONNECTION TO CESSPOOL ☐

NO. PART OF THIS BUILDING WILL BE NEARER THAN 25 FT. INCHES TO NEAREST ADJOINING PROPERTY LINE AND

NO. PART OF THIS BUILDING WILL BE NEARER THAN 12 FT. INCHES FROM 1ST STORY, NOR 0 FT.

INCHES FROM STORIES ABOVE THE 1ST FLOOR OF ANY BUILDING ON THE SAME LOT. NO EAVE, OVERHANG, OR OTHER PROJECTION WILL PROJECT MORE THAN 50% OF THE SPACE ADJOINING A PROPERTY LINE. UNDERSIDE OF FLOOR SILLS WILL BE AT LEAST 20 INCHES ABOVE HIGHEST PART OF GROUND. CEMENT FLOOR SLABS OF BUILDINGS SHALL HAVE MARGINAL WALLS 24 INCHES BELOW GRADE WHERE REQUIRED.

NAMES AND ADDRESSES OF:

BUILDING OWNER HENRY J. KAISER ADDRESS 2007 KALIA RD

GENERAL CONTRACTOR " T.N. LICENSE NO. " ADDRESS "

PLAN MAKER FAUER & WRIGHT ADDRESS 1521 E KING

PLUMBING SUB-CONTRACTOR HEIDE & COOK

ELECTRICAL SUB-CONTRACTOR HALLHILL

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL CITY AND COUNTY ORDINANCES AND T.N. LAWS REGULATING BUILDING CONSTRUCTION.

DATE AND SIGNATURE OF APPLICANT 4-20-1959 SIGNATURE OF OWNER OF BUILDING [Signature]

PERMISSION IS HEREBY GIVEN TO DO THE ABOVE WORK ACCORDING TO THE CONDITIONS HEREON AND ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS PERTAINING THERETO, SUBJECT TO COMPLIANCE WITH ORDINANCES OF THE CITY AND COUNTY OF HONOLULU, TERRITORY OF HAWAII. CONSTRUCTION TO BE COMPLETED ON OR ABOUT 1959

APPLICANTS WILL NOT WRITE IN THIS PART OF FORM

DATE April 20, 1959 APPROVED [Signature] AGENT, BOARD OF HEALTH

DATE 4-20-1959 APPROVED [Signature] CHIEF ENGINEER, FIRE DEPARTMENT

WARNING! PERMIT PLACARD MUST BE POSTED ON THE SITE OF THE WORK. BE SURE YOU ARE FULLY INFORMED ON BUILDING AND ZONING LAWS BEFORE BEGINNING YOUR WORK. PLANTING HEDGES, TREES OR CONSTRUCTING FENCES BEYOND LIMITS OF YOUR PROPERTY LINE IS FORBIDDEN BY LAW. (PENALTY OF \$100.00 FINE AND/OR 30 DAYS IMPRISONMENT.)

THE CITY PLANNING COMMISSION

ZONE/USE/DISTRICT Class "DD" SUB-DIVISION PENDING no DATE 4/20 1959

GET BACK none ON MASTER PLAN yes

SUB-DIVISION FILED yes COMMISSION REPORT none

SUB-DIVISION APPROVED yes RECOMMENDATION yes

OFFICE INDEX COPY

Description: Permit for garage and lath house, estimated at \$10,000, signed by the planning commission on April 20, 1959

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry J. and Alyce Kaiser Estate

Name of Property
Honolulu, Hawaii
County and State

Name of multiple listing (if applicable)

Section number 11 Page 7Additional Information

Research provided by: Honolulu Department of Planning and Permitting, Data Management Branch
February 2020

SEE INSTRUCTIONS BELOW

PERMIT NUMBER 154016

DEPARTMENT OF BUILDINGS
CITY AND COUNTY OF HONOLULU

APPLICATION AND BUILDING PERMIT

Fee Received

WRITE IN ALL INFORMATION	EST. VALUE <u>5000.00</u>	PERMIT FEE <u>1800</u>	CLASS OF CONSTRUCTION <u>IV N</u>	NO. OF STORIES <u>1</u>	ZONE <u>3</u>	SEC. PLAT. <u>9</u>	PARCEL <u>13</u>	LOT NO. <u>1</u>	DISTRICT <u>PORTLOCK</u>
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CHECK BOX OR WRITE IN IF NECESSARY	NEW BLDG.	EXIST. BLDG.	OTHER STRUCTURES	ADD.	ALTER.	REPAIR	OTHER WORK
	FENCE WALL	RETAINING WALL		RECONSTR.	DEMOLITION		

APPLICATION IS HEREBY MADE FOR PERMIT TO DO WORK AS FOLLOWS:

CLASSIFICATION OF OCCUPANCIES GROUP: RES. AA

SHOW NUMBER OF UNITS	SINGLE FAMILY DWELLING	DUPLEX	APARTMENT	BUSINESS	INDUSTRIAL	PUBLIC	INSTITUTIONAL	STORAGE	MIXED
								<u>GREENHOUSE</u>	

CLASSIFICATION OF CONSTRUCTION

CHECK PROPER BOX	FIRE PROOF TYPE I	SEMI FIRE PROOF TYPE II	HEAVY TIMBER TYPE III	NON COMBUSTIBLE TYPE IV (I)	UNPROTECTED METAL TYPE IV (N)	ORDINARY MASONRY TYPE V (I)	WOOD FRAME TYPE V (N)

PROPOSED ADDRESS: 525 PORTLOCK RD LOT AREA 7.1A SQ. FT. DISTRICT RES. AA

OVERALL DIMENSIONS: 60 X 18 FLOOR AREA 1000 SQ. FT. NO. OF STORIES 1

BASEMENT: GLASS TYPE OF FOUNDATION CONC TYPE OF FLOOR —

TYPE OF EXTERNAL WALLS: GLASS TYPE OF INTERNAL PARTITIONS: — TYPE OF ROOF: —

CONNECTION TO SEWER: — CONNECTION TO CESSPOOL: —

NO PART OF THIS BUILDING WILL BE NEARER THAN 23 FT. 0 INCHES TO NEAREST ADJOINING PROPERTY LINE AND

NO PART OF THIS BUILDING WILL BE NEARER THAN 25 FT. 0 INCHES FROM 1ST STORY, NOR — FT. — INCHES FROM STORIES ABOVE THE 1ST FLOOR OF ANY BUILDING ON THE SAME LOT. NO EAVE, OVERHANG, OR OTHER PROJECTION WILL PROJECT MORE THAN 50% OF THE SPACE ADJOINING A PROPERTY LINE. UNDERSIDE OF FLOOR SILLS WILL BE AT LEAST 20 INCHES ABOVE HIGHEST PART OF GROUND. CEMENT FLOOR SLABS OF BUILDINGS SHALL HAVE MARGINAL WALLS 24 INCHES INCHES BELOW GRADE WHERE REQUIRED.

NAMES AND ADDRESSES OF:

BUILDING OWNER: HENRY J KAISER ADDRESS: 2007 KALIA RD.

GENERAL CONTRACTOR: BAUER & WRIGHT T.H. LICENSE NO. — ADDRESS: 1521 S. KING ST.

PLUMBING SUB-CONTRACTOR: HEIDE & COOK

ELECTRICAL SUB-CONTRACTOR: HALFHILL ELEC

DATE AND SIGN: Don Lum DATE: 4-21-1959 SIGNATURE OF OWNER OF BUILDING: —

PERMISSION IS HEREBY GIVEN TO DO THE ABOVE WORK ACCORDING TO THE CONDITIONS HEREON AND ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS PERTAINING THERETO, SUBJECT TO COMPLIANCE WITH ORDINANCES OF THE CITY AND COUNTY OF HONOLULU, TERRITORY OF HAWAII. CONSTRUCTION TO BE COMPLETED ON OR ABOUT 1959

DATE: 4-22-1959 APPROVED: — AGENT, BOARD OF HEALTH

DATE: 4-22-1959 APPROVED: — CHIEF ENGINEER

WARNING! PERMIT PLACARD MUST BE POSTED ON THE SITE OF THE WORK. BE SURE YOU ARE FULLY INFORMED ON BUILDING AND ZONING LAWS BEFORE BEGINNING YOUR WORK. PLANTING HEDGES, TREES OR CONSTRUCTING FENCES BEYOND LIMITS OF YOUR PROPERTY LINE IS FORBIDDEN BY LAW. (PENALTY OF \$100.00 FINE AND/OR 30 DAYS IMPRISONMENT.)

THE CITY PLANNING COMMISSION

DATE: 4/21-1959

ZONE (USE DISTRICT): AA SUB-DIVISION PENDING: no

SET BACK: no ON MASTER PLAN: yes

SUB-DIVISION FILED: yes COMMISSION REPORT: no

SUB-DIVISION APPROVED: yes RECOMMENDATION: no

OFFICE INDEX COPY

SIGNATURE: —

Description: Permit for greenhouse, estimated at \$5,000, signed by the planning commission on April 21, 1959

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry J. and Alyce Kaiser Estate

Name of Property
Honolulu, Hawaii

County and State

Name of multiple listing (if applicable)

Section number 11 Page 8Additional Information

Research provided by: Honolulu Department of Planning and Permitting, Data Management Branch
February 2020

PERMIT NUMBER 150328

DEPARTMENT OF BUILDINGS
CITY AND COUNTY OF HONOLULU

APPLICATION AND BUILDING PERMIT

Fee Received

WRITE IN ALL INFORMATION

EST. VALUE 300,000 PERMIT FEE 400.00 CLASS OF CONSTRUCTION IN NO. OF STORIES 1 ZONE 3 SEC. PLAT. 9 PARCEL LOT NO. 13 DISTRICT PORTLOCK

CHECK BOX OR WRITE IN IF NECESSARY

NEW BLDG. EXIST. BLDG. OTHER STRUCTURES ADD. ALTER. REPAIR OTHER WORK

FENCE WALL RETAINING WALL RECONSTR. DEMOLITION

APPLICATION IS HEREBY MADE FOR PERMIT TO DO WORK AS FOLLOWS:

CLASSIFICATION OF OCCUPANCIES GROUP: GROUP I

SHOW NUMBER OF UNITS

SINGLE FAMILY DWELLING DUPLEX APARTMENT BUSINESS INDUSTRIAL PUBLIC INSTITUTIONAL STORAGE MIXED

CLASSIFICATION OF CONSTRUCTION

CHECK PROPER BOX

FIRE PROOF TYPE I SEMI FIRE PROOF TYPE II HEAVY TIMBER TYPE III NON COMBUSTIBLE TYPE IV (I) UNPROTECTED METAL TYPE IV (N) ORDINARY MASONRY TYPE V (I) WOOD FRAME TYPE V (N)

PROPOSED ADDRESS 525 PORTLOCK RD LOT AREA 7.1 AC. SQ. FT. DISTRICT RES. AA

OVERALL DIMENSIONS 100 x 200 FLOOR AREA 19000 SQ. FT. NO. OF STORIES 1

TYPE OF EXTERNAL WALLS CONC. BLK. TYPE OF FOUNDATION CONC TYPE OF FLOOR CONC

TYPE OF INTERNAL PARTITIONS H.T. & WOOD TYPE OF ROOF CONC

CONNECTION TO SEWER CONNECTION TO CESSPOOL

NO PART OF THIS BUILDING WILL BE NEARER THAN 50 FT. 0 INCHES TO NEAREST ADJOINING PROPERTY LINE AND

NO PART OF THIS BUILDING WILL BE NEARER THAN 70 FT. 0 INCHES FROM 1ST STORY, NOR

INCHES FROM STORIES ABOVE THE 1ST FLOOR OF ANY BUILDING ON THE SAME LOT. NO EAVE, OVERHANG, OR OTHER PROJECTION WILL PROJECT MORE THAN 50% OF THE SPACE ADJOINING A PROPERTY LINE. UNDERSIDE OF FLOOR SILLS WILL BE AT LEAST 20 INCHES ABOVE HIGHEST PART OF GROUND. CEMENT FLOOR SLABS OF BUILDINGS SHALL HAVE MARGINAL WALLS 24 INCHES BELOW GRADE WHERE REQUIRED.

NAMES AND ADDRESSES OF:

BUILDING OWNER HENRY J. KAISER ADDRESS 2007 KALIA RD

GENERAL CONTRACTOR " T.H. LICENSE NO. ADDRESS "

PLAN MAKER BAYER & WRIGHT ADDRESS 1521 S. KING

PLUMBING SUB-CONTRACTOR HEIDE & COOK

ELECTRICAL SUB-CONTRACTOR HALLHILL ELEC.

DATE AND SIGNATURE OF APPLICANT 6-16-99

SIGNATURE OF OWNER OF BUILDING

PERMISSION IS HEREBY GIVEN TO DO THE ABOVE WORK ACCORDING TO THE CONDITIONS HEREON AND ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS PERTAINING THERETO, SUBJECT TO COMPLIANCE WITH ORDINANCES OF THE CITY AND COUNTY OF HONOLULU, TERRITORY OF HAWAII. CONSTRUCTION TO BE COMPLETED ON OR ABOUT

DATE 6-15-99 APPROVED George J. J. J.

DATE 6-16-99 APPROVED

WARNING! PERMIT PLACARD MUST BE POSTED ON THE SITE OF THE WORK. BE SURE YOU ARE FULLY INFORMED ON BUILDING AND ZONING LAWS BEFORE BEGINNING YOUR WORK. PLANTING HEDGES, TREES OR CONSTRUCTING FENCES BEYOND LIMITS OF YOUR PROPERTY LINE IS FORBIDDEN BY LAW. (PENALTY OF \$100.00 FINE AND/OR 30 DAYS IMPRISONMENT.)

THE CITY PLANNING COMMISSION DATE 6/15/99

ZONE (USE DISTRICT) AA SUB-DIVISION PENDING

SET BACK No ON MASTER PLAN

SUB-DIVISION FILED Yes COMMISSION REPORT

SUB-DIVISION APPROVED RECOMMENDATION

OFFICE INDEX COPY SIGNATURE Fred Saiki

Description: Permit for residence building, estimated at \$300,000, signed by the planning commission
June 15, 1959

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry J. and Alyce Kaiser Estate

Name of Property
Honolulu, Hawaii

County and State

Name of multiple listing (if applicable)

Section number 11 Page 9Additional Information

Research provided by: Honolulu Department of Planning and Permitting, Data Management Branch
February 2020

SEE INSTRUCTIONS BELOW

PERMIT NUMBER **157346**

DEPARTMENT OF BUILDINGS
CITY AND COUNTY OF HONOLULU

APPLICATION AND BUILDING PERMIT

Fee Received

WRITE IN ALL INFORMATION	EST. VALUE 30,000	PERMIT FEE 85	CLASS OF CONSTRUCTION IN	NO. OF STORIES 3	ZONE 3	SEC. 1	PLAT. 13	PARCEL 1	LOT NO. 1	DISTRICT POETLOCK
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CHECK BOX OR WRITE IN IF NECESSARY	NEW BLDG.	EXIST. BLDG.	OTHER STRUCTURES	ADD.	ALTER.	REPAIR	OTHER WORK
	FENCE WALL	RETAINING WALL	157346	RECONSTR.	DEMOLITION		

APPLICATION IS HEREBY MADE FOR PERMIT TO DO WORK AS FOLLOWS:

CLASSIFICATION OF OCCUPANCIES GROUP: **GROUP I-J-G**

SHOW NUMBER OF UNITS	SINGLE FAMILY DWELLING	DUPLEX	APARTMENT	BUSINESS	INDUSTRIAL	PUBLIC	INSTITUTIONAL	STORAGE	MIXED
	1								X

CLASSIFICATION OF CONSTRUCTION

CHECK PROPER BOX	FIRE PROOF TYPE I	SEMI-FIRE PROOF TYPE II	HEAVY TIMBER TYPE III	NON-COMBUSTIBLE TYPE IV (I)	UNPROTECTED METAL TYPE IV (IN)	ORDINARY MASONRY TYPE V (I)	WOOD FRAME TYPE V (IN)
							X

FILL IN REQUIRED INFORMATION

PROPOSED ADDRESS: **525 POETLOCK RD.** LOT AREA: **7.1 ACRES** USE: **RES AA**

OVERALL DIMENSIONS: **24'-8" x 68'-0"** FLOOR AREA: **4,161** SQ. FT. NO. OF STORIES: **3**

BASEMENT: _____ SQ. FT. TYPE OF FOUNDATION: **CONC** TYPE OF FLOOR: **CONC.**

TYPE OF EXTERNAL WALLS: **CONC. BLK.** TYPE OF INTERNAL PARTITIONS: **CONC. BLK.** TYPE OF ROOF: **SHAKE**

CONNECTION TO SEWER: _____ CONNECTION TO CESSPOOL: _____

NO PART OF THIS BUILDING WILL BE NEARER THAN **35** FT. **0** INCHES TO NEAREST ADJOINING PROPERTY LINE AND NO PART OF THIS BUILDING WILL BE NEARER THAN **10** FT. **0** INCHES FROM 1ST STORY, NOR _____ FT. _____ INCHES FROM STORIES ABOVE THE 1ST FLOOR OF ANY BUILDING ON THE SAME LOT, NO EAVE, OVERHANG, OR OTHER PROJECTION WILL PROJECT MORE THAN 30% OF THE SPACE ADJOINING A PROPERTY LINE. UNDERSIDE OF FLOOR SILLS WILL BE AT LEAST 20 INCHES ABOVE HIGHEST PART OF GROUND. GROUND FLOOR SLABS OF BUILDINGS SHALL HAVE MARGINAL WALLS 24 INCHES BELOW GRADE WHERE REQUIRED.

NAMES AND ADDRESSES OF:

BUILDING OWNER: **HENRY J. KAISER** ADDRESS: **2007 KALIA RD.**

GENERAL CONTRACTOR: **AL KAISER** T.H. LICENSE NO. _____ ADDRESS: _____

PLAN MAKER: **BAUER & WRIGHT** ADDRESS: **1521 S. KING ST.**

PLUMBING SUB-CONTRACTOR: **HEIDE & COOK**

ELECTRICAL SUB-CONTRACTOR: **HAFHILL ELEC.**

DATE AND SIGNATURE OF APPLICANT: **7/13/1959** SIGNATURE OF OWNER OF BUILDING: **Alyce Kaiser**

PERMISSION IS HEREBY GIVEN TO DO THE ABOVE WORK ACCORDING TO THE CONDITIONS HEREON AND ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS PERTAINING THERETO, SUBJECT TO COMPLIANCE WITH ORDINANCES OF THE CITY AND COUNTY OF HONOLULU, TERRITORY OF HAWAII. CONSTRUCTION TO BE COMPLETED ON OR ABOUT _____ 1959.

DATE: **7/13** 1959 APPROVED: **[Signature]** AGENT, BOARD OF HEALTH

DATE: **7/14** 1959 APPROVED: **[Signature]** CHIEF ENGINEER, FIRE DEPARTMENT

DATE: **7/14** 1959 APPROVED: **[Signature]** FOR SUPERINTENDENT OF BUILDINGS

*WARNING! PERMIT PLACARD MUST BE POSTED ON THE SITE OF THE WORK. BE SURE YOU ARE FULLY INFORMED ON BUILDING AND ZONING LAWS BEFORE BEGINNING YOUR WORK. PLANTING HEDGES, TREES OR CONSTRUCTING FENCES BEYOND LIMITS OF YOUR PROPERTY LINE IS FORBIDDEN BY LAW (PENALTY OF \$100.00 FINE AND/OR 30 DAYS IMPRISONMENT.)

THE CITY PLANNING COMMISSION

DATE: **7/13** 1959

ZONE/USE: **AA** SUB-DIVISION PENDING

SET BACK: **as shown** ON MASTER PLAN

SUB-DIVISION FILED: **yes** COMMISSION REPORT

SUB-DIVISION APPROVED: **yes** RECOMMENDATION

OFFICE INDEX COPY

SIGNATURE: **[Signature]**

Not for Elevation

Description: Permit for new building, estimated at \$30,000, signed by the planning commission on July 13, 1959

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry J. and Alyce Kaiser Estate

Name of Property
Honolulu, Hawaii
County and State

Name of multiple listing (if applicable)

Section number 11 Page 10Additional Information

Research provided by: Honolulu Department of Planning and Permitting, Data Management Branch
February 2020

SEE INSTRUCTIONS BELOW

PERMIT NUMBER **158986** APPLICATION AND BUILDING PERMIT

DEPARTMENT OF BUILDINGS
CITY AND COUNTY OF HONOLULU

Fee Received

WRITE IN ALL INFORMATION	EST. VALUE 25 000 ⁰⁰	PERMIT FEE \$750	CLASS OF CONSTRUCTION Wall	NO. OF STORIES 3	ZONE 3	SEC. 9	PLAT. 13	PARCEL 1	LOT NO.	DISTRICT PORTLOCK
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CHECK BOX OR WRITE IN IF NECESSARY	NEW BLDG.	EXIST. BLDG.	OTHER STRUCTURES	ADD.	ALTER.	REPAIR	OTHER WORK
	FENCE WALL	RETAINING WALL <input checked="" type="checkbox"/>	158986	RECONSTR.	DEMOLITION		

APPLICATION IS HEREBY MADE FOR PERMIT TO DO WORK AS FOLLOWS:

CLASSIFICATION OF OCCUPANCIES GROUP:

SHOW NUMBER OF UNITS	SINGLE FAMILY DWELLING	DUPLEX	APARTMENT	BUSINESS	INDUSTRIAL	PUBLIC	INSTITUTIONAL	STORAGE	MIXED
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CLASSIFICATION OF CONSTRUCTION

CHECK PROPER BOX	FIRE PROOF TYPE I	SEMI FIRE PROOF TYPE II	HEAVY TIMBER TYPE III	NON COMBUSTIBLE TYPE IV (1)	UNPROTECTED METAL TYPE IV (N)	ORDINARY MASONRY TYPE V (1)	WOOD FRAME TYPE V (N)
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PROPOSED ADDRESS **525 PORTLOCK RD.** LOT AREA **7 ACRES** USE **RES.**

FILL IN REQUIRED INFORMATION

OVERALL DIMENSIONS: BASEMENT _____ SQ. FT. TYPE OF FOUNDATION _____ TYPE OF FLOOR _____

TYPE OF EXTERNAL WALLS **ROCK** TYPE OF INTERNAL PARTITIONS _____ TYPE OF ROOF _____

CONNECTION TO SEWER _____ CONNECTION TO CESSPOOL _____

NO PART OF THIS BUILDING WILL BE NEARER THAN _____ FT. _____ INCHES TO NEAREST ADJOINING PROPERTY LINE AND

NO PART OF THIS BUILDING WILL BE NEARER THAN _____ FT. _____ INCHES FROM 1ST STORY, NOR _____ FT. _____ INCHES FROM STORIES ABOVE THE 1ST FLOOR OF ANY BUILDING ON THE SAME LOT. NO EAVE, OVERHANG, OR OTHER PROJECTION WILL PROJECT MORE THAN 50% OF THE SPACE ADJOINING A PROPERTY LINE. UNDERSIDE OF FLOOR SILLS WILL BE AT LEAST 20 INCHES ABOVE HIGHEST PART OF GROUND. CEMENT FLOOR SLABS OF BUILDINGS SHALL HAVE MARGINAL WALLS 24 INCHES BELOW GRADE WHERE REQUIRED.

NAMES AND ADDRESSES OF:

BUILDING OWNER **HENRY J. KAISER** ADDRESS **2007 KALIA R.D.**

GENERAL CONTRACTOR **OWNER** T.H. LICENSE NO. _____ ADDRESS _____

PLAN MAKER **E. BAUER, G. WRIGHT** ADDRESS **1521 S. KING ST.**

PLUMBING SUB-CONTRACTOR _____

ELECTRICAL SUB-CONTRACTOR _____

DATE AND SIGN: SIGNATURE OF APPLICANT **Chuyamoto** DATE **28 AUG 1959** SIGNATURE OF OWNER OF BUILDING _____

PERMISSION IS HEREBY GIVEN TO DO THE ABOVE WORK ACCORDING TO THE CONDITIONS HEREON AND ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS PERTAINING THERETO, SUBJECT TO COMPLIANCE WITH ORDINANCES OF THE CITY AND COUNTY OF HONOLULU, TERRITORY OF HAWAII. CONSTRUCTION TO BE COMPLETED ON OR ABOUT _____ 195__

DATE **8/28** 195**9** APPROVED **Moo** AGENT, BOARD OF HEALTH

DATE **8-28** 195**9** APPROVED **Pat** CHIEF ENGINEER, FIRE DEPARTMENT

DATE _____ 195__ APPROVED _____ FOR SUPERINTENDENT OF BUILDING

WARNING! PERMIT PLACARD MUST BE POSTED ON THE SITE OF THE WORK. BE SURE YOU ARE FULLY INFORMED ON BUILDING AND ZONING LAWS BEFORE BEGINNING YOUR WORK. PLANTING HEDGES, TREES OR CONSTRUCTING FENCES BEYOND LIMITS OF YOUR PROPERTY LINE IS FORBIDDEN BY LAW. (PENALTY OF \$100.00 FINE AND/OR 30 DAYS IMPRISONMENT.)

THE CITY PLANNING COMMISSION DATE **8/28** 195**9**

ZONE (USE DISTRICT) **AA** SUB-DIVISION PENDING **no**

SET BACK **no** ON MASTER PLAN **yes**

SUB-DIVISION FILED **yes** COMMISSION REPORT **none**

Description: Permit for retaining wall, estimated at \$25,000, signed by the planning commission on August 28, 1959

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry J. and Alyce Kaiser Estate

Name of Property
Honolulu, Hawaii
County and State

Name of multiple listing (if applicable)

Section number 11 Page 11Additional Information

Research provided by: Honolulu Department of Planning and Permitting, Data Management Branch
February 2020

SEE INSTRUCTIONS BELOW

PERMIT NUMBER **158990**

DEPARTMENT OF BUILDINGS
CITY AND COUNTY OF HONOLULU

APPLICATION AND BUILDING PERMIT

Fee Received

WRITE IN ALL INFORMATION	EST. VALUE 2,000.00	PERMIT FEE 95	CLASS OF CONSTRUCTION Fence	NO. OF STORIES 3	ZONE X	SEC. 3	PLAT 12	PARCEL 1	LOT NO.	DISTRICT PORTLOCK
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CHECK BOX OR WRITE IN IF NECESSARY	NEW BLDG.	EXIST. BLDG.	OTHER STANDARDS	ADD.	ALTER.	REPAIR	OTHER WORK
	FENCE WALL	RETAINING WALL	158990	RECONSTR.	DEMOLITION		

APPLICATION IS HEREBY MADE FOR PERMIT TO DO WORK AS FOLLOWS:

CLASSIFICATION OF OCCUPANCIES GROUP:

SHOW NUMBER OF UNITS	SINGLE FAMILY DWELLING	DUPLEX	APARTMENT	BUSINESS	INDUSTRIAL	PUBLIC	INSTITUTIONAL	STORAGE	MIXED
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CLASSIFICATION OF CONSTRUCTION

CHECK PROPER BOX	FIRE PROOF TYPE I	SEMI-FIRE PROOF TYPE II	HEAVY TIMBER TYPE III	NON-COMBUSTIBLE TYPE IV (I)	UNPROTECTED METAL TYPE IV (N)	ORDINARY MASONRY TYPE V (I)	WOOD FRAME TYPE V (N)
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PROPOSED ADDRESS **525 PORTLOCK RD** LOT AREA **7 ACRE** USE **RES.**

OVERALL DIMENSIONS **1,500 FT.** FLOOR AREA **1,500 SQ. FT.** NO. OF STORIES **3**

BASEMENT **NO** TYPE OF FOUNDATION **CONCRETE** TYPE OF FLOOR **CONCRETE**

TYPE OF EXTERNAL WALLS **CONCRETE** TYPE OF INTERNAL PARTITIONS **CONCRETE** TYPE OF ROOF **FLAT**

CONNECTION TO SEWER **NO** CONNECTION TO CESSPOOL **NO**

NO PART OF THIS BUILDING WILL BE NEARER THAN **5** FT. **5** INCHES TO NEAREST ADJOINING PROPERTY LINE AND

NO PART OF THIS BUILDING WILL BE NEARER THAN **5** FT. **5** INCHES FROM 1ST STORY, NOR **5** FT. **5** INCHES FROM STORIES ABOVE THE 1ST FLOOR OF ANY BUILDING ON THE SAME LOT. NO EAVE, OVERHANG, OR OTHER PROJECTION WILL PROJECT MORE THAN 50% OF THE SPACE ADJOINING A PROPERTY LINE. UNDERSIDE OF FLOOR SILLS WILL BE AT LEAST 20 INCHES ABOVE HIGHEST PART OF GROUND. CEMENT FLOOR SLABS OF BUILDINGS SHALL HAVE MARGINAL WALLS 24 INCHES BELOW GRADE WHERE REQUIRED.

NAMES AND ADDRESSES OF:

BUILDING OWNER **HENRY J. KAISER** ADDRESS **2007 KALIA RD.**

GENERAL CONTRACTOR **OWNER** T.H. LICENSE NO. **11** ADDRESS **11**

PLAN MAKER **E. BAUER, G. WRIGHT** ADDRESS **1521 S. KING ST.**

PLUMBING SUB-CONTRACTOR **NO**

ELECTRICAL SUB-CONTRACTOR **NO**

DATE AND SIGN: SIGNATURE OF APPLICANT **Chimamoto** DATE **28 AUG 1959** SIGNATURE OF OWNER OF BUILDING **H. Kaiser**

PERMISSION IS HEREBY GIVEN TO DO THE ABOVE WORK ACCORDING TO THE CONDITIONS HEREON AND ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS PERTAINING THERETO, SUBJECT TO COMPLIANCE WITH ORDINANCES OF THE CITY AND COUNTY OF HONOLULU, TERRITORY OF HAWAII. CONSTRUCTION TO BE COMPLETED ON OR ABOUT **1959**

DATE **8/28** 1959 APPROVED **[Signature]** AGENT, BOARD OF HEALTH

DATE **8-28** 1959 APPROVED **[Signature]** CHIEF ENGINEER, FIRE DEPARTMENT

FOR SUPERINTENDENT OF BUILDINGS:

WARNING! PERMIT PLACARD MUST BE POSTED ON THE SITE OF THE WORK. BE SURE YOU ARE FULLY INFORMED ON BUILDING AND ZONING LAWS BEFORE BEGINNING YOUR WORK. PLANTING HEDGES, TREES OR CONSTRUCTING FENCES BEYOND LIMITS OF YOUR PROPERTY LINE IS FORBIDDEN BY LAW. (PENALTY OF \$100.00 FINE AND/OR 30 DAYS IMPRISONMENT.)

THE CITY PLANNING COMMISSION DATE **8/28** 1959

ZONE (USE DISTRICT) **HA** SUB-DIVISION PENDING **no**

SET BACK **no** ON MASTER PLAN **yes**

SUB-DIVISION FILED **yes** COMMISSION REPORT **none**

SUB-DIVISION APPROVED **yes** RECOMMENDATION **[Signature]**

OFFICE INDEX COPY SIGNATURE **[Signature]**

Description: Permit for fence, estimated at \$2,000, signed by the planning commission on August 28, 1959

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry J. and Alyce Kaiser Estate

Name of Property
Honolulu, Hawaii

County and State

Name of multiple listing (if applicable)

Section number 11 Page 12

Additional Information

Research provided by: Honolulu Department of Planning and Permitting, Data Management Branch
February 2020

PERMIT NUMBER 158987 DEPARTMENT OF BUILDINGS CITY AND COUNTY OF HONOLULU APPLICATION AND BUILDING PERMIT Fee Received

WRITE IN ALL INFORMATION: EST. VALUE 19000, PERMIT FEE 600, CLASS OF CONSTRUCTION Swimming Pool, NO. OF STORIES 3, ZONE 3, SEC. 9, PLAT. 13, PARCEL 1, LOT NO. 1, DISTRICT PORTLOCK

CHECK BOX OR WRITE IN IF NECESSARY: NEW BLDG., EXIST. BLDG., FENCE WALL, RETAINING WALL, OTHER WORK SWIMMING POOL, ADD., ALTER., REPAIR, RECONSTR., DEMOLITION

APPLICATION IS HEREBY MADE FOR PERMIT TO DO WORK AS FOLLOWS:

CLASSIFICATION OF OCCUPANCIES GROUP: SINGLE FAMILY DWELLING, DUPLEX, APARTMENT, BUSINESS INDUSTRIAL, PUBLIC, INSTITUTIONAL, STORAGE, MIXED

CLASSIFICATION OF CONSTRUCTION: FIRE PROOF TYPE I, SEMI FIRE PROOF TYPE II, HEAVY TIMBER TYPE III, NON COMBUSTIBLE TYPE IV (1), UNPROTECTED METAL TYPE IV (N), ORDINARY MASONRY TYPE V (1), WOOD FRAME TYPE V (N)

PROPOSED ADDRESS: 525 PORTLOCK, LOT AREA 7 ACRES, USE RES.

OVERALL DIMENSIONS: 42 x 82.7, FLOOR AREA, SQ. FT., NO. OF STORIES

TYPE OF FOUNDATION, TYPE OF FLOOR, TYPE OF EXTERNAL WALLS, TYPE OF INTERNAL PARTITIONS, TYPE OF ROOF

CONNECTION TO SEWER, CONNECTION TO CESSPOOL

NO PART OF THIS BUILDING WILL BE NEARER THAN FT. INCHES TO NEAREST ADJOINING PROPERTY LINE AND NO PART OF THIS BUILDING WILL BE NEARER THAN FT. INCHES FROM 1ST STORY, NOR FT. INCHES FROM STORIES ABOVE THE 1ST FLOOR OF ANY BUILDING ON THE SAME LOT. NO EAVE, OVERHANG, OR OTHER PROJECTION WILL PROJECT MORE THAN 50% OF THE SPACE ADJOINING A PROPERTY LINE. UNDERSIDE OF FLOOR SILLS WILL BE AT LEAST 20 INCHES ABOVE HIGHEST PART OF GROUND. CEMENT FLOOR SLABS OF BUILDINGS SHALL HAVE MARGINAL WALLS 24 INCHES INCHES BELOW GRADE WHERE REQUIRED.

NAMES AND ADDRESSES OF: BUILDING OWNER HENRY J. KAISER, ADDRESS 2007 KALIA RD., GENERAL CONTRACTOR OWNER, T.H. LICENSE NO., ADDRESS, PLAN MAKER E. BAUER & G. WRIGHT, ADDRESS 1521 S. KING ST., PLUMBING SUB-CONTRACTOR LATER, ELECTRICAL SUB-CONTRACTOR

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL CITY AND COUNTY ORDINANCES AND T.H. LAWS REGULATING BUILDING CONSTRUCTION.

DATE AND SIGN OF APPLICANT: E. Kuyamoto, DATE 27 AUG 1959, SIGNATURE OF OWNER OF BUILDING

PERMISSION IS HEREBY GIVEN TO DO THE ABOVE WORK ACCORDING TO THE CONDITIONS HEREON AND ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS PERTAINING THERETO, SUBJECT TO COMPLIANCE WITH ORDINANCES OF THE CITY AND COUNTY OF HONOLULU, TERRITORY OF HAWAII. CONSTRUCTION TO BE COMPLETED ON OR ABOUT 1959

DATE 8/28 1959 APPROVED AGENT, BOARD OF HEALTH

DATE 8-21 1959 APPROVED CHIEF ENGINEER, FIRE DEPARTMENT

WARNING! PERMIT PLACARD MUST BE POSTED ON THE SITE OF THE WORK. BE SURE YOU ARE FULLY INFORMED ON BUILDING AND ZONING LAWS BEFORE BEGINNING YOUR WORK. PLANTING HEDGES, TREES OR CONSTRUCTING FENCES BEYOND LIMITS OF YOUR PROPERTY LINE IS FORBIDDEN BY LAW. (PENALTY OF \$100.00 FINE AND/OR 30 DAYS IMPRISONMENT.)

THE CITY PLANNING COMMISSION DATE 8/27 1959

ZONE USE DISTRICT AA SUB-DIVISION PENDING

SET BACK ON MASTER PLAN

SUB-DIVISION FILED COMMISSION REPORT

Description: Permit for swimming pool, estimated at \$19,000 signed by the planning commission on August 27, 1959

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry J. and Alyce Kaiser Estate

Name of Property
Honolulu, Hawaii
County and State

Name of multiple listing (if applicable)

Section number 11 Page 13Additional Information

Research provided by: Honolulu Department of Planning and Permitting, Data Management Branch
February 2020

SEE INSTRUCTIONS BELOW

PERMIT NUMBER 100988

DEPARTMENT OF BUILDINGS
CITY AND COUNTY OF HONOLULU

APPLICATION AND BUILDING PERMIT

Fee Received

WRITE IN ALL INFORMATION	EST. VALUE	PERMIT FEE	CLASS OF CONSTRUCTION	NO. OF STORIES	ZONE	SEC.	PLAT.	PARCEL	LOT, NO.	DISTRICT
	<u>20,000</u>	<u>65.00</u>	<u>1</u>	<u>3</u>	<u>913</u>	<u>1</u>				<u>PORTLOCK</u>

CHECK BOX OR WRITE IN IF NECESSARY

NEW BLDG.	EXIST. BLDG.	OTHER STRUCTURES	ADD.	ALTER.	REPAIR	OTHER WORK
<input checked="" type="checkbox"/>						

APPLICATION IS HEREBY MADE FOR PERMIT TO DO WORK AS FOLLOWS:

CLASSIFICATION OF OCCUPANCIES GROUP: I

SHOW NUMBER OF UNITS	SINGLE FAMILY DWELLING	DUPLEX	APARTMENT	BUSINESS	INDUSTRIAL	PUBLIC	INSTITUTIONAL	STORAGE	MIXED
	<input checked="" type="checkbox"/>								

CLASSIFICATION OF CONSTRUCTION

CHECK PROPER BOX	FIRE PROOF TYPE I	SEMI FIRE PROOF TYPE II	HEAVY TIMBER TYPE III	NON COMBUSTIBLE TYPE IV (I)	UNPROTECTED METAL TYPE IV (N)	ORDINARY MASONRY TYPE V (I)	WOOD FRAME TYPE V (N)

FILL IN REQUIRED INFORMATION

PROPOSED ADDRESS: 525 PORTLOCK RD LOT AREA: 7 ACRES USE: RES.

OVERALL DIMENSIONS: 35' x 60' FLOOR AREA: 2100 SQ. FT. NO. OF STORIES: 1

BASEMENT: N/A TYPE OF FOUNDATION: CONC. TYPE OF FLOOR: CONC.

TYPE OF EXTERNAL WALLS: CONC. BLK. TYPE OF INTERNAL PARTITIONS: WOOD TYPE OF ROOF: CONC.

CONNECTION TO SEWER: _____ CONNECTION TO CESSPOOL: ☒

NO PART OF THIS BUILDING WILL BE NEARER THAN 120 FT. 0 INCHES TO NEAREST ADJOINING PROPERTY LINE AND

NO PART OF THIS BUILDING WILL BE NEARER THAN 40 FT. 0 INCHES FROM 1ST STORY, NOR _____ FT.

_____ INCHES FROM STORIES ABOVE THE 1ST FLOOR OF ANY BUILDING ON THE SAME LOT. NO EAVE, OVERHANG, OR OTHER PROJECTION WILL PROJECT MORE THAN 20% OF THE SPACE ADJOINING A PROPERTY LINE. UNDERSIDE OF FLOOR SILLS WILL BE AT LEAST 20 INCHES ABOVE HIGHEST PART OF GROUND. CEMENT FLOOR SLABS OF BUILDINGS SHALL HAVE MARGINAL WALLS 24 INCHES INCHES BELOW GRADE WHERE REQUIRED.

NAMES AND ADDRESSES OF:

BUILDING OWNER: HENRY J. KAISER ADDRESS: 2007 KALIA RD.

GENERAL CONTRACTOR: OWNER T.H. LICENSE NO. _____ ADDRESS: _____

PLAN MAKER: E. BAUER - G. WRIGHT ADDRESS: 1521 S KING ST.

PLUMBING SUB-CONTRACTOR: LATER

ELECTRICAL SUB-CONTRACTOR: LATER

DATE AND SIGN: 8/27/59 SIGNATURE OF APPLICANT: [Signature] DATE: 8/27/59 SIGNATURE OF OWNER OF BUILDING: [Signature]

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL CITY AND COUNTY ORDINANCES AND T.H. LAWS REGULATING BUILDING CONSTRUCTION.

PERMISSION IS HEREBY GIVEN TO DO THE ABOVE WORK ACCORDING TO THE CONDITIONS HEREON AND ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS PERTAINING THERETO, SUBJECT TO COMPLIANCE WITH ORDINANCES OF THE CITY AND COUNTY OF HONOLULU, TERRITORY OF HAWAII. CONSTRUCTION TO BE COMPLETED ON OR ABOUT _____ 195__

DATE: 8/27 1959 APPROVED: [Signature] AGENT, BOARD OF HEALTH

DATE: 8-27 1959 APPROVED: [Signature] CHIEF ENGINEER, FIRE DEPARTMENT

WARNING! PERMIT PLACARD MUST BE POSTED ON THE SITE OF THE WORK. BE SURE YOU ARE FULLY INFORMED ON BUILDING AND ZONING LAWS BEFORE BEGINNING YOUR WORK. PLANTING HEDGES, TREES OR CONSTRUCTING FENCES BEYOND LIMITS OF YOUR PROPERTY LINE IS FORBIDDEN BY LAW. (PENALTY OF \$100.00 FINE AND/OR 30 DAYS IMPRISONMENT.)

THE CITY PLANNING COMMISSION

DATE: 8/27 1959

ZONE (USE DISTRICT): AA SUB-DIVISION PENDING: no

SET BACK: no ON MASTER PLAN: yes

SUB-DIVISION FILED: yes COMMISSION REPORT: None

SUB-DIVISION APPROVED: yes RECOMMENDATION: [Signature]

OFFICE INDEX COPY

SIGNATURE: [Signature]

Description: Permit for new building, estimated at \$20,000, signed by the planning commission on August 27, 1959

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry J. and Alyce Kaiser Estate

Name of Property
Honolulu, Hawaii

County and State

Name of multiple listing (if applicable)

Section number 11 Page 14Additional Information

Research provided by: Honolulu Department of Planning and Permitting, Data Management Branch
February 2020

SEE INSTRUCTIONS BELOW

158989

DEPARTMENT OF BUILDINGS
CITY AND COUNTY OF HONOLULU

APPLICATION AND BUILDING PERMIT

Fee Received

WRITE IN ALL INFORMATION	EST. VALUE 31000	PERMIT FEE 99.00	CLASS OF CONSTRUCTION IN	NO. OF STORIES 1	ZONE 3	SEC. 9	PLAT. 13	PARCEL 1	LOT NO.	DISTRICT PORTLOCK
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CHECK BOX OR WRITE IN IF NECESSARY	NEW BLDG.	EXIST. BLDG.	OTHER STRUCTURES	ADD.	ALTER.	REPAIR	OTHER WORK
	FENCE WALL	RETAINING WALL	158989	RECONSTR.	DEMOLITION		

APPLICATION IS HEREBY MADE FOR PERMIT TO DO WORK AS FOLLOWS:

CLASSIFICATION OF OCCUPANCIES GROUP: I

SHOW NUMBER OF UNITS	SINGLE FAMILY DWELLING	DUPLEX	APARTMENT	BUSINESS	INDUSTRIAL	PUBLIC	INSTITUTIONAL	STORAGE	MIXED
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CLASSIFICATION OF CONSTRUCTION

CHECK PROPER BOX	FIRE PROOF TYPE I	SEMI-FIRE PROOF TYPE II	HEAVY TIMBER TYPE III	NON-COMBUSTIBLE TYPE IV (I)	UNPROTECTED METAL TYPE IV (N)	ORDINARY MASONRY TYPE V (I)	WOOD FRAME TYPE V (N)
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PROPOSED ADDRESS: 525 PORTLOCK RD LOT AREA: 7 ACRES USE: RES.

OVERALL DIMENSIONS: 46'0" x 80'0" FLOOR AREA: 3690 SQ. FT. STORIES: 1

BASEMENT: NA TYPE OF FOUNDATION: CONC TYPE OF FLOOR: CONC

TYPE OF EXTERNAL WALLS: CONC BLK TYPE OF INTERNAL PARTITIONS: WOOD TYPE OF ROOF: CONC

CONNECTION TO SEWER: _____ CONNECTION TO CESSPOOL: _____

NO PART OF THIS BUILDING WILL BE NEARER THAN 25 FT. 0" INCHES TO NEAREST ADJOINING PROPERTY LINE AND

NO PART OF THIS BUILDING WILL BE NEARER THAN 40 FT. 0" INCHES FROM 1ST STORY, NOR _____ FT.

INCHES FROM STORIES ABOVE THE 1ST FLOOR OF ANY BUILDING ON THE SAME LOT. NO EAVE, OVERHANG, OR OTHER PROJECTION WILL PROJECT MORE THAN 50% OF THE SPACE ADJOINING A PROPERTY LINE. UNDERSIDE OF FLOOR SILLS WILL BE AT LEAST 20 INCHES ABOVE HIGHEST PART OF GROUND. CEMENT FLOOR SLABS OF BUILDINGS SHALL HAVE MARGINAL WALLS 24 INCHES INCHES BELOW GRADE WHERE REQUIRED.

NAMES AND ADDRESSES OF:

BUILDING OWNER: HENRY J KAISER ADDRESS: 2007 KALIA RD.

GENERAL CONTRACTOR: OWNER T.H. LICENSE NO. _____ ADDRESS: " " "

PLAN MAKER: E. BAUER, G. WRIGHT ADDRESS: 1521 S. KING ST.

PLUMBING SUB-CONTRACTOR: LATER

ELECTRICAL SUB-CONTRACTOR: "

DATE AND SIGN: SIGNATURE OF APPLICANT: Chingamoto DATE: 2/16/99 SIGNATURE OF OWNER OF BUILDING: [Signature]

PERMISSION IS HEREBY GIVEN TO DO THE ABOVE WORK ACCORDING TO THE CONDITIONS HEREON AND ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS PERTAINING THERETO, SUBJECT TO COMPLIANCE WITH ORDINANCES OF THE CITY AND COUNTY OF HONOLULU, TERRITORY OF HAWAII. CONSTRUCTION TO BE COMPLETED ON OR ABOUT _____ 195__

DATE: 8/28 1959 APPROVED: [Signature]

DATE: 5-21 1959 APPROVED: [Signature]

DATE: _____ 195__ APPROVED: _____

WARNING! PERMIT PLACARD MUST BE POSTED ON THE SITE OF THE WORK. BE SURE YOU ARE FULLY INFORMED ON BUILDING AND ZONING LAWS BEFORE BEGINNING YOUR WORK. PLANTING HEDGES, TREES OR CONSTRUCTING FENCES BEYOND LIMITS OF YOUR PROPERTY LINE IS FORBIDDEN BY LAW. (PENALTY OF \$100.00 FINE AND/OR 30 DAYS IMPRISONMENT.)

THE CITY PLANNING COMMISSION

ZONE USE DISTRICT: AA SUB-DIVISION PENDING

SET BACK: Yes ON MASTER PLAN: Yes

SUB-DIVISION FILED: Yes COMMISSION REPORT: None

SUB-DIVISION APPROVED: _____ RECOMMENDATION: [Signature]

OFFICE INDEX COPY

SIGNATURE: [Signature]

Description: Permit for addition, estimated at \$31,000, signed by the planning commission on August 27, 1959

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry J. and Alyce Kaiser Estate

Name of Property
Honolulu, Hawaii

County and State

Name of multiple listing (if applicable)

Section number 11 Page 15Additional Information

Research provided by: Honolulu Department of Planning and Permitting, Data Management Branch
February 2020

PERMIT NUMBER 195362 DEPARTMENT OF BUILDINGS CITY AND COUNTY OF HONOLULU

APPLICATION AND BUILDING PERMIT Fee Received

WRITE IN ALL INFORMATION	EST. VALUE \$3,300.00	PERMIT FEE 12.90 IN	CLASS OF CONSTRUCTION IN (1)	NO. OF STORIES 3	ZONE 9	SEC. 13	PLAT 10	PARCEL 5	LOT NO. 1	DISTRICT Koko Hono	
CHECK BOX OR WRITE IN IF NECESSARY	NEW BLDG.	EXIST. BLDG.	OTHER STRUCTURES	ADD.	ALTER.	REPAIR	OTHER WORK				
	FENCE WALL	RETAINING WALL		RECONSTR.	DEMOLITION						

APPLICATION IS HEREBY MADE FOR PERMIT TO DO WORK AS FOLLOWS:

CLASSIFICATION OF OCCUPANCIES GROUP: Storage Rm.

SHOW NUMBER OF UNITS	SINGLE FAMILY DWELLING	DUPLEX	APARTMENT	BUSINESS	INDUSTRIAL	PUBLIC	INSTITUTIONAL	STORAGE	MIXED
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CLASSIFICATION OF CONSTRUCTION

CHECK PROPER BOX	FIRE PROOF TYPE I	SEMI FIRE PROOF TYPE II	HEAVY TIMBER TYPE III	NON COMBUSTIBLE TYPE IV (1)	UNPROTECTED METAL TYPE IV (N)	ORDINARY MASONRY TYPE V (1)	WOOD FRAME TYPE V (N)
------------------	-------------------	-------------------------	-----------------------	-----------------------------	-------------------------------	-----------------------------	-----------------------

FILL IN REQUIRED INFORMATION

PROPOSED ADDRESS 525 PORTLOCK RD. LOT AREA 318,850 SQ. FT. USE DISTRICT AA

OVERALL DIMENSIONS 18' x 30' FLOOR AREA 540 SQ. FT. NO. OF STORIES 1

BASEMENT — SQ. FT. TYPE OF FOUNDATION CONC. TYPE OF FLOOR CONC.

TYPE OF EXTERNAL WALLS Hol. Blk. TYPE OF INTERNAL PARTITIONS None TYPE OF ROOF Built-up

CONNECTION TO SEWER — CONNECTION TO CESSPOOL —

NO PART OF THIS BUILDING WILL BE NEARER THAN 70 FT. 0 INCHES TO NEAREST ADJOINING PROPERTY LINE AND NO PART OF THIS BUILDING WILL BE NEARER THAN 70 FT. 0 INCHES FROM 1ST STORY, NOR — FT. — INCHES FROM STORIES ABOVE THE 1ST FLOOR OF ANY BUILDING ON THE SAME LOT. NO EAVE, OVERHANG, OR OTHER PROJECTION WILL PROJECT MORE THAN 50% OF THE SPACE ADJOINING A PROPERTY LINE. UNDERSIDE OF FLOOR SILLS WILL BE AT LEAST 20 INCHES ABOVE HIGHEST PART OF GROUND. CEMENT FLOOR SLABS OF BUILDINGS SHALL HAVE MARGINAL WALLS 24 INCHES BELOW GRADE WHERE REQUIRED.

NAMES AND ADDRESSES OF:

BUILDING OWNER HENRY J. KAISER ADDRESS 525 PORTLOCK RD.

GENERAL CONTRACTOR Union STATE LICENSE NO. — ADDRESS —

PLAN MAKER MORI & LUM ADDRESS 830 KEEAUMOKU ST

PLUMBING SUB-CONTRACTOR LATON

ELECTRICAL SUB-CONTRACTOR LATON

DATE AND SIGN A. Poon DATE 6/14/62 SIGNATURE OF OWNER OF BUILDING Henry J. Kaiser

PERMISSION IS HEREBY GIVEN TO DO THE ABOVE WORK ACCORDING TO THE CONDITIONS HEREON AND ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS PERTAINING THERETO, SUBJECT TO COMPLIANCE WITH ORDINANCES OF THE CITY AND COUNTY OF HONOLULU, STATE OF HAWAII, CONSTRUCTION TO BE COMPLETED ON OR ABOUT 6-14-62

DATE 6-14-62 APPROVED — AGENT, BOARD OF HEALTH

DATE 6/14/62 APPROVED — CHIEF ENGINEER, FIRE DEPARTMENT

DATE 6/14/62 APPROVED — FOR SUPERINTENDENT OF BUILDINGS

WARNING! PERMIT PLACARD MUST BE POSTED ON THE SITE OF THE WORK. BE SURE YOU ARE FULLY INFORMED ON BUILDING AND ZONING LAWS BEFORE BEGINNING YOUR WORK. PLANTING HEDGES, TREES OR CONSTRUCTING FENCES BEYOND LIMITS OF YOUR PROPERTY LINE IS FORBIDDEN BY LAW. (PENALTY OF \$100.00 FINE AND/OR 30 DAYS IMPRISONMENT.)

PLANNING DEPARTMENT DATE 6-14-62

ZONE (USE DISTRICT) AA SUB-DIVISION PENDING no

SET BACK none ON MASTER PLAN yes

SUB-DIVISION FILED NO COMMISSION REPORT additions storage

SUB-DIVISION APPROVED none RECOMMENDATION 22 Long.

OFFICE INDEX COPY SIGNATURE —

Description: Permit for addition - storage, estimated at \$3,300, signed by the planning commission on June 14, 1962

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry J. and Alyce Kaiser Estate

Name of Property
Honolulu, Hawaii

County and State

Name of multiple listing (if applicable)

Section number 11 Page 16

Additional Information

Research provided by: Honolulu Star-Bulletin (Honolulu, Hawaii), Sat, May 9, 1959, Page 1
Accessed: February 10, 2020



Description: Kaiser Estate under construction in 1959

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry J. and Alyce Kaiser Estate

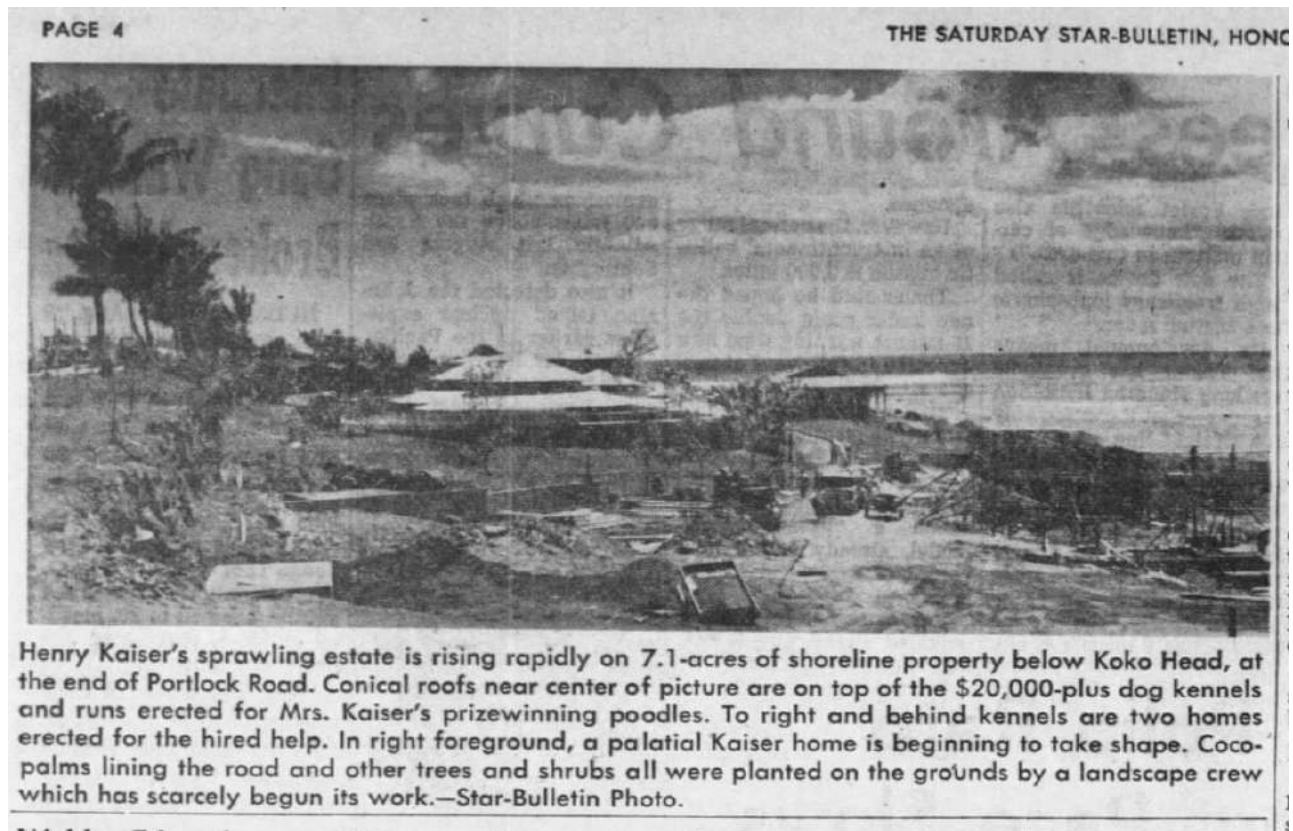
Name of Property
Honolulu, Hawaii
County and State

Name of multiple listing (if applicable)

Section number 11 Page 17

Additional Information

Research provided by: Honolulu Star-Bulletin (Honolulu, Hawaii), Sat, Aug 8, 1959, Page 4
Accessed: February 10, 2020



Description: Kaiser Estate under construction in 1959, photo taken from near Portlock Road, looking towards the Dog Kennels under construction

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry J. and Alyce Kaiser Estate

Name of Property
Honolulu, Hawaii

County and State

Name of multiple listing (if applicable)

Section number 11 Page 18

Additional Information

Research provided by: Honolulu Star-Bulletin (Honolulu, Hawaii), Wed, Oct 21, 1959 Page 49
Accessed: February 10, 2020



Description: Kaiser Estate under construction in 1959, news article focused on the development of the estate, and labels each structure and building

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry J. and Alyce Kaiser Estate

Name of Property
Honolulu, Hawaii
County and State

Name of multiple listing (if applicable)

Section number 11 Page 19

Additional Information

Research provided by: Honolulu Star-Bulletin (Honolulu, Hawaii), Sun, Aug 22, 1971, Page 10
Accessed: February 10, 2020



Advertiser Photo by T. Umeda

Kaiser Estate on Portlock Road: It has been valued between \$1.4 million and \$2.5 million.

Description: Kaiser Estate purchased by the Goldman Brothers in 1971

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry J. and Alyce Kaiser Estate

Name of Property
Honolulu, Hawaii
County and State

Name of multiple listing (if applicable)

Section number 11 Page 20

Additional Information

Research provided by: The Honolulu Advertiser (Honolulu, Hawaii), Sun, Sep 21, 1975, Page 57

Accessed: February 10, 2020



The former Kaiser estate, now owned by Monte and Alfred Goldman.

Description: Kaiser Estate purchased by the Goldman Brothers in 1971

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry J. and Alyce Kaiser Estate

Name of Property
Honolulu, Hawaii

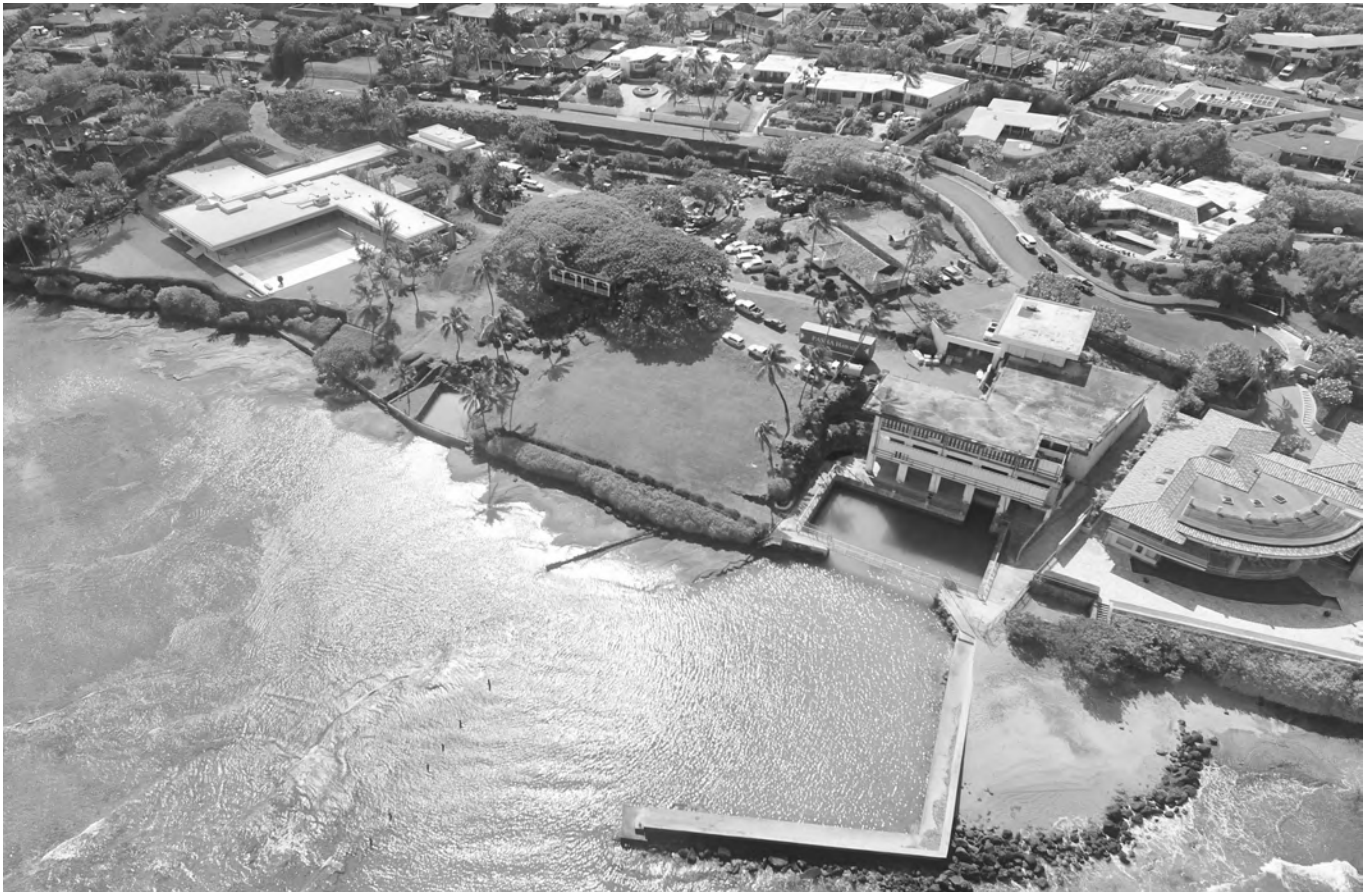
County and State

Name of multiple listing (if applicable)

Section number 11 Page 21

Additional Information

Photo Provided by: Kaiser Estate, taken 2017



Description: Aerial of the Kaiser Estate, 2017

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry J. and Alyce Kaiser Estate

Name of Property

Honolulu, Hawaii

County and State

Name of multiple listing (if applicable)

Current Photos of Site Log:

Name of Property: Henry J. and Alyce Kaiser Estate (Expansion)
 City of Vicinity: Portlock
 County: Honolulu
 State: Hawaii
 Name of Photographer: Natalie Besl
 Date of Photograph: February 2020
 Location of Original Digital Files: Dept. of Planning and Permitting, Data Management Branch,
 and Newspaper.com
 Number of Photographs: 20

Photo	File Name	Description
#1	HI_Honolulu_Henry J. and Alyce Kaiser Estate (Expansion)_020.jpeg	View of Water Feature from lawn
#2	HI_Honolulu_Henry J. and Alyce Kaiser Estate (Expansion)_021.jpeg	View of Water Feature
#3	HI_Honolulu_Henry J. and Alyce Kaiser Estate (Expansion)_022.jpeg	Trophy House/Managers Quarters from lawn
#4	HI_Honolulu_Henry J. and Alyce Kaiser Estate (Expansion)_023.jpeg	Trophy House/Managers Quarters elevation
#5	HI_Honolulu_Henry J. and Alyce Kaiser Estate (Expansion)_024.jpeg	Trophy House/Managers Quarters
#6	HI_Honolulu_Henry J. and Alyce Kaiser Estate (Expansion)_025.jpeg	Trophy House/Managers Quarters basement
#7	HI_Honolulu_Henry J. and Alyce Kaiser Estate (Expansion)_026.jpeg	Trophy House/Managers Quarters elevation
#8	HI_Honolulu_Henry J. and Alyce Kaiser Estate (Expansion)_027.jpeg	Trophy House/Managers Quarters interior
#9	HI_Honolulu_Henry J. and Alyce Kaiser Estate (Expansion)_028.jpeg	Trophy House/Managers Quarters/Dog Run Walls
#10	HI_Honolulu_Henry J. and Alyce Kaiser Estate (Expansion)_029.jpeg	Water Feature and Maunalua Bay
#11	HI_Honolulu_Henry J. and Alyce Kaiser Estate (Expansion)_030.jpeg	View of ocean-water pool from above
#12	HI_Honolulu_Henry J. and Alyce Kaiser Estate (Expansion)_031.jpeg	View of Water Feature from lawn
#13	HI_Honolulu_Henry J. and Alyce Kaiser Estate (Expansion)_032.jpeg	View of ocean-water pool/lawn
#14	HI_Honolulu_Henry J. and Alyce Kaiser Estate (Expansion)_033.jpeg	Close up of ocean-water pool
#15	HI_Honolulu_Henry J. and Alyce Kaiser Estate (Expansion)_034.jpeg	View of Pathway Leading to ocean
#16	HI_Honolulu_Henry J. and Alyce Kaiser Estate (Expansion)_035.jpeg	View of Water Feature
#17	HI_Honolulu_Henry J. and Alyce Kaiser Estate (Expansion)_036.jpeg	View of remaining Dog Run Walls
#18	HI_Honolulu_Henry J. and Alyce Kaiser Estate (Expansion)_037.jpeg	View of remaining Dog Run Walls
#19	HI_Honolulu_Henry J. and Alyce Kaiser Estate (Expansion)_038.jpeg	View of remaining Dog Run Walls
#20	HI_Honolulu_Henry J. and Alyce Kaiser Estate (Expansion)_039.jpeg	Dog Run Walls from driveway

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

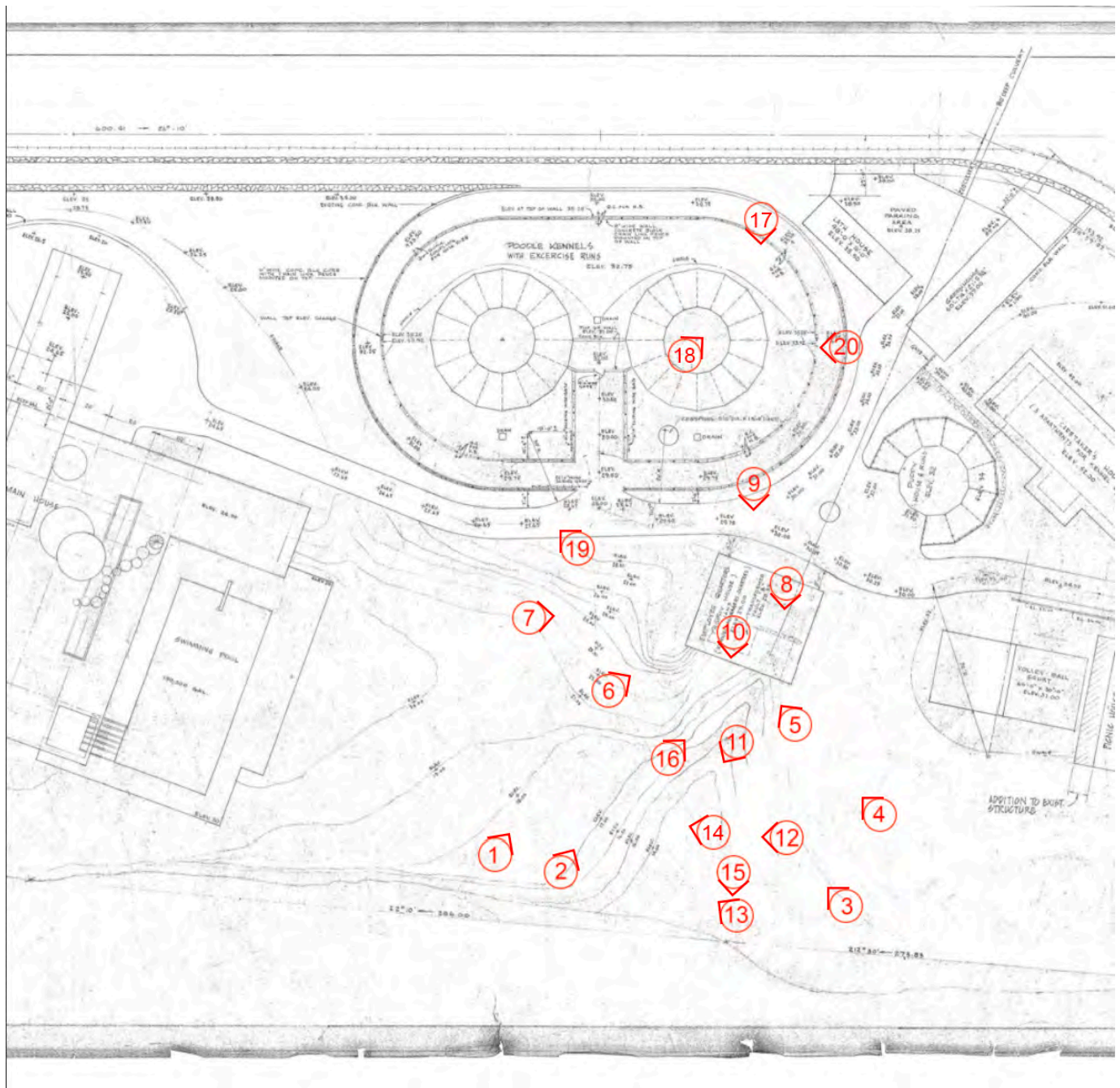
Henry J. and Alyce Kaiser Estate

Name of Property
Honolulu, Hawaii

Name of multiple listing (if applicable)
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Current Photos Photo Key:

535 Portlock Road



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry J. and Alyce Kaiser

Name of Property
Honolulu, Hawaii

County and State

Name of multiple listing (if applicable)

Photo: 1 of 20
Name of Property: Henry J. and Alyce Kaiser Estate (Boundary Expansion)
City or Vicinity: Honolulu
Photographer: Natalie Besl
Date Photographed: February 5, 2020
Description: View of Water Feature and Trophy House/Managers Quarters from the ocean wall edge of the property
Camera Facing: S



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry J. and Alyce Kaiser

Name of Property
Honolulu, Hawaii

County and State

Name of multiple listing (if applicable)

Photo: 2 of 20
Name of Property: Henry J. and Alyce Kaiser Estate (Boundary Expansion)
City or Vicinity: Honolulu
Photographer: Natalie Besl
Date Photographed: February 5, 2020
Description: View of Water Feature and Trophy House/Managers Quarters from
Ocean wall
Camera Facing: SE



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry J. and Alyce Kaiser
Name of Property
Honolulu, Hawaii
County and State
Name of multiple listing (if applicable)

Photo: 3 of 20
Name of Property: Henry J. and Alyce Kaiser Estate (Boundary Expansion)
City or Vicinity: Honolulu
Photographer: Natalie Besl
Date Photographed: February 5, 2020
Description: View of site from the ocean property edge
Camera Facing: E



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry J. and Alyce Kaiser

Name of Property
Honolulu, Hawaii

County and State

Name of multiple listing (if applicable)

Photo: 4 of 20
Name of Property: Henry J. and Alyce Kaiser Estate (Boundary Expansion)
City or Vicinity: Honolulu
Photographer: Natalie Besl
Date Photographed: February 5, 2020
Description: View of Trophy House/Managers Quarters, Main House in the background
Camera Facing: NE



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry J. and Alyce Kaiser

Name of Property
Honolulu, Hawaii

County and State

Name of multiple listing (if applicable)

Photo: 5 of 20
Name of Property: Henry J. and Alyce Kaiser Estate (Boundary Expansion)
City or Vicinity: Honolulu
Photographer: Natalie Besl
Date Photographed: February 5, 2020
Description: View of Trophy House/Managers Quarters from lawn
Camera Facing: E



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry J. and Alyce Kaiser

Name of Property
Honolulu, Hawaii

County and State

Name of multiple listing (if applicable)

Photo: 6 of 20
Name of Property: Henry J. and Alyce Kaiser Estate (Boundary Expansion)
City or Vicinity: Honolulu
Photographer: Natalie Besl
Date Photographed: February 5, 2020
Description: View of Trophy House/Managers Quarters, showing
exposed basement level
Camera Facing: S



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry J. and Alyce Kaiser

Name of Property
Honolulu, Hawaii

County and State

Name of multiple listing (if applicable)

Photo: 7 of 20
Name of Property: Henry J. and Alyce Kaiser Estate (Boundary Expansion)
City or Vicinity: Honolulu
Photographer: Natalie Besl
Date Photographed: February 5, 2020
Description: View of Trophy House/Managers Quarters, side view -
Boat House in background
Camera Facing: SW



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry J. and Alyce Kaiser
Name of Property
Honolulu, Hawaii
County and State
Name of multiple listing (if applicable)

Photo: 8 of 20
Name of Property: Henry J. and Alyce Kaiser Estate (Boundary Expansion)
City or Vicinity: Honolulu
Photographer: Natalie Besl
Date Photographed: February 5, 2020
Description: View of Trophy House/Managers Quarters interior
Camera Facing: NW



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National Park Service

National Register of Historic Places
Continuation Sheet

Henry J. and Alyce Kaiser
Name of Property
Honolulu, Hawaii
County and State
Name of multiple listing (if applicable)

Photo: 9 of 20
Name of Property: Henry J. and Alyce Kaiser Estate (Boundary Expansion)
City or Vicinity: Honolulu
Photographer: Natalie Besl
Date Photographed: February 5, 2020
Description: View of Trophy House/Managers Quarters entry from
Dog Run Walls
Camera Facing: NW



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry J. and Alyce Kaiser
Name of Property
Honolulu, Hawaii
County and State
Name of multiple listing (if applicable)

Photo: 10 of 20
Name of Property: Henry J. and Alyce Kaiser Estate (Boundary Expansion)
City or Vicinity: Honolulu
Photographer: Natalie Besl
Date Photographed: February 5, 2020
Description: View of Water Feature and Maunalua Bay from Trophy House/Managers Quarters
Camera Facing: NW



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry J. and Alyce Kaiser
Name of Property
Honolulu, Hawaii
County and State
Name of multiple listing (if applicable)

Photo: 11 of 20
Name of Property: Henry J. and Alyce Kaiser Estate (Boundary Expansion)
City or Vicinity: Honolulu
Photographer: Natalie Besl
Date Photographed: February 5, 2020
Description: View of ocean-water pool as base of Water Feature from lawn
Camera Facing: NW



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry J. and Alyce Kaiser

Name of Property
Honolulu, Hawaii

County and State

Name of multiple listing (if applicable)

Photo: 12 of 20
Name of Property: Henry J. and Alyce Kaiser Estate (Boundary Expansion)
City or Vicinity: Honolulu
Photographer: Natalie Besl
Date Photographed: February 5, 2020
Description: View of Water Feature and ocean-water pool
Camera Facing: NE



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry J. and Alyce Kaiser

Name of Property
Honolulu, Hawaii

County and State

Name of multiple listing (if applicable)

Photo: 13 of 20
Name of Property: Henry J. and Alyce Kaiser Estate (Boundary Expansion)
City or Vicinity: Honolulu
Photographer: Natalie Besl
Date Photographed: February 5, 2020
Description: View of Water Feature and ocean-water pool, Kaiser House in background
Camera Facing: N



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry J. and Alyce Kaiser
Name of Property
Honolulu, Hawaii
County and State
Name of multiple listing (if applicable)

Photo: 14 of 20
Name of Property: Henry J. and Alyce Kaiser Estate (Boundary Expansion)
City or Vicinity: Honolulu
Photographer: Natalie Besl
Date Photographed: February 5, 2020
Description: Close up of ocean-water pool at base of Water Feature showing stone pathways
Camera Facing: NE



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry J. and Alyce Kaiser

Name of Property
Honolulu, Hawaii

County and State

Name of multiple listing (if applicable)

Section number _____ Page _____

Photo: 15 of 20
Name of Property: Henry J. and Alyce Kaiser Estate (Boundary Expansion)
City or Vicinity: Honolulu
Photographer: Natalie Besl
Date Photographed: February 5, 2020
Description: View of Pathway Leading to ocean on side of Water Feature ocean-water pool
Camera Facing: NW



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry J. and Alyce Kaiser

Name of Property
Honolulu, Hawaii

County and State

Name of multiple listing (if applicable)

Section number _____ Page _____

Photo: 16 of 20
Name of Property: Henry J. and Alyce Kaiser Estate (Boundary Expansion)
City or Vicinity: Honolulu
Photographer: Natalie Besl
Date Photographed: February 5, 2020
Description: View of Water Feature landscaping
Camera Facing: S



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry J. and Alyce Kaiser

Name of Property
Honolulu, Hawaii

County and State

Name of multiple listing (if applicable)

Section number _____ Page _____

Photo: 17 of 20
Name of Property: Henry J. and Alyce Kaiser Estate (Boundary Expansion)
City or Vicinity: Honolulu
Photographer: Natalie Besl
Date Photographed: February 5, 2020
Description: View of remaining Dog Run Walls
Camera Facing: NW



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry J. and Alyce Kaiser

Name of Property
Honolulu, Hawaii

County and State

Name of multiple listing (if applicable)

Section number _____ Page _____

Photo: 18 of 20
Name of Property: Henry J. and Alyce Kaiser Estate (Boundary Expansion)
City or Vicinity: Honolulu
Photographer: Natalie Besl
Date Photographed: February 5, 2020
Description: View of remaining Dog Run Walls, looking to Portlock Road and property wall
Camera Facing: SE



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry J. and Alyce Kaiser

Name of Property
Honolulu, Hawaii

County and State

Name of multiple listing (if applicable)

Section number _____ Page _____

Photo: 19 of 20
Name of Property: Henry J. and Alyce Kaiser Estate (Boundary Expansion)
City or Vicinity: Honolulu
Photographer: Natalie Besl
Date Photographed: February 5, 2020
Description: View of remaining Dog Run Walls, main house in background
Camera Facing: NE



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry J. and Alyce Kaiser

Name of Property
Honolulu, Hawaii

County and State

Name of multiple listing (if applicable)

Section number _____ Page _____

Photo: 20 of 20
Name of Property: Henry J. and Alyce Kaiser Estate (Boundary Expansion)
City or Vicinity: Honolulu
Photographer: Natalie Besl
Date Photographed: February 5, 2020
Description: Dog Run Walls from driveway
Camera Facing: NE

