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.

In my opinion, the proper Signature of commenting	ng official:	Date	
In my opinion, the proper			l
	rty meets does no	t meet the National Registe	er criteria.
State or Federal agency	//bureau or Tribal Gover	nment	
Signature of certifying of	official/Title:	Date	
Applicable National Regi	CD		
	statewide X	_local	
recommend that this prop	erty meets does not perty be considered signification.	not meet the National Regi cant at the following	ster Criteria.
the documentation standar Places and meets the production	ards for registering propert cedural and professional re	est for determination of eligities in the National Register equirements set forth in 36	r of Historic CFR Part 60.
· ·		toric Preservation Act, as a	·
3. State/Federal Agenc	•		
City or town: Honolu Not For Publication:	ılu State: <u>Hawaii</u> Vicinity:	County: Honolu	llu
2. Location Street & number:535	Portlock Road		
(Enter "N/A" if property	is not part of a multiple pr	operty listing	
Name of related multiple	e property listing:		
	r:		
Other names/site number	. and Alyce Kaiser Estate (Duniuai y increaser	

nry J. and Alyce Kaiser Estate ne of Property	Honolulu, HI County and State
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:)	
oner (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	

nry J. and Alyce Kaiser Estate		Honolulu, HI
me of Property		County and State
Number of Resources within Pr	onertv	
(Do not include previously listed:		
Contributing	Noncontributing	
1		buildings
		sites
2		structures
		objects
3		Total
Historic Functions (Enter categories from instruction DOMESTIC/Single Dwelling		
Current Functions		
(Enter categories from instruction	s.)	
DOMESTIC/Single Dwelling		

SHINGLE, CONCRETE; Foundation: CONCRETE

lenry J. and Alyce Kaiser Estate	Honolulu, HI
ame of Property	County and State
7. Description	
Architectural Classification	
(Enter categories from instructions.)	
OTHER	
_	
Matarials: (antar actagaries from instructions)	
Materials: (enter categories from instructions.)	CONCRETE/CTONE D CCHAKE
Principal exterior materials of the property: Walls	: CONCRETE/STONE, KOOI: SHAKE

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, 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. The revised nomination boundary, which reflects this collection of associated properties, includes three resources: the Trophy House and Kennel Manager Quarters (1959), Water Feature (1959), and the remaining Dog Run Walls (1959). With the addition of these three features, the revised nomination will include four features, as previously one building, the main house (1959) was registered.

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Narrative Description

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 the parcel on which it sits, on the Hawaii State and National Register of Historic Places. This boundary amendment 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 slopes down toward the ocean, and contains a single story buildingnear the center of the parcel, which includes the basement of the former Trophy House and Kennel Manager Quarters, as well as the reconstructed building. Also on the parcel are two structure, the remnants of the 1959 Dog Run Perimeter Walls and a Water Feature.

The Dog Run Perimeter Walls are located nearest to the street and are separated from the former Trophy House and Managers Quarters by a newly paved ,rock inlay driveway, which follows the approximate path of an original historic 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 (toward the ocean) on its downslope side. 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.

1. Trophy House and Kennel Manager Quarters

Henry J.	and Al	yce Kaiser	Estate
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The Trophy House and Kennel Manager Quarters is a one-story, rectangular in plan, building with an exposed mechanical room in its 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 side to form a basement. 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 circulates and cleans the water system. The concrete 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" wide and 5 1/2" deep at its flange. They are equally spaced as they span 40'-8" across its width.. The concrete roof has an 1' 5" wide eave overhang on all four sides. The main floor is concrete, supported by concrete retaining walls and concrete columns of the basement level.

The roof structure built atop the flat concrete roof frame is in the form of the original roof structure which is a traditional double-pitched *kirizuma* wood-shake Japanese style roof. The exterior and interior walls of the Trophy House and Kennel Manager Quarters have been rebuilt. The exterior walls are designed to be very similar to the original structure. A railing and balustrade measuring 3'-0" high spans between each of the six square concrete support columns. 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

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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.

Integrity

The Trophy House and Kennel Manager Quarters regained integrity of design, when the original design of the roof structure was rebuilt in accordance to the original architectural drawings. The exterior walls have been rebuilt following the general design of the original structure. The two major components of this building, the stone-clad concrete foundation, the concrete and steel columns and roof structure, remain intact. The building retains its integrity of location, setting, design, feelings and associations. Also it retains integrity of its structural concrete materials and the workmanship associated with those elements.

2. 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 yard. 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 lava rock 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 and small fish 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.

Modifications over time

Alterations to the Water Feature are minimal, the form and function have remained consistent over the years. The Water Feature was originally designed as a waterfall with a stone oceanwater 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.

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Integrity

High. The water feature retains its integrity of location, setting, design, materials, workmanship, feelings and associations.

3. Dog Run Perimeter Walls

Located on the mauka (towards the mountains) 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

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 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, steel kennels 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.

A new tennis court and basketball court were built within the Dog Run Perimeter walls. Additionally, an entry gazebo was built having a similar roof-form to the trophy house on the *makai* side of the Dog Run Perimeter Walls.

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. The 2023 renovation project rebuilt much of the previously demolished

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

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Dog Run Perimeter Walls and restored the integrity of design. In addition, the walls retain their integrity of location.

Overview of Integrity for Parcel

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 and design of the water feature is high, and the concrete portions of the Trophy House and Manager Quarters is also 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 the 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 Kaisers, but also hosted presidents and celebrities over the years who were lucky enough to vacation there during its heyday.

Henry J. a	nd A	lyce Kaiser Estate Honolulu, HI
Name of Pro	perty	County and State
1. St	aten	ment of Significance
1. 5.	acci	
Annlie	ahl	o National Dogistor Critoria
		e National Register Criteria in one or more boxes for the criteria qualifying the property for National Register
listing.		
	Δ	Property is associated with events that have made a significant contribution to the
	71.	broad patterns of our history.
	D	
X	В.	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.
		instory.
Criteria (Con	siderations
		in all the boxes that apply.)
	٨	Overned by a maligians institution on youd for maligians marmages
	Α.	Owned by a religious institution or used for religious purposes
	В.	Removed from its original location
	C	A birthplace or grave
	С.	A bittiplace of 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

> Honolulu, HI County and State

enry J. and Alyce Kaiser Estate	
ame of Property	
Areas of Significance	
Areas of Significance	
(Enter categories from instructions.)	т
COMMUNITY PLANNING AND DEVELOPMEN	<u>1</u>
HEALTH/MEDICINE_	
Period of Significance	
1959-1967	
Significant Dates	
1959 (Date of Construction)	
_1757 (Date of Constitution)	
Significant Dayson	
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.)

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.

²A more complete description of significance on pages 13 through 20.

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Henry J. and Alyce Kaiser Estate	Honolulu, HI
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Henry J.	and Al	yce Kaiser	Estate
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Name of Property

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Name of Property

County and State

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	Henry J.	and	Alyce	Kaiser	Estate
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Honolulu, HI
County and State

Name of Property

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Name of Property		County and State
Previous documentation on file (NPS	S):	
preliminary determination of ind X previously listed in the National previously determined eligible by designated a National Historic La recorded by Historic American E recorded by Historic American E recorded by Historic American L	Register y the National Register andmark Buildings Survey #	ı requested
Primary location of additional data:		
State Historic Preservation Office		
Other State agency		
Federal agency		
Local government		
University		
X Other		CIZ:
Name of repository: <u>JEFF MO</u> Architects	ORI, AIA – Son of Arthur More – on	ie of Kaiser's
Arcineces	<u>5</u>	
Historic Resources Survey Number	(if assigned):	
3. Geographical Data		
Acreage of Property1.615 Acres ((TMK: 390260480000	
Use either the UTM system or latitude/lon	agitude coordinates	
Latitude/Longitude Coordinates Datum if other than WGS84: (enter coordinates to 6 decimal places) 1. Latitude: 21.160394		200260480000
1. Lantude. 21.100394	Longitude:-157.423056 (TMK: 3)7UZUU 1 0UUU)
2. Latitude:	Longitude:	
3. Latitude:	Longitude:	
4. Latitude:	Longitude:	

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Name of Property		County and State
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UTM References		
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4. Form Prepared By		
4. Form Prepared By		
name/title: Lorraine Minato	ishi, Ph.D., AIA and Natalie Be	<u>esl</u>
organization: AEPAC		<u></u>
street & number: 1003 Bish	op Street, Suite 1975	-:10(015
city or town: <u>Honolulu</u> e-mail_lorraine@aepac.com	state: Hawaii	zip code:96815
telephone:(808) 942-7474		
date: April 17, 2023.		
<u> </u>		=

Henry J. and Alyce Kaiser Estate	Honolulu, HI	
Name of Property	County and State	

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.)

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 ___.

Henry J. and Alyce Kaiser Estate	Honolulu, HI
Name of Property	County and State

Paperwork Reduction Act Statement: This information is being collected for nominations 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.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

Tier 1 - 60-100 hours Tier 2 - 120 hours Tier 3 - 230 hours Tier 4 - 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

Henry J. and Alyce Kaiser Estate (Boundary Increase) Name of Property

Honolulu, HI County and State

Additional	Information - Maps	
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

Name of Property

Honolulu, HI
County and State

Property Information:

Figure 1: USGS Map of 535 Portlock Road, Honolulu, HI 96825



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

Henry J. and Alyce Kaiser Estate (Boundary Increase)
Name of Property

Honolulu, HI
County and State

Property Information:

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



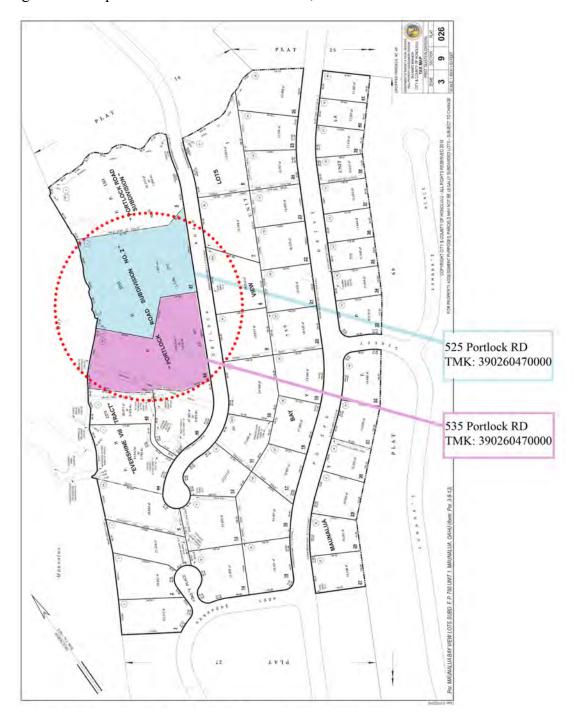
Description: Google map showing original boundary, boundary expansion, main house, pavilion, water feature and dog run walls

Henry J. and Alyce Kaiser Estate (Boundary Increase) Name of Property

Honolulu, HI County and State

Property Information:

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



Description: Plat Map City and County of Honolulu

Henry J. and Alyce Kaiser Estate (Boundary Increase)

Name of Property

Honolulu, HI	
County and State	

Additional Information

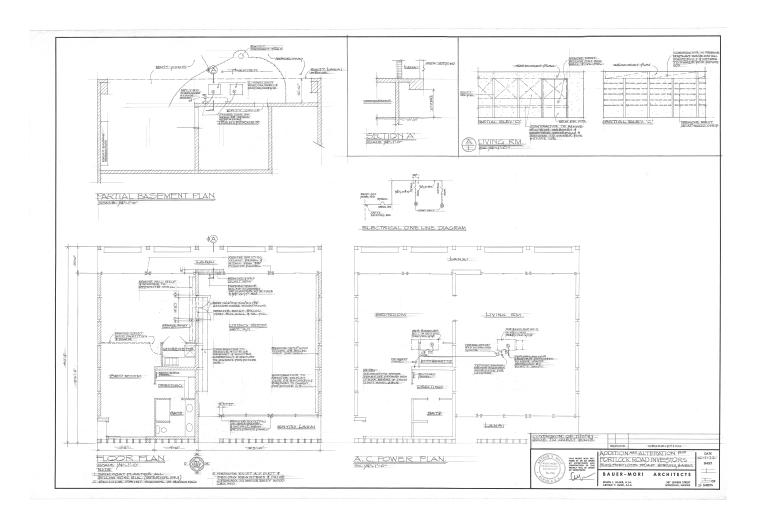
1977 Addition and Alteration Drawing Set of Trophy House and Kennel Manager Quarters

Figure #	Description
1 of 2	Floor Plans and Power Plan
2 of 2	Air Conditioning Vent Duct Plans and Details

Name of Property

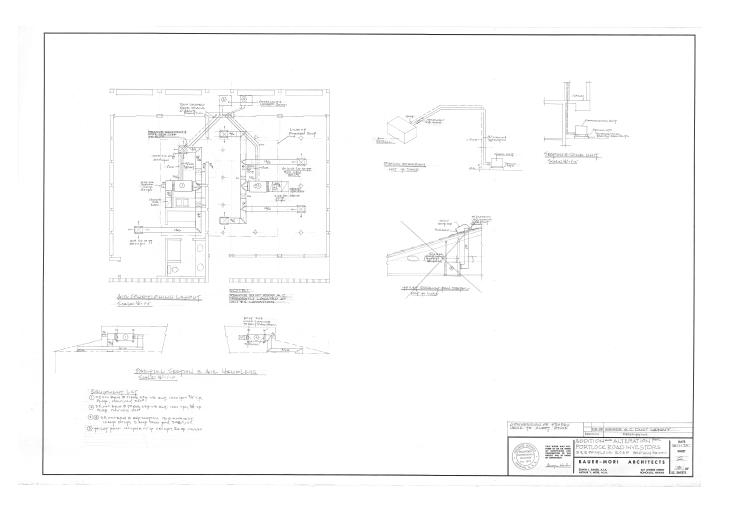
1977 Addition and Alteration Drawing Set of Trophy House and Kennel Manager Quarters

Figure 1 of 2: Floor Plan and Power Plan



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

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



Henry J. and Alyce Kaiser Estate (Boundary Increase) Name of Property

Honolulu, HI County and State

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

Name of Property

Honolulu, HI
County and State

Additional Documentation

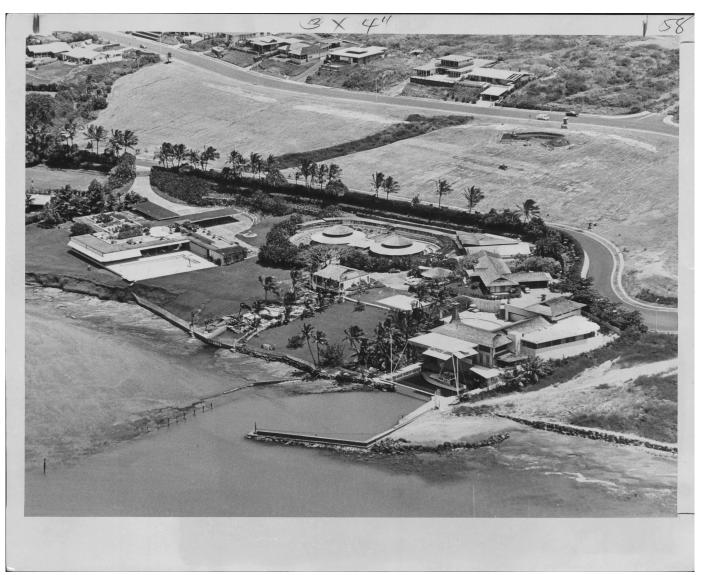
Historic Photograph Info

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

Name of Property: 535 Portlock Road

City or Vicinity: Honolulu

Photographer: Honolulu Star Advertiser



Name of Property

Honolulu, HI
County and State

Additional Documentation

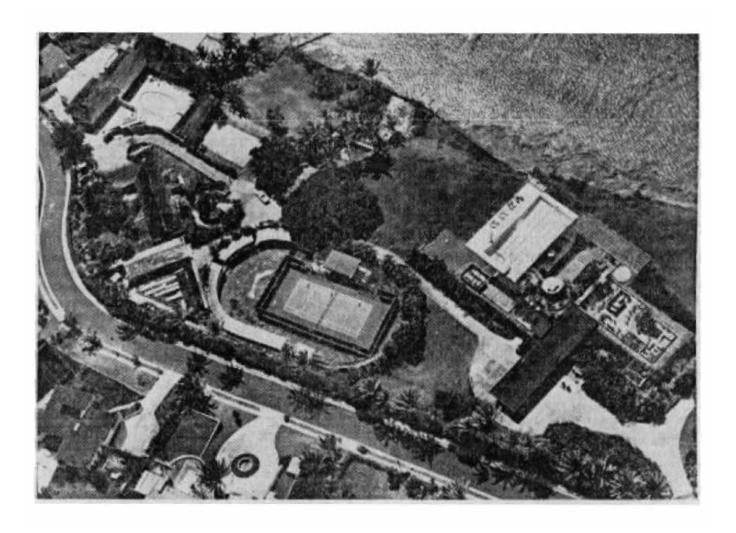
Historic Photograph Info

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

Name of Property: 535 Portlock Road

City or Vicinity: Honolulu

Photographer: Honolulu Star Advertiser



Name of Property

Honolulu, HI
County and State

Additional Documentation

Historic Photograph Info

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

Name of Property: 535 Portlock Road

City or Vicinity: Honolulu

Photographer: Hawaii Five-O Season 1-Episode 6



Name of Property

Honolulu, HI
County and State

Additional Documentation

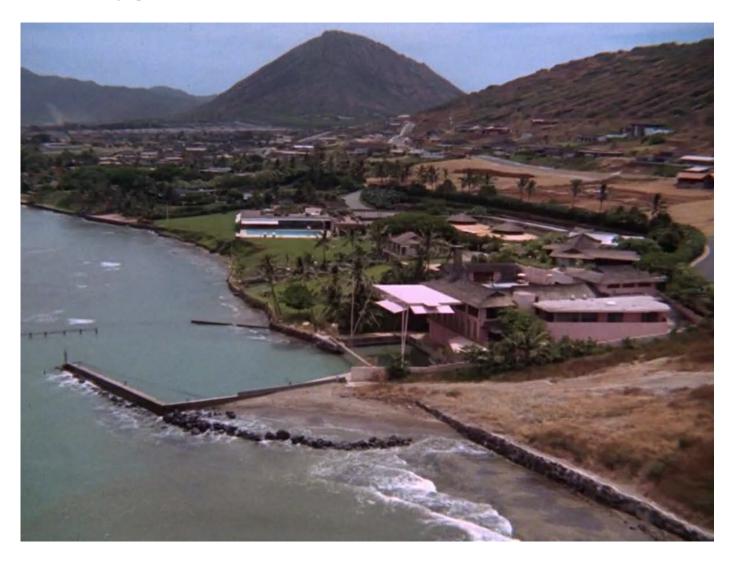
Historic Photograph Info

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

Name of Property: 535 Portlock Road

City or Vicinity: Honolulu

Photographer: Hawaii Five-O Season 1-Episode 6



Name of Property

Honolulu, HI
County and State

Additional Documentation

Historic Photograph Info

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

Name of Property: 535 Portlock Road

City or Vicinity: Honolulu

Photographer: Hawaii Five-O Season 1-Episode 6



Name of Property

Honolulu, HI
County and State

Additional Documentation

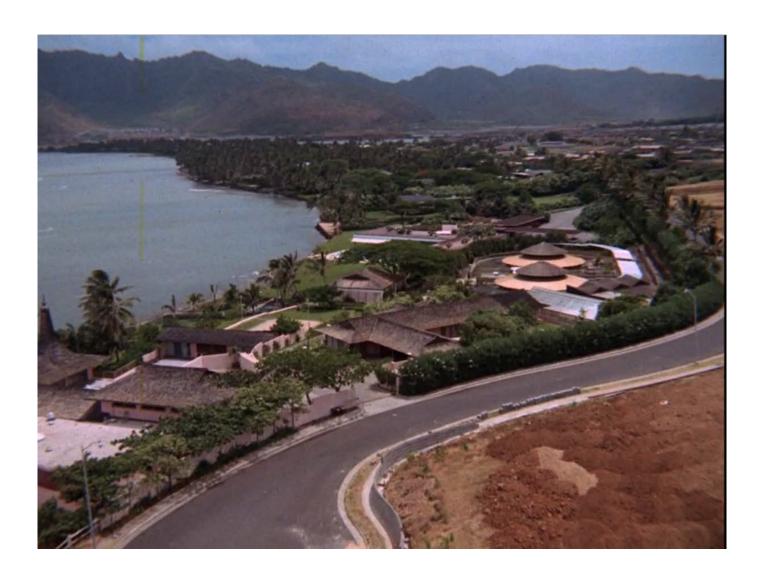
Historic Photograph Info

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

Name of Property: 535 Portlock Road

City or Vicinity: Honolulu

Photographer: Hawaii Five-O Season 1-Episode 6



Name of Property

Honolulu, HI
County and State

Additional Documentation

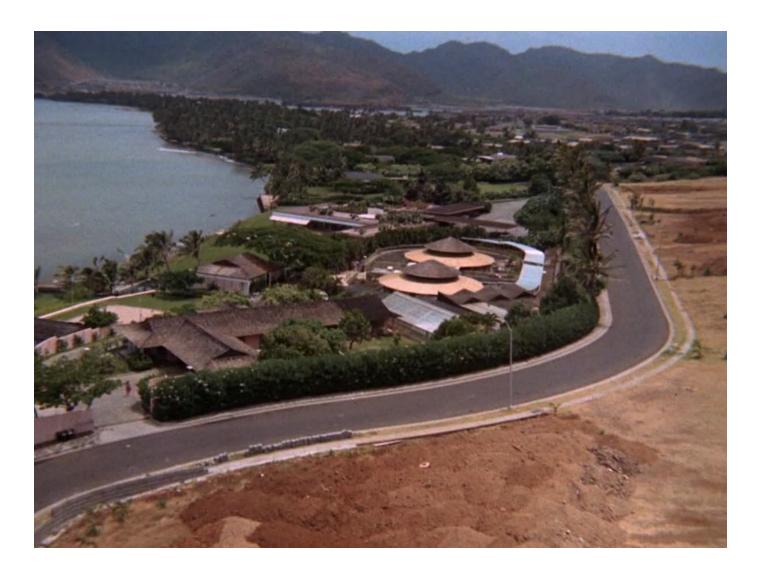
Historic Photograph Info

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

Name of Property: 535 Portlock Road

City or Vicinity: Honolulu

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



Name of Property

Honolulu, HI
County and State

Additional Documentation

Historic Photograph Info

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

Photo 8A of 8A: Manager Quarters

Name of Property: 535 Portlock Road

City or Vicinity: Honolulu

Photographer: Star Advertiser



Name of Property

Honolulu, HI
County and State

Additional Documentation

Historic Documents Log:

Name of Property: Henry J. and Alyse Kaiser Estate (Expansion)

City of Vicinity:

County:

State:

Name of Photographer:

Date of Photograph:

Portlock

Honolulu

Hawaii

Natalie Besl

February 2020

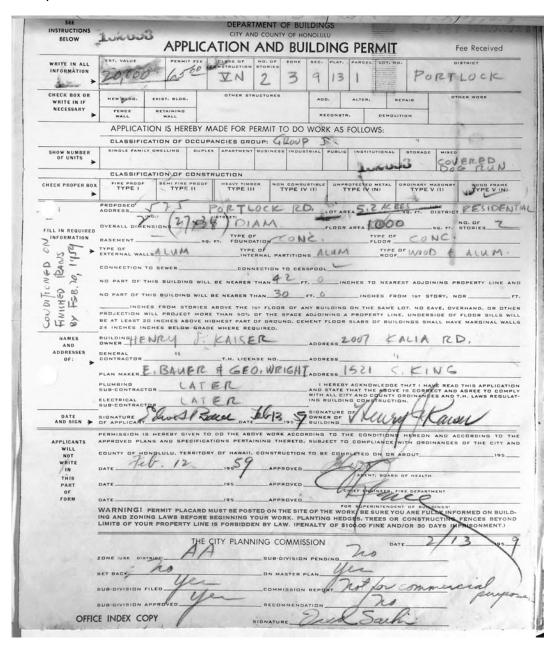
Location of Original Digital Files: Dept. of Planning and Permitting, Data Management Branch,

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

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



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

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

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

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County a	and St	ate

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

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

Honolulu, HI	
County and State	

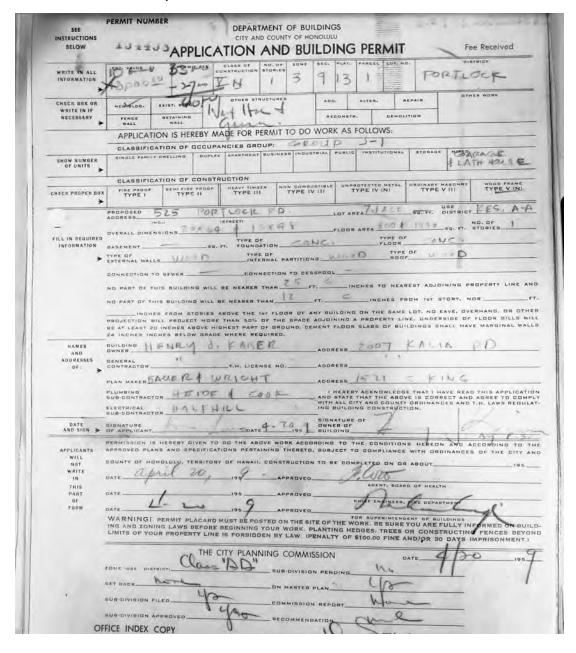
Additional Information

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

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

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



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

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

SEE INSTRUCTIONS	DEPARTMENT OF BUILDINGS CITY AND COUNTY OF HONOLULU						
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Description: Permit for greenhouse, estimated at \$5,000, signed by the planning commission on April 21, 1959

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Count	y and	State

Additional Information

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

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FILL IN REQUIRED INFORMATION	PROPOSED 52 ADDRESS ING.	NS /0 0		-	CON	H.T.	R AREA	19.000 TYPE D FLOOR	00		RES, A
NAMES AND ADDRESSES	NO PART OF THIS E INCHES F PROJECTION WILL BE AT LEAST 20 INI 24 INCHES INCHES BUILDING HE INCHES BUILDING HE INCHES GENERAL	ROM STORIES PROJECT MORE CHES ABOVE HE S BELOW GRAD	BE NEARER T ABOVE THE THAN 50% BHEST PART WHERE RE	HAN THE	R OF AN	Y BUILDIN	G ON T A PRO R SLAB	HE SAME PERTY LI S OF BU	ROM 187 LOT. NO NE. UNDE ILDINGS I	STORY, N EAVE, OV RSIDE OF	ERHANG, OR OT
OF: →	PLAN MAKER PLUMBING SUB-CONTRACTOR PLECTRICAL SUB-CONTRACTOR SUB-CONTRACTOR	HEIDE HALF	WALE	-		ADDRESS_ I HEREI AND STATE WITH ALL C	BY ACK	NOW! FOR	E THAT !	HAVE BEA	D THIS APPLICA D AGREE TO GO T.H. LAWS REGI
AND SIGN >	SIGNATURE OF APPLICANT	har les	mola.	6-16		SIGNATUR OWNER OF BUILDING	×	1	2	14	Freeze
WILL NOT WRITE IN THIS PART OF FORM	DATE DATE WARNING! PERING AND ZONING LIMITS OF YOUR PI	MIT PLACARD NAWS BEFORE I	195 195 195 195 BEGINNING S	APP APP APP STED ON YOUR WO	ROVED_ ROVED_ ROVED_ HE SITE ORK. PL.	OF THE W	MPLETE FOR SUI ORK. B	ENTINGENCE	R ABOUT	STATE OF THE PROPERTY OF THE P	OF THE CITY
	SUB-DIVISION APPR	AA	CITY PLANI	SUB-	ASTER P	PENDING.	ne	0	DATE	0/1	3-100

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

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

SEE	PERMIT NUMBER DEPARTMENT OF BUILDINGS
BELOW	APPLICATION AND BUILDING PERMIT Fee Received.
WRITE IN ALL INFORMATION	30,000 85 IN 3 3 1 13 1 FORTLOCK
CHECK BOX OF WHITE IN IF NECESSARY	PENEC RETAINING TO THER BENDETURES ADD. ALTER. HEPAIN STHER RIGHT WALL STALL WALL STALL ST
	APPLICATION IS HEREBY MADE FOR PERMIT TO DO WORK AS FOLLOWS:
	CLASSIFICATION OF OCCUPANCIES GROUP:
SHOW NUMBER OF UNITS	X
	CLASSIFICATION OF CONSTRUCTION
CHECK PROPER BOX	TYPE! TYPE!! TYPE!!! TYPE!!!
P	PROPOSED 525 ORTLOCK RD LOTASEA 71 VOIL RES AA
FILL IN REQUIRED	OVERALL DIMENSIONS 24 8' 68 0" PLODE AREA 4 6 80 FT. STORIES 3
INFORMATION	BASEMENT SQ. FT. FOUNDATION CONC TYPE OF CONC
*	TYPE OF EXTERNAL WALLS CONC. PARK INTERNAL PARTITIONS CONC. BUKTYPE OF SHAKE
	CONNECTION TO SEWER CONNECTION TO CESSPOOL
	NO PART OF THIS BUILDING WILL BE NEARER THAN 35 FT. O INCHES TO NEAREST ADJOINING PROPERTY LINE AN
	NO PART OF THIS BUILDING WILL BE NEARER THAN 10 FT. O INCHES FROM 1ST STORY, NORFT
	INCHES FROM STORIES ABOVE THE 1ST FLOOR OF ANY BUILDING ON THE SAME LOT. NO EAVE, OVERHANG, OR OTHE
	PROJECTION WILL PROJECT MORE THAN SON OF THE SPACE ADJOINING A PROPERTY LINE, UNDERSIDE OF FLOOR SILLS WILL BE AT LEAST 30 HOMES ABOVE HIGHEST PART OF GROUND, CEMENT FLOOR SLADS OF SUILDINGS SHALL HAVE MARGINAL WALL 24 INCHES INCHES BELOW GRADE WHERE SEQUIPMED.
NAMES	BUILDING HENRY - CASETE ADDRESS 2007 CALLA PD.
ADDRESSES	GENERAL ALICAISER THE LIGENSE NO. ADDRESS.
or: >	PLAN MAKER BALLETE & WRIGHT ADDRESS 1521 SKING ST
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	SUB-CONTRACTOR IN BUILDING CONTRACTOR.
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WILL	COUNTY OF HONOLUGE, TERRITORY OF HAWAII. CONSTRUCTION TO BE COMPLETED ON OR ABOUT. 195
WRITE	DATE 195 APPROVED DECEMBER OF
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6 / "	THE CITY PLANNING COMMISSION DATE 195
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Eren	SUR-DIVISION FILED) COMMISSION REPORT HERE HE SUR
erenn sta	SET BACK ON MASTER PLAN PLAN SUB-DIVISION FILED) COMMISSION REPORT HER SUB-DIVISION FILED)

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

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

SEE	DEPARTMENT OF BUILDINGS
INSTRUCTIONS BELOW	155986 APPLICATION AND BUILDING PERMIT Fee Received
WRITE IN ALL INFORMATION	25 000 PERMIT FEE CLASS OF NO. OF ZONE SEG. PLAT. PARCEL LOT. NO. DISTRICT NO. PORTLOCK
CHECK BOX OR WRITE IN IF NECESSARY	NEW BLOG. EXIST. BLOG. OTHER STRUCTURES ADD. ALTER. REPAIR OTHER WORK FENCE WALL RETAINING WALL NAME OF THE STRUCTURES ADD. ALTER. REPAIR OTHER WORK
	APPLICATION IS HEREBY MADE FOR PERMIT TO DO WORK AS FOLLOWS:
SHOW NUMBER OF UNITS	CLASSIFICATION OF OCCUPANCIES GROUP: SINGLE FAMILY DWELLING DUPLEX APARTMENT SUSINESS INDUSTRIAL PUBLIC INSTITUTIONAL STORAGE MIXEO
CHECK PROPER BOX	CLASSIFICATION OF CONSTRUCTION FIRE PROOF TYPE II TYPE III TYPE IV (1) TYPE IV (N) TYPE V (N)
	PROPOSED 525 ORTLOCK P. LOTAREA TACKS. USE PES NO. OF STREET
INFORMATION	BASEMENT SQ, FT. FOUNDATION TYPE OF FLOOR
	TYPE OF ROOF CONNECTION TO SEWER CONNECTION TO CESSFOOL NO PART OF THIS BUILDING WILL BE NEARER THAN FT. INCHES TO NEAREST ADJOINING PROPERTY LINE NO PART OF THIS BUILDING WILL BE NEARER THAN FT. INCHES FROM 1ST STORY, NOR INCHES FROM STORIES ABOVE THE 1ST FLOOR OF ANY BUILDING ON THE SAME LOT. NO EAVE, OVERHANG, OR OT PROJECTION WILL PROJECT MORE THAN 50% OF THE SPACE ADJOINING A PROPERTY LINE. UNDERSIDE OF FLOOR SILLS V BE AT LEAST 20 INCHES ABOVE HIGHEST PART OF GROUND. GEMENT FLOOR SLABS OF BUILDINGS SHALL HAVE MARGINAL WA 24 INCHES INCHES BELDOVE HIGHEST PART OF GROUND.
NAMES AND ADDRESSES	BUILDING HENRY J. KAISER ADDRESS 2007 KALIA R.D. BENERAL CONTRACTOR OWNER TH. LICENSE NO. ADDRESS
	PLAN MAKER E. PALLER, G. WRIGHT PLUMBING SUB-CONTRACTOR ADDRESS 1521 S. KING ST I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATE AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO GOM WITH ALL CITY AND EDUNTY ORDINANCES AND T.M. LAWS REQUI- ING BUILDING CONSTRUCTION.
AND SIGN >	SIGNATURE Chuyamotopate 28 AUG 95 9 BUILDING 1
APPLICANTS WRITE IN THIS PART OF FORM	DATE APPROVED CUST ENGINEER, FIRE DEPARTMENT APPROVED APPROVED APPROVED CUST ENGINEER, FIRE DEPARTMENT BOATE APPROVED APPROVED CUST ENGINEER, FIRE DEPARTMENT BOATE APPROVED CUST ENGINEER, FIRE DEPARTMENT FOR SUPERINTENDENT DIF SULLOWER WARNING! PERMIT PLACARD MUST BE POSTED ON THE SITE OF THE WORK. BE SURE YOU ARE POLICY INFORMED ON BUILDING ING AND ZONING LAWS BEFORE BEGINNING YOUR WORK. PLANTING HEDGES, TREES OR CONSTRUCTING FENCES BEYCHIMITS OF YOUR PROPERTY LINE IS FORBIDDEN BY LAW. (PENALTY OF \$100.00 FINE AND/OR 30 DAYS IMPRISONMENT.)
	THE CITY PLANNING COMMISSION PATE 128

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

Honolulu, HI
County and State

Additional Information

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

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		- Inc.	MADE FOR PERMI	1 10 DO W	ORK AS FO	LLOWS:		1
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OF UNITS >								1
		TION OF CONST		NON COMMUNE		CTED METAL	DRDINARY MASONE	wasa saue
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NAMES AND	BUILDING H	INK/ ~		K		11 11)	V 12 1	
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Description: Permit for fence, estimated at \$2,000, signed by the planning commission on August 28, 1959

Honolulu,	HI
County and	State

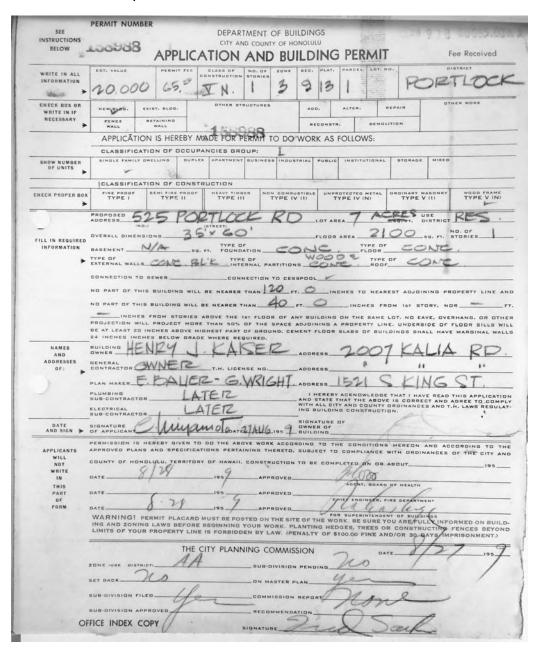
Research provided by: Honolulu Department of Planning and Permitting, Data Management Branch February 2020

INSTRUCTIONS	PERMIT NUMBER	•		NT OF BUILDIN				
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			ANCIES GROUP	100	PUBLIC INSTITU	TIDNAL STORAG	E MIXED	
SHOW NUMBER OF UNITS	SINGLE FAMILY D		EX APARTMENT BUS		7000,0			
	CLASSIFICAT	SEMI FIRE PROOF	HEAVY TIMBER	Tunn combination	- UNBBOTFOTFO	METAL DRDINARY	MASONRY	WOOD FRAME TYPE V (N)
CHECK PROPER BOX	TYPE I	TYPE II.	TYPE III	TYPE IV (1)	TYPE IV		V (1)	TYPE V (N)
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	TYPE OF		TYPE OF	13 /	-	TYPE OF	- 1	
>	EXTERNAL WALLS.			L PARTIFIONS _		_ROOF	- 6	
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OF: >	CONTRACTOR	BALLER	T.H. LICENSE	PLUT	RESS I	21 5.	KIN	EST
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Description: Permit for swimming pool, estimated at \$19,000 signed by the planning commission on August 27, 1959

Honolulu, HI	
County and State	

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



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

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

	1589	189	CITY ANI	MENT OF BU	IONOLULU	***************************************	200 4 1 1	COUNTY
BELOW	20	APPLIC	ATION .	AND BL	JILDING	PERMI		Fee Received
WRITE IN ALL	EST. VALUE	PERMIT PEE	CLASS OF CONSTRUCTION	NO. OF ZONE	SEC. PLAT.	PARCEL LOY.	4D.	DISTRICT
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SHOW NUMBER OF UNITS	V	Sha		BUSINESS INDU	STRIAL PUBLIC	INSTITUTIONAL	STORAGE MIXED	
		TION OF CONS					7 3	8
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FILL IN REQUIRED INFORMATION	BASEMENT_	VA	TYPE OF	100	ONE	TYPE DI	5 Q. FT.	STORIES -
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NAMES	BUILDING 1/2	TA ICT	DE WHERE REQ	UIRED.		0000	1	0-
AND	OWNER TIC	-NEY	JFA	ISEK	_ADDRESS_	1001	KALIA	KP.
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)	PLAN MAKER	BALLETZ	, G. W	RIGHT	_ADDRESS_	1521	S. KINT	S. Sr.
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	SIGNATURE OF APPLICANT	Miga	MOTO DATE	VE WORK ACCO	SIGNATURE OWNER OF BUILDING	THAT THE ABOVE TY AND COUNTY NG CONSTRUCTION	MERCON AND AD	AGREE TO COM
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Description: Permit for addition, estimated at \$31,000, signed by the planning commission on August 27, 1959

Honolulu, HI	
County and State	

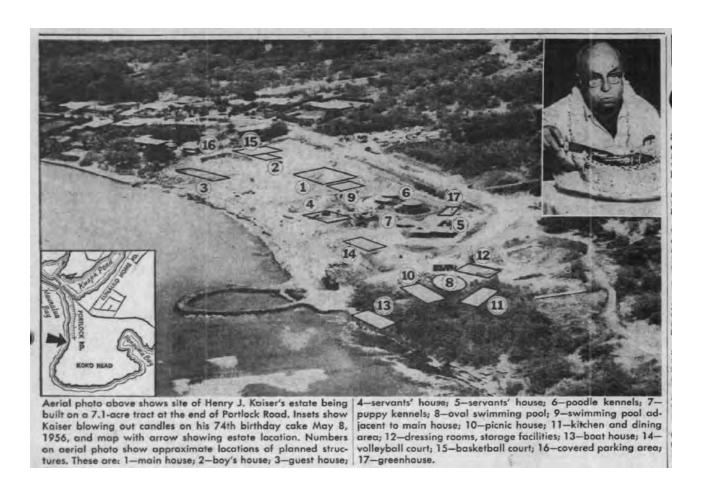
Additional Information

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

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

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

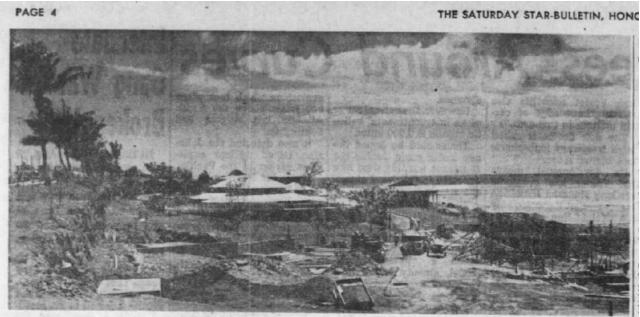


Description: Kaiser Estate under construction in 1959

Honolulu, HI
County and State

Additional Information

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



Henry Kaiser's sprawling estate is rising rapidly on 7.1-acres of shoreline property below Koko Head, at the end of Portlock Road. Conical roofs near center of picture are on top of the \$20,000-plus dog kennels and runs erected for Mrs. Kaiser's prizewinning poodles. To right and behind kennels are two homes erected for the hired help. In right foreground, a palatial Kaiser home is beginning to take shape. Cocopalms lining the road and other trees and shrubs all were planted on the grounds by a landscape crew which has scarcely begun its work.—Star-Bulletin Photo.

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

Honolulu, HI
County and State

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

Honolulu, HI
County and State

Additional Information

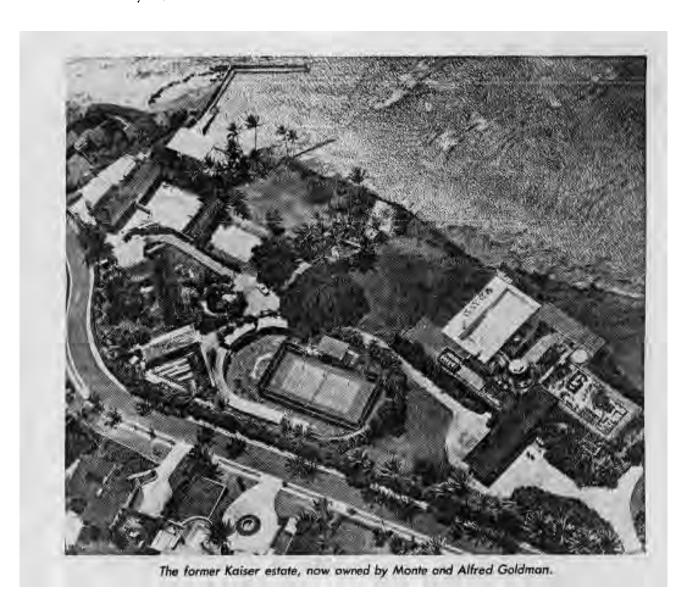
Research provided by: Honolulu Star-Bulletin (Honolulu, Hawaii), Sun, Aug 22, 1971, Page 10 Accessed: February 10, 2020



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

Research provided by: The Honolulu Advertiser (Honolulu, Hawaii), Sun, Sep 21, 1975, Page 57 Accessed: February 10, 2020

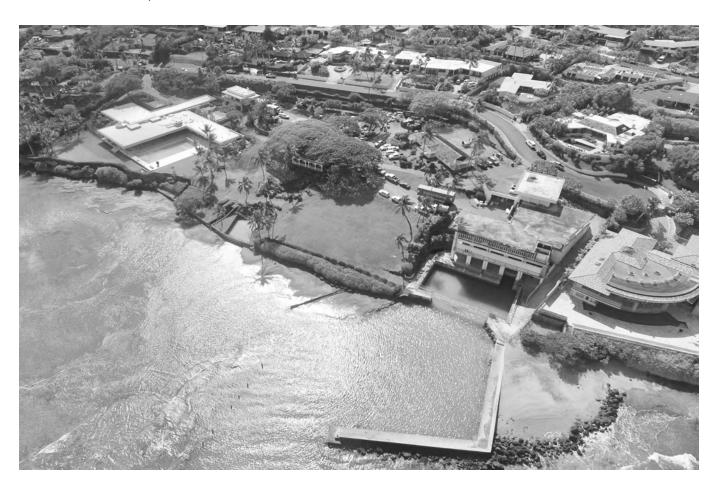


Description: Kaiser Estate purchased by the Goldman Brothers in 1971

Honolulu, HI
County and State

Additional Information

Photo Provided by: Kaiser Estate, taken 2017



Description: Aerial of the Kaiser Estate, 2017

Honolulu, HI
County and State

Current Photos of Site Log:

Name of Property: Henry J. and Alyse Kaiser Estate (Expansion)

City of Vicinity:

County:

State:

Name of Photographer:

Date of Photograph:

Portlock

Honolulu

Hawaii

Natalie Besl

February 2020

Location of Original Digital Files: Dept. of Planning and Permitting, Data Management Branch,

and Newspaper.com

Number of Photographs: 20

Ph	oto File Name	Description
#1	$HI_Honolulu_AmendedHenryJ. and Alyce Kaiser Estate_August 2023_Photos_020. jpeg$	View of Water Feature from lawn
#2	$HI_Honolulu_AmendedHenryJ. and Alyce Kaiser Estate_August 2023_Photos_021. jpeg$	View of Water Feature
#3	$HI_Honolulu_AmendedHenryJ. and Alyce Kaiser Estate_August 2023_Photos_022. jpeg$	Trophy House/Managers Quarters from lawn
#4	$HI_Honolulu_AmendedHenryJ. and Alyce Kaiser Estate_August 2023_Photos_023.jpeg$	Trophy House/Managers Quarters elevation
#5	$HI_Honolulu_AmendedHenryJ. and Alyce Kaiser Estate_August 2023_Photos_024. jpeg$	Trophy House/Managers Quarters
#6	$HI_Honolulu_AmendedHenryJ. and Alyce Kaiser Estate_August 2023_Photos_025. jpeg$	Trophy House/Managers Quarters basement
#7	$HI_Honolulu_AmendedHenryJ. and Alyce Kaiser Estate_August 2023_Photos_026. jpeg$	Trophy House/Managers Quarters elevation
#8	$HI_Honolulu_AmendedHenryJ. and Alyce Kaiser Estate_August 2023_Photos_027. jpeg$	Trophy House/Managers Quarters interior
#9	$HI_Honolulu_AmendedHenryJ. and Alyce Kaiser Estate_August 2023_Photos_028. jpeg$	Trophy House/Managers Quarters/Dog Run
#10	$HI_Honolulu_AmendedHenryJ. and Alyce Kaiser Estate_August 2023_Photos_029. jpeg$	Water Feature and Maunalua Bay
#11	$HI_Honolulu_AmendedHenryJ. and Alyce Kaiser Estate_August 2023_Photos_030. jpeg$	View of ocean-water pool from above
#12	$HI_Honolulu_AmendedHenryJ. and Alyce Kaiser Estate_August 2023_Photos_031. jpeg$	View of Water Feature from lawn
#13	$HI_Honolulu_AmendedHenryJ. and Alyce Kaiser Estate_August 2023_Photos_032. jpeg$	View of ocean-water pool/lawn
#14	$HI_Honolulu_AmendedHenryJ. and Alyce Kaiser Estate_August 2023_Photos_033. jpeg$	Close up of ocean-water pool
#15	$HI_Honolulu_AmendedHenryJ. and Alyce Kaiser Estate_August 2023_Photos_034. jpeg$	View of Pathway Leading to ocean
#16	$HI_Honolulu_AmendedHenryJ. and Alyce Kaiser Estate_August 2023_Photos_035. jpeg$	View of Water Feature
#17	$HI_Honolulu_AmendedHenryJ. and Alyce Kaiser Estate_August 2023_Photos_036. jpeg$	View of remaining Dog Run Walls
#18	$HI_Honolulu_AmendedHenryJ. and Alyce Kaiser Estate_August 2023_Photos_037. jpeg$	View of remaining Dog Run Walls
#19	$HI_Honolulu_AmendedHenryJ. and Alyce Kaiser Estate_August 2023_Photos_038. jpeg$	View of remaining Dog Run Walls
#20	$HI_Honolulu_AmendedHenryJ. and Alyce Kaiser Estate_August 2023_Photos_039. jpeg$	Dog Run Walls from Tennis Court

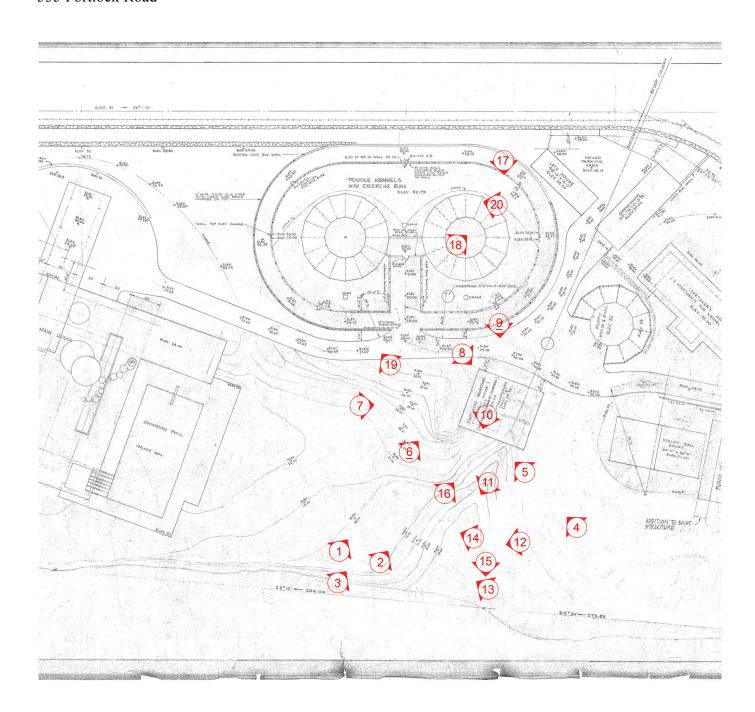
Name of Property

Honolulu, HI
County and State

Additional Documentation

Current Photos Photo Key:

535 Portlock Road



Name of Property

Honolulu, HI
County and State

Additional Documentation

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



Name of Property

Honolulu, HI
County and State

Additional Documentation

Photo: 2 of 20

Name of Property: Henry J. and Alyce Kaiser Estate (Boundary Expansion)

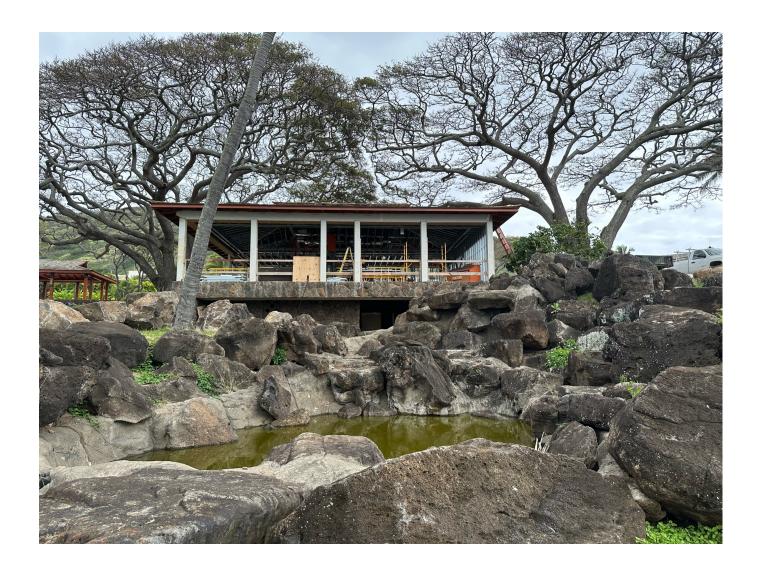
City or Vicinity: Honolulu

Photographer: Lorraine Minatoishi Date Photographed: March 14, 2023

Description: View of Water Feature and Trophy House/Managers Quarters from

Ocean wall

Camera Facing: SE



Name of Property

Honolulu, HI
County and State

Additional Documentation

Photo: 3 of 20

Name of Property: Henry J. and Alyce Kaiser Estate (Boundary Expansion)

City or Vicinity: Honolulu

Photographer: Lorraine Minatoishi Date Photographed: March 14, 2023

Description View of site from the ocean property edge



Name of Property

Honolulu, HI
County and State

Additional Documentation

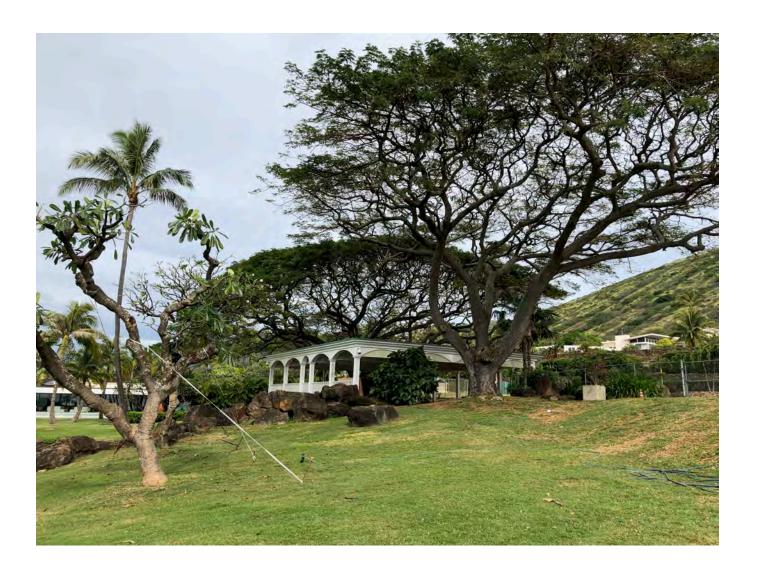
Photo: 4 of 20

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



Name of Property

Honolulu, HI
County and State

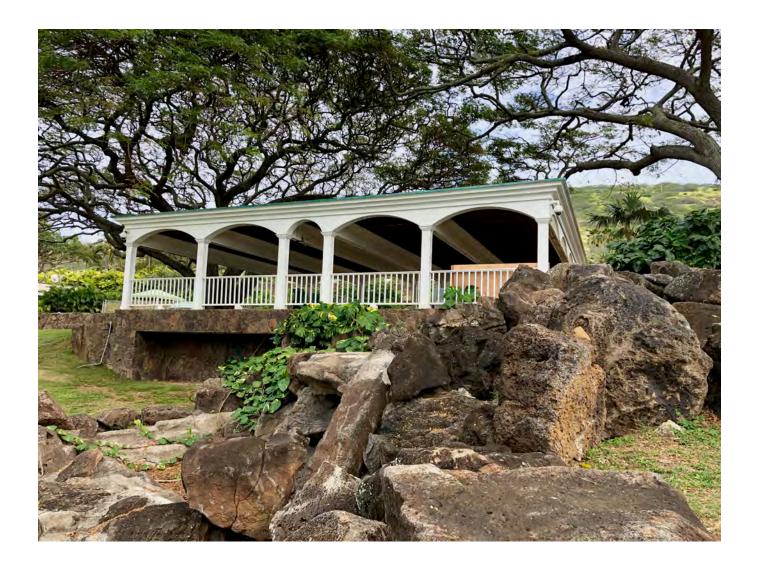
Additional Documentation

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



Name of Property

Honolulu, HI
County and State

Additional Documentation

Photo: 6 of 20

Name of Property: Henry J. and Alyce Kaiser Estate (Boundary Expansion)

City or Vicinity: Honolulu

Photographer: Lorraine Minatoishi Date Photographed: March 14, 2023

Description View of Trophy House/Managers Quarters, showing

exposed basement level



Name of Property

Honolulu, HI
County and State

Additional Documentation

Photo: 7 of 20

Name of Property: Henry J. and Alyce Kaiser Estate (Boundary Expansion)

City or Vicinity: Honolulu

Photographer: Lorraine Minatoishi Date Photographed: March 14, 2023

Description View of Trophy House/Managers Quarters, side view -

Boat House in background



Name of Property

Honolulu, HI
County and State

Additional Documentation

Photo: 8 of 20

Name of Property:

Henry J. and Alyce Kaiser Estate (Boundary Expansion)

City or Vicinity:

Honolulu

Photographer:
Date Photographed:

Lorraine Minatoishi
March 14, 2023

Description View of Trophy House Exterior



Name of Property

Honolulu, HI
County and State

Additional Documentation

Photo: 9 of 20

Name of Property: Henry J. and Alyce Kaiser Estate (Boundary Expansion)

City or Vicinity: Honolulu

Photographer: Lorraine Minatoishi Date Photographed: March14, 2023

Description View of Trophy House/Managers Quarters entry from

Dog Run Walls



Name of Property

Honolulu, HI
County and State

Additional Documentation

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



Name of Property

Honolulu, HI
County and State

Additional Documentation

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



Name of Property

Honolulu, HI
County and State

Additional Documentation

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



Name of Property

Honolulu, HI
County and State

Additional Documentation

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



Name of Property

Honolulu, HI
County and State

Additional Documentation

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



Name of Property

Honolulu, HI
County and State

Additional Documentation

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



Name of Property

Honolulu, HI
County and State

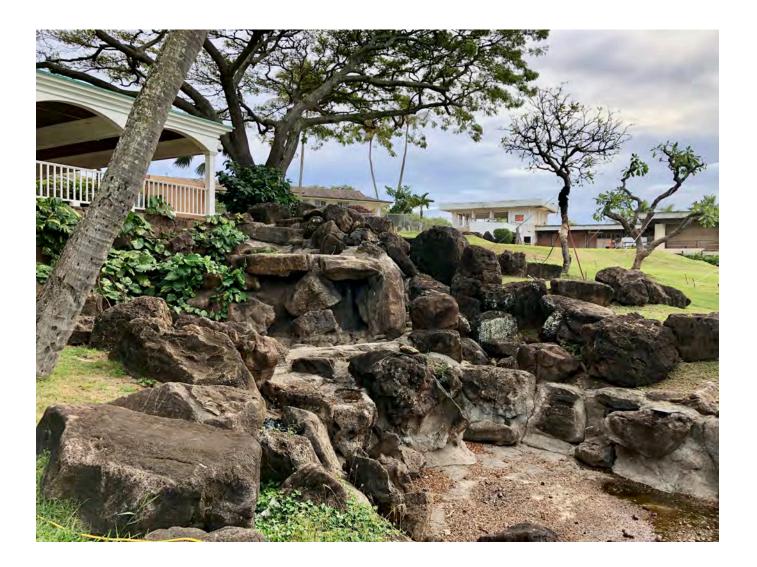
Additional Documentation

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



Name of Property

Honolulu, HI
County and State

Additional Documentation

Photo: 17 of 20

Name of Property: Henry J. and Alyce Kaiser Estate (Boundary Expansion)

City or Vicinity: Honolulu

Photographer: Lorraine Minatoishi
Date Photographed: March 14, 2023

Description View of Dog Run Perimeter Walls



Name of Property

Honolulu, HI
County and State

Additional Documentation

Photo: 18 of 20

Name of Property: Henry J. and Alyce Kaiser Estate (Boundary Expansion)

City or Vicinity: Honolulu

Photographer: Lorraine Minatoishi Date Photographed: March 14, 2023

Description View of Dog Run Perimeter Walls, looking to Portlock Road and property wall

Camera Facing: SE



Name of Property

Honolulu, HI
County and State

Additional Documentation

Photo: 19 of 20

Name of Property: Henry J. and Alyce Kaiser Estate (Boundary Expansion)

City or Vicinity: Honolulu

Photographer: Lorraine Minatoishi
Date Photographed: March 14, 2023

Description

View of Perimeter Dog Run Walls following historic pathway in foreground



Name of Property

Honolulu, HI
County and State

Additional Documentation

Photo: 20 of 20

Name of Property: Henry J. and Alyce Kaiser Estate (Boundary Expansion)

City or Vicinity: Honolulu

Photographer: Lorraine Minatoishi Date Photographed: March 14, 2023

Description Dog Run Walls at edge with tennis court at left of photo.

