

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 PropertyHistoric name: Henry J. and Alyce Kaiser Estate (Boundary increase)

Other names/site number: _____

Name of related multiple property listing: _____

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

2. LocationStreet & number: 535 Portlock RoadCity or town: Honolulu State: Hawaii County: HonoluluNot 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

Henry J. and Alyce Kaiser Estate
Name 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:) _____

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 ☐

Henry J. and Alyce Kaiser Estate

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing

Noncontributing

1

buildings

sites

2

structures

objects

3

Total

Number of contributing resources previously listed in the National Register _____

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.)

OTHER

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Walls: CONCRETE/STONE, Roof: SHAKE SHINGLE, 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, 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.

Henry J. and Alyce Kaiser Estate
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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 building near 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

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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 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.

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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.

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1. 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.)

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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2. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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Land Court Document No. 7832 Pg. 371-382. September 8, 1971. Raw data. Bureau of Conveyances, Honolulu.

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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 More – one of Kaiser's
Architects

Historic Resources Survey Number (if assigned): _____

3. Geographical Data

Acres of Property 1.615 Acres (TMK: 390260480000)

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|------------------------|--|
| 1. Latitude: 21.160394 | Longitude: -157.423056 (TMK: 390260480000) |
| 2. Latitude: | Longitude: |
| 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 390260480000.

Boundary Justification (Explain why the boundaries were selected.)

These parcel of land (TMK 390260480000) is associated with the Henry J. and Alyce Kaiser Estate since the estate's construction in 1959.

4. Form Prepared By

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organization: AEPAC
street & number: 1003 Bishop Street, Suite 1975
city or town: Honolulu state: Hawaii zip code: 96815
e-mail lorraine@aepac.com
telephone: (808) 942-7474
date: April 17, 2023.

Additional Documentation

Henry J. and Alyce Kaiser Estate
Name of Property

Honolulu, HI
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
Name of Property

Honolulu, HI
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

Henry J. and Alyce Kaiser Estate (Boundary Increase)
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



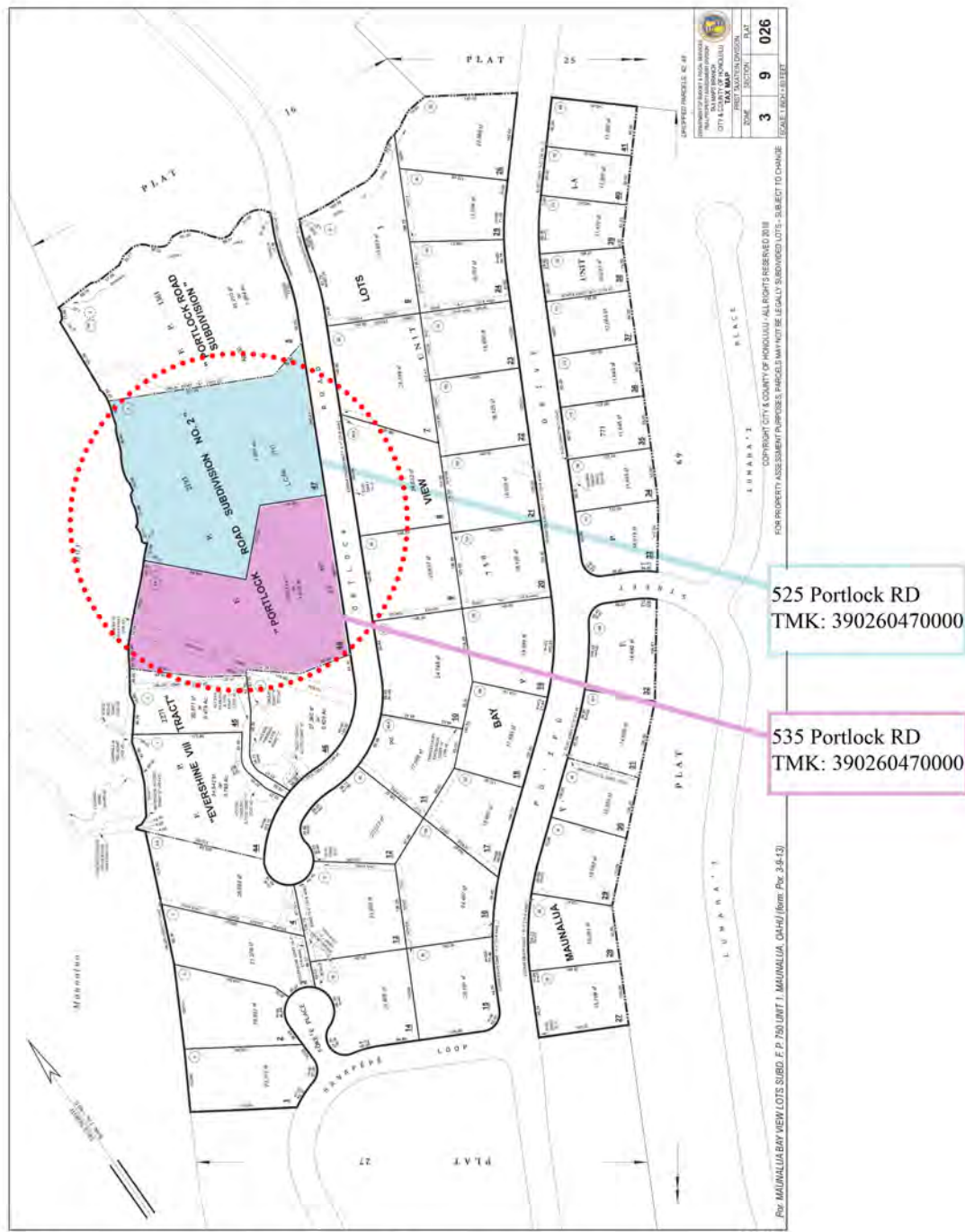
Description: Google map showing original boundary, boundary expansion, main house, pavilion, water feature and dog run walls

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

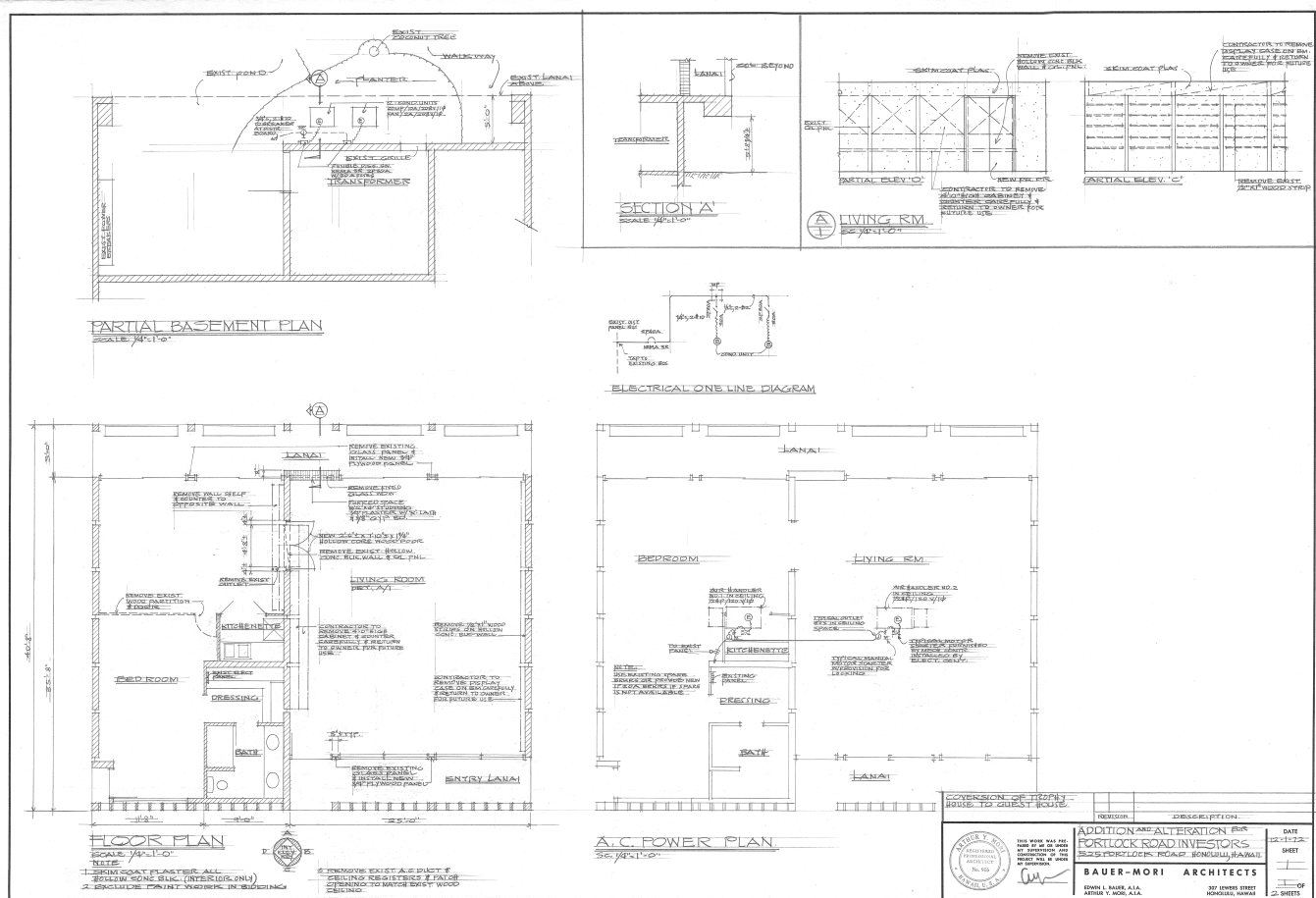
Figure #	Description
1 of 2	Floor Plans and Power Plan
2 of 2	Air Conditioning Vent Duct Plans and Details

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

Honolulu, HI
County and State

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

Figure 1 of 2: Floor Plan and Power Plan



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

Henry J. and Alyce Kaiser Estate (Boundary Increase)
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

Date Photographed: c. 1970



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

Honolulu, HI
County and State

Additional Documentation

Historic Photograph Info

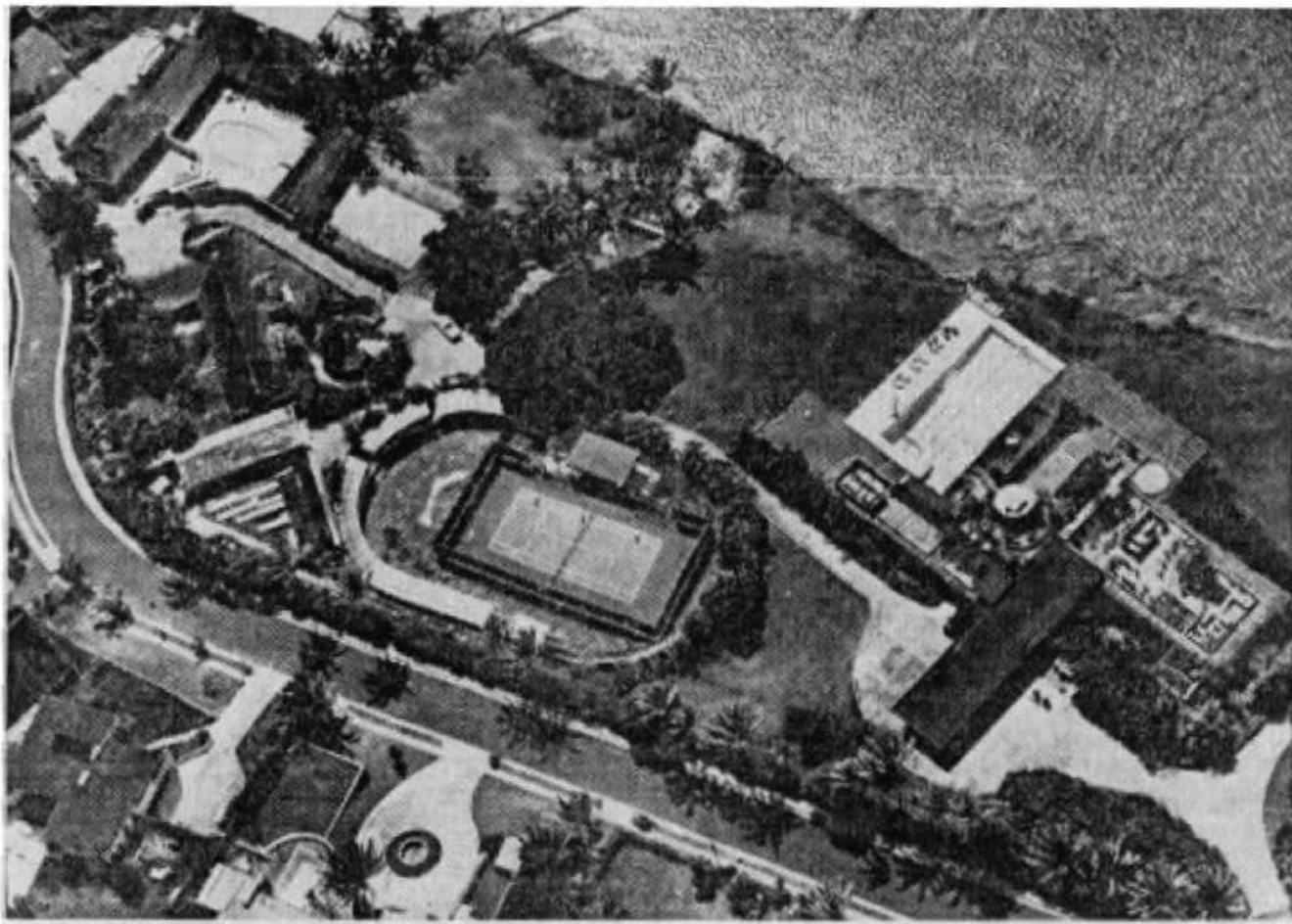
Photo 2A of 8A: Aerial View showing tennis court during Goldman's ownership

Name of Property: 535 Portlock Road

City or Vicinity: Honolulu

Photographer: Honolulu Star Advertiser

Date Photographed: c. 1973



Henry J. and Alyce Kaiser Estate (Boundary Increase)
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
Date Photographed: 1968



Henry J. and Alyce Kaiser Estate (Boundary Increase)
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

Date Photographed: 1968



Henry J. and Alyce Kaiser Estate (Boundary Increase)
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
Date Photographed: 1968



Henry J. and Alyce Kaiser Estate (Boundary Increase)
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
Date Photographed: 1968



Henry J. and Alyce Kaiser Estate (Boundary Increase)
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 '

Date Photographed: 1968



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

Honolulu, HI
County and State

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: 535 Portlock Road

City or Vicinity: Honolulu

Photographer: Star Advertiser

Date Photographed: 1968



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

Honolulu, HI
County and State

Additional Documentation

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

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

Honolulu, HI
County and State

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	PERMIT FEE	CLASS OF CONSTRUCTION	NO. OF STORIES	ZONE	SEC.	PLAT.	PARCEL	LOT NO.	DISTRICT
	20,000	1,250	IN	2	3	9	13	1		PORTLOCK

CHECK BOX OR WRITE IN IF NECESSARY	NEW BLDG.	EXIST. BLDG.	OTHER STRUCTURES	ADD.	ALTER.	REPAIR	OTHER WORK

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
									COVERED DOG RUN

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)
							<input checked="" type="checkbox"/>

FILL IN REQUIRED INFORMATION

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

OVERALL DIMENSIONS: **(27' x 8') 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**

PLUMBING SUB-CONTRACTOR: **LATER**

ELECTRICAL SUB-CONTRACTOR: **LATER**

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

DATE AND SIGNATURE OF OWNER OF BUILDING: **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: **Feb. 12, 1959** APPROVED: **[Signature]** CHIEF ENGINEER, FIRE DEPARTMENT

DATE: **Feb. 12, 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

ZONE/USE DISTRICT: **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

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

Honolulu, HI
County and State

Additional Information

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

INSTRUCTIONS BELOW

155 37 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 139.131 DISTRICT Postland

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:

SHOW NUMBER OF UNITS

CLASSIFICATION OF CONSTRUCTION GROUP I

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 Porylock Rd. LOT AREA 7,000.00 USE DISTRICT Res. AA

OVERALL DIMENSIONS 24x80.0 FLOOR AREA 1920 SQ. FT. 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 FT. 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. ADDRESS

PLAN MAKER EDWIN C. BRON ADDRESS CONTINENTAL Bldg.

PLUMBING SUB-CONTRACTOR COPEN

ELECTRICAL SUB-CONTRACTOR LITON

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 SIGNATURE

SIGNATURE OF APPLICANT Elmer L. Brown DATE 2/27/95 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 AGENT BOARD OF HEALTH

DATE 2-27-1959 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 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 Smith

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

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

Honolulu, HI
County and State

Additional 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	PERMIT FEE	CLASS OF CONSTRUCTION	NO. OF STORIES	ZONE	SEC.	PLAT.	PARCEL	LOT NO.	DISTRICT
	6000.00	21.00	IN	1	3	9	13	1		PORT LOCK

CHECK BOX OR WRITE IN IF NECESSARY	NEW BLDG.	EXIST. BLDG.	OTHER STRUCTURES	ADD.	ALTER.	REPAIR	OTHER WORK
	<input checked="" type="checkbox"/>						
	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
									ACCESSORY BLDG. ENCLOSED PUPPY RUN

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)

PROPOSED ADDRESS: 525 PORT LOCK RD LOT AREA: 1.1 AC USE: RESIDENTIAL

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

TYPE OF FOUNDATION: CONCRETE TYPE OF FLOOR: CONCRETE

TYPE OF EXTERNAL WALLS: ALUM TYPE OF INTERNAL PARTITIONS: PLASTERED TYPE OF ROOF: NO. HUNGLED

CONNECTION TO SEWER: CONNECTION TO CESSPOOL: ☒

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

NO PART OF THIS BUILDING WILL BE NEARER THAN 57' 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: " T.H. LICENSE NO. ADDRESS: "

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

PLUMBING SUB-CONTRACTOR: HEIDE & COOK

ELECTRICAL SUB-CONTRACTOR: HALF HILL

DATE AND SIGN: SIGNATURE OF APPLICANT: [Signature] DATE: MAR 12 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

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

DATE: 3-12-1959 APPROVED: [Signature] CHIEF ENGINEER, FIRE DEPARTMENT

DATE: 3-12-1959 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: 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: No

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

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

Honolulu, HI
County and State

Additional 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

SEE INSTRUCTIONS BELOW

WRITE IN ALL INFORMATION

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

CHECK BOX OR WRITE IN IF NECESSARY

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

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

CLASSIFICATION OF OCCUPANCIES GROUP: GROUP I

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

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 (2)	ORDINARY MASONRY TYPE V (1)	WOOD FRAME TYPE V (2)

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

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

BASEMENT TYPE OF FOUNDATION CONC. TYPE OF FLOOR CONC.

TYPE OF EXTERNAL WALLS CONC. BLOCK TYPE OF INTERNAL PARTITIONS CONC. BLOCK 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 SLABS 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 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 AGENT, BOARD OF HEALTH

DATE 4-6-1959 APPROVED CHIEF ENGINEER, FIRE DEPARTMENT

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

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

Honolulu, HI
County and State

Additional Information

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

PERMIT NUMBER 101103 DEPARTMENT OF BUILDINGS CITY AND COUNTY OF HONOLULU APPLICATION AND BUILDING PERMIT Fee Received

WRITE IN ALL INFORMATION: CAS. VALUE \$3400, 274 IN, 1 3 9 13 1, DISTRICT PORTLOCK

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

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: 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)

CHECK PROPER BOX: PROPOSED ADDRESS 525 PORTLOCK RD., LOT AREA 7146, SQ. FT. 1939, USE RES. A-A, DISTRICT

FILL IN REQUIRED INFORMATION: OVERALL DIMENSIONS 20x64, 13x48, FLOOR AREA 800, NO. OF STORIES 1, 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. 4 INCHES TO NEAREST ADJOINING PROPERTY LINE AND 12 FT. 0 INCHES FROM 1ST STORY, NO. 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, T.H. LICENSE NO., ADDRESS, PLAN MAKER FAUER & WRIGHT, ADDRESS 1521 K KING, PLUMBING SUB-CONTRACTOR HEIDE & COOK, ELECTRICAL SUB-CONTRACTOR HALPHILL

DATE AND SIGN: SIGNATURE OF APPLICANT, DATE 4-20-1959, 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

APPLICANTS WILL NOT WRITE IN THIS PART OF FORM: DATE April 20, 1959, APPROVED, ADJUTANT, BOARD OF HEALTH, DATE, 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: ZONE USE DISTRICT Class "DD", SUB-DIVISION PENDING, GET BACK, ON MASTER PLAN, SUB-DIVISION FILED, COMMISSION REPORT, SUB-DIVISION APPROVED, RECOMMENDATION, OFFICE INDEX COPY

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

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

Honolulu, HI
County and State

Additional 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	PERMIT FEE	CLASS OF CONSTRUCTION	NO. OF STORIES	ZONE	SEC.	PLAT.	PANEL	LOT NO.	DISTRICT
	5000.00	1822	IV N	1	3	9	13	1		PORTLOCK

CHECK BOX OR WRITE IN IF NECESSARY	NEW BLDG.	EXIST. BLDG.	OTHER STRUCTURES	ADD.	ALTER.	REPAIR	OTHER WORK

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

CLASSIFICATION OF OCCUPANCIES GROUP: J-1 154016

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

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 (2)	ORDINARY MASONRY TYPE V (1)	WOOD FRAME TYPE V (2)

FILL IN REQUIRED INFORMATION

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

OVERALL DIMENSIONS: 66 X 18 FLOOR AREA 1000 SQ. FT. NO. OF STORIES 1

BASEMENT: 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

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 SILL 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: T.H. LICENSE NO. ADDRESS:

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

PLUMBING SUB-CONTRACTOR: HEIDE & COOK

ELECTRICAL SUB-CONTRACTOR: HALFILL ELEC

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: DATE 4-21-1959 SIGNATURE OF APPLICANT: Dan Lum 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

DATE 4-22-1959 APPROVED: [Signature] AGENT, BOARD OF HEALTH

DATE 4-22-1959 APPROVED: [Signature] 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: Fred Sarker

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

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

Honolulu, HI
County and State

Additional 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

CHECK BOX OR WRITE IN IF NECESSARY

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

CLASSIFICATION OF OCCUPANCIES GROUP: GROUP I

CLASSIFICATION OF CONSTRUCTION

CHECK PROPER BOX

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 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

DATE AND 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

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

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

Honolulu, HI
County and State

Additional Information

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

PERMIT NUMBER 157346

DEPARTMENT OF BUILDINGS
CITY AND COUNTY OF HONOLULU

APPLICATION AND BUILDING PERMIT

Fee Received

SEE INSTRUCTIONS BELOW

WRITE IN ALL INFORMATION

CST. VALUE 30,000 PERMIT FEE 855 CLASS OF CONSTRUCTION IN NO. OF STORIES 3 ZONE 3 SEC. 1 PLAT. 131 DISTRICT PORTLOCK

CHECK BOX OR WRITE IN IF NECESSARY

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

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

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 (NI) ORDINARY MASONRY TYPE V (I) WOOD FRAME TYPE V (NI)

FILL IN REQUIRED INFORMATION

PROPOSED ADDRESS 525 PORTLOCK 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 TYPE OF FOUNDATION CONC TYPE OF 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 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 ADDING A PROPERTY LINE, UNDERSIDE OF FLOOR SILL WILL BE AT LEAST 20 INCHES ABOVE HIGHEST PART OF GROUND, BASEMENT 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

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 SIGNATURE OF APPLICANT DATE 7/13/59 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

APPLICANTS WILL NOT WRITE IN THIS PART OF FORM

DATE 7/13/59 APPROVED AGENT, BOARD OF HEALTH

DATE 7/14/59 APPROVED CHIEF ENGINEER, FIRE DEPARTMENT

DATE 7/14/59 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 7/13/59

ZONE/USE DISTRICT SUB-DIVISION PENDING

SET BACK ON MASTER PLAN

SUB-DIVISION FILED COMMISSION REPORT

SUB-DIVISION APPROVED RECOMMENDATION

OFFICE INDEX COPY SIGNATURE

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

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

Honolulu, HI
County and State

Additional Information

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

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 \$750.00 CLASS OF CONSTRUCTION wall NO. OF STORIES 3 ZONE 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 158986 RECONSTR. DEMOLITION

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

CLASSIFICATION OF OCCUPANCIES GROUP:

SHOW NUMBER OF UNITS

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 ACRES USE RES. DISTRICT RES.

FILL IN REQUIRED INFORMATION

OVERALL DIMENSIONS

FLOOR AREA

NO. OF STORIES

BASEMENT

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 8/28/59 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 8-28 1959 APPROVED CHIEF ENGINEER, FIRE DEPARTMENT

DATE 8-28 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 8/28 1959

ZONE (USE DISTRICT) AA SUB-DIVISION PENDING

SET BACK No ON MASTER PLAN

SUB-DIVISION FILED Commission Report

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

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

Honolulu, HI
County and State

Additional 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	PERMIT FEE	CLASS OF CONSTRUCTION	NO. OF STORIES	ZONE	SEC.	PLAT	PARCEL	LOT NO.	DISTRICT
	2,000 ⁰⁰	9 ⁰⁰	Fence	3	X	3	12	1		PORTLOCK

CHECK BOX OR WRITE IN IF NECESSARY	NEW BLDG.	EXIST. BLDG.	OTHER STANDARDS	ADD.	ALTER.	REPAIR	OTHER WORK
			158990				

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

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)

PROPOSED ADDRESS **525 PORTLOCK RD** LOT AREA **7 ACRE** USE **RES.**

OVERALL DIMENSIONS **1,500 FT.** FLOOR AREA **7 ACRE** 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. **INCHES** TO NEAREST ADJOINING PROPERTY LINE AND **5** FT. **INCHES** FROM 1ST STORY, NOR **5** 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 **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 **8/28/59** SIGNATURE OF APPLICANT **Chimamoto** 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 **8/28** 1959

DATE **8-28** 1959 APPROVED **8-28** 1959

DATE **8-28** 1959 APPROVED **8-28** 1959

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) **HA** SUB-DIVISION PENDING **no**

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

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

SUB-DIVISION APPROVED **yes** RECOMMENDATION **yes**

OFFICE INDEX COPY

SIGNATURE **Paul Smith**

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

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

Honolulu, HI
County and State

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 SWIMMING POOL, ADD., ALTER., REPAIR, RECONSTR., DEMOLITION, OTHER WORK

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

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, LOT AREA 7 ACRES, USE DISTRICT 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: SIGNATURE 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

APPLICANTS WILL NOT WRITE IN THIS PART OF FORM: 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: ZONE / USE DISTRICT AA, SUB-DIVISION PENDING, SET BACK, ON MASTER PLAN, SUB-DIVISION FILED, COMMISSION REPORT

DATE 8/27 1959

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

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

Honolulu, HI
County and State

Additional 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
	20,000	65.00	IN.	1	3	9	13	1		PORTLOCK

CHECK BOX OR WRITE IN IF NECESSARY	NEW BLDG.	EXIST. BLDG.	OTHER STRUCTURES	ADD.	ALTER.	REPAIR	OTHER WORK
	<input checked="" type="checkbox"/>						
	FENCE WALL	RETAINING WALL		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
	<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)

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

OVERALL DIMENSIONS: 35' x 60'. FLOOR AREA: 2100. 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

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 SILL 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: DATE: 8/27/1959 SIGNATURE OF APPLICANT: [Signature] 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

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

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

Honolulu, HI
County and State

Additional Information

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

DEPARTMENT OF BUILDINGS
CITY AND COUNTY OF HONOLULU

158989

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
	31000	99.00	IN	1	3	9	13	1		PORTLOCK

CHECK BOX OR WRITE IN IF NECESSARY	NEW BLDG.	EXIST. BLDG.	OTHER STRUCTURES	ADD.	ALTER.	REPAIR	OTHER WORK

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

CLASSIFICATION OF OCCUPANCIES GROUP: 1

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 ACRES. USE: RES.

OVERALL DIMENSIONS: 46'0" x 80'0" FLOOR AREA: 3690 SQ. FT. NO. OF STORIES: 1

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

TYPE OF EXTERNAL WALLS: CONC. BLOCK. 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 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: [Signature] DATE: 8/28/1959 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

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

DATE: 5-21-1959 APPROVED: [Signature] CHIEF ENGINEER, FIRE DEPARTMENT

DATE: 8/27/1959 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: 8/27/1959

ZONE USE DISTRICT: AA SUB-DIVISION PENDING

SET BACK: No ON MASTER PLAN

SUB-DIVISION FILED: Yes COMMISSION REPORT

SUB-DIVISION APPROVED: None RECOMMENDATION

OFFICE INDEX COPY SIGNATURE: [Signature]

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

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

Honolulu, HI
County and State

Additional 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	PERMIT FEE	CLASS OF CONSTRUCTION	NO. OF STORIES	ZONE	SEC.	FLAT	PARCEL	LOT NO.	DISTRICT
3	3,300.00	12.90	IN	(1)	3	9	13	10	1	Koko Hono

CHECK BOX OR WRITE IN IF NECESSARY	NEW BLDG.	EXIST. BLDG.	OTHER STRUCTURES	ADD.	ALTER.	REPAIR	OTHER WORK

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

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:

OWNER: HENRY J. KAISER ADDRESS: 525 PORTLOCK RD.

GENERAL CONTRACTOR: OWNER STATE LICENSE NO. — ADDRESS: —

PLAN MAKER: MORI & LUM ADDRESS: 830 KEEANUKE ST

PLUMBING SUB-CONTRACTOR: LATON

ELECTRICAL SUB-CONTRACTOR: LATON

DATE AND SIGN: SIGNATURE OF APPLICANT A. Kaiser 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 1962

DATE 6-14-62 1962 APPROVED — AGENT, BOARD OF HEALTH

DATE 6/14/62 1962 APPROVED — CHIEF ENGINEER, FIRE DEPARTMENT

DATE 6/14/62 1962 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 1962

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 no RECOMMENDATION none

OFFICE INDEX COPY SIGNATURE —

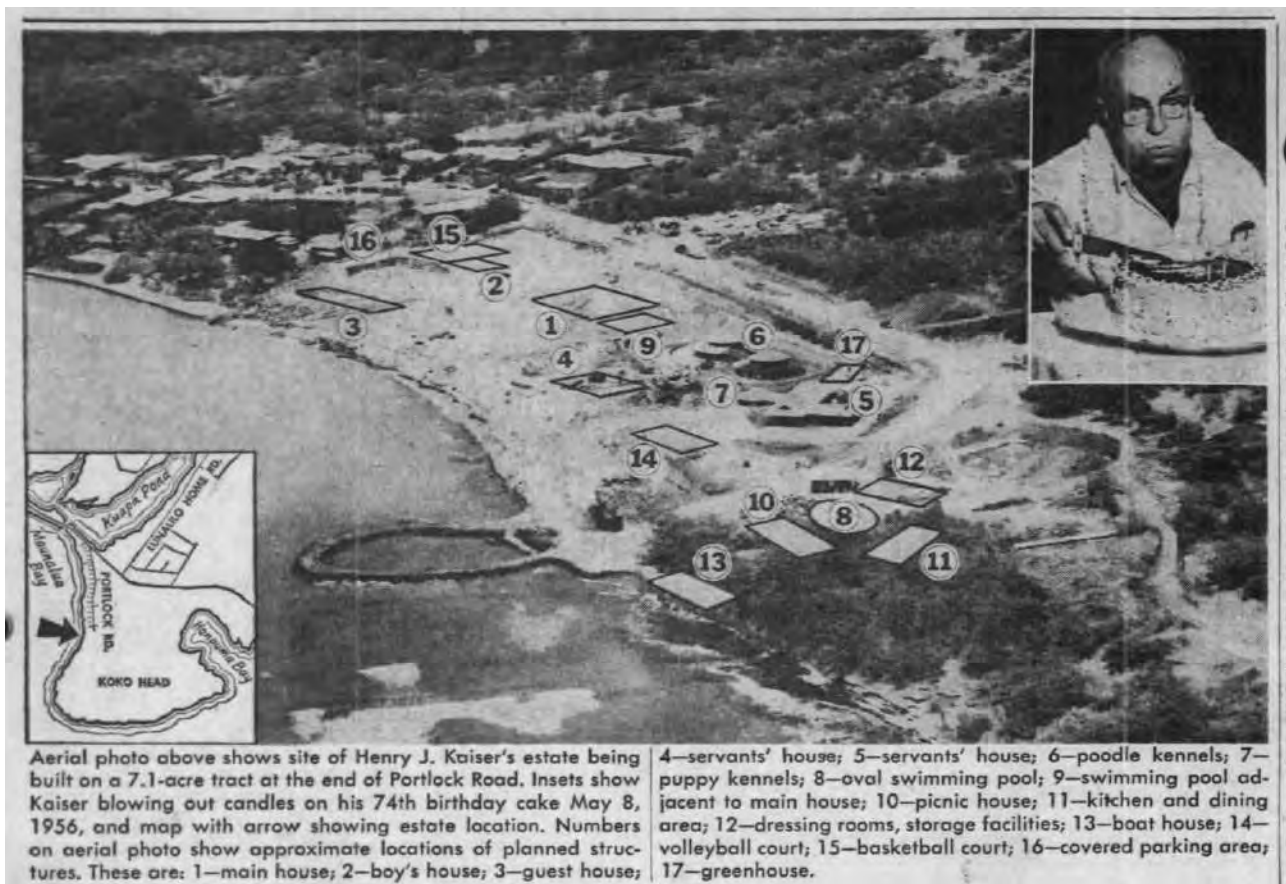
Description: Permit for addition - storage, estimated at \$3,300, signed by the planning commission on June 14, 1962

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

Honolulu, HI
County and State

Additional Information

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



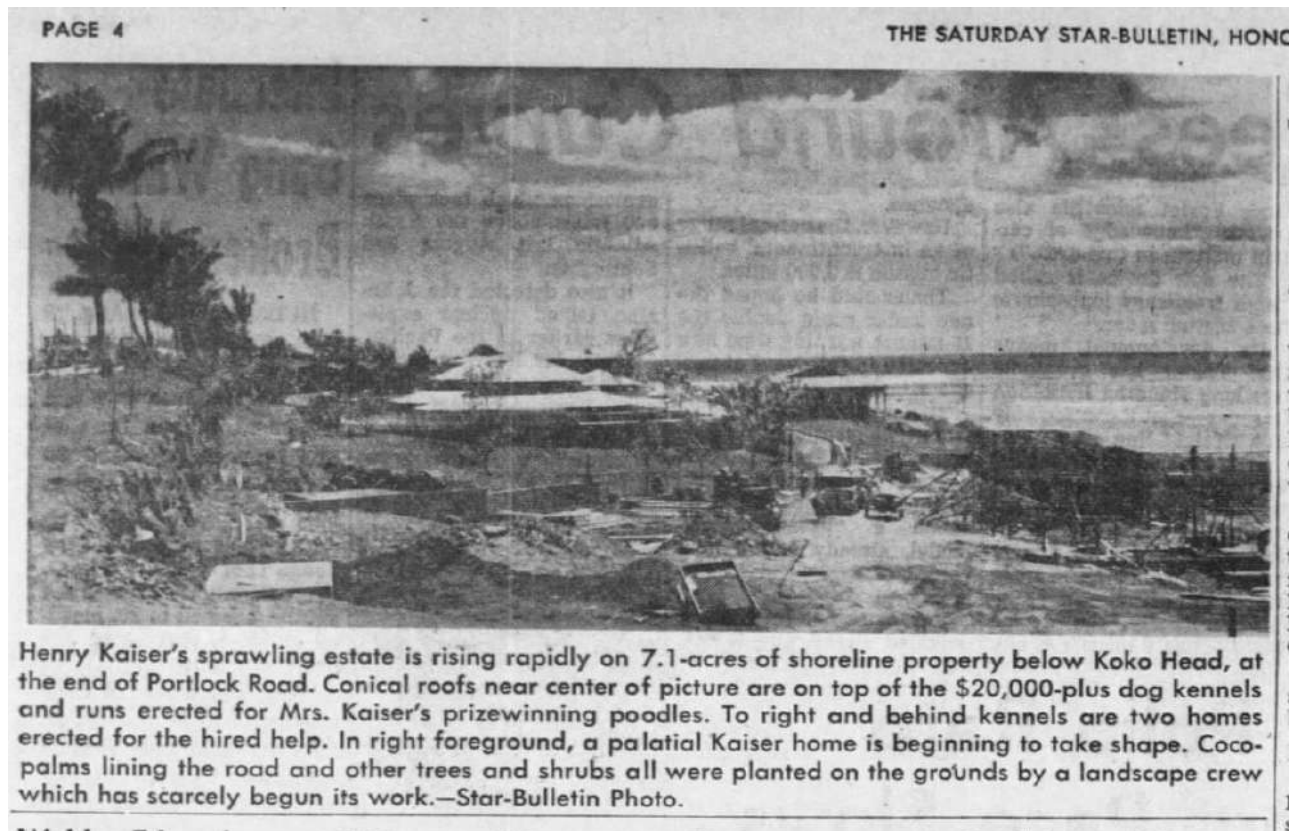
Description: Kaiser Estate under construction in 1959

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

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



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

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

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

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

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



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

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

Honolulu, HI
County and State

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.

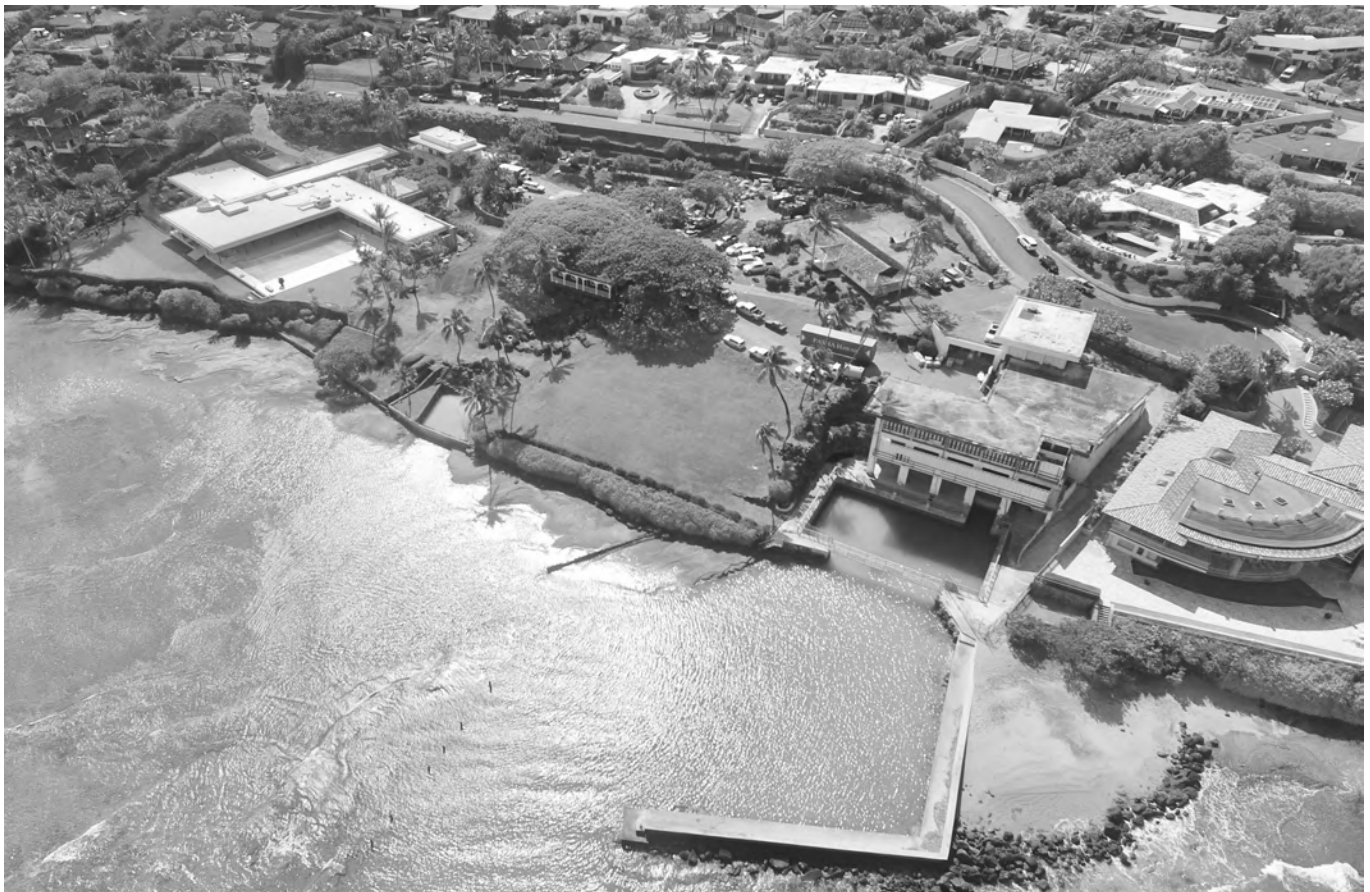
Description: Kaiser Estate purchased by the Goldman Brothers in 1971

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

Honolulu, HI
County and State

Additional Information

Photo Provided by: Kaiser Estate, taken 2017



Description: Aerial of the Kaiser Estate, 2017

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

Honolulu, HI
County and State

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_AmendedHenryJ.andAlyceKaiserEstate_August2023_Photos_020.jpeg	View of Water Feature from lawn
#2	HI_Honolulu_AmendedHenryJ.andAlyceKaiserEstate_August2023_Photos_021.jpeg	View of Water Feature
#3	HI_Honolulu_AmendedHenryJ.andAlyceKaiserEstate_August2023_Photos_022.jpeg	Trophy House/Managers Quarters from lawn
#4	HI_Honolulu_AmendedHenryJ.andAlyceKaiserEstate_August2023_Photos_023.jpeg	Trophy House/Managers Quarters elevation
#5	HI_Honolulu_AmendedHenryJ.andAlyceKaiserEstate_August2023_Photos_024.jpeg	Trophy House/Managers Quarters
#6	HI_Honolulu_AmendedHenryJ.andAlyceKaiserEstate_August2023_Photos_025.jpeg	Trophy House/Managers Quarters basement
#7	HI_Honolulu_AmendedHenryJ.andAlyceKaiserEstate_August2023_Photos_026.jpeg	Trophy House/Managers Quarters elevation
#8	HI_Honolulu_AmendedHenryJ.andAlyceKaiserEstate_August2023_Photos_027.jpeg	Trophy House/Managers Quarters interior
#9	HI_Honolulu_AmendedHenryJ.andAlyceKaiserEstate_August2023_Photos_028.jpeg	Trophy House/Managers Quarters/Dog Run
#10	HI_Honolulu_AmendedHenryJ.andAlyceKaiserEstate_August2023_Photos_029.jpeg	Water Feature and Maunalua Bay
#11	HI_Honolulu_AmendedHenryJ.andAlyceKaiserEstate_August2023_Photos_030.jpeg	View of ocean-water pool from above
#12	HI_Honolulu_AmendedHenryJ.andAlyceKaiserEstate_August2023_Photos_031.jpeg	View of Water Feature from lawn
#13	HI_Honolulu_AmendedHenryJ.andAlyceKaiserEstate_August2023_Photos_032.jpeg	View of ocean-water pool/lawn
#14	HI_Honolulu_AmendedHenryJ.andAlyceKaiserEstate_August2023_Photos_033.jpeg	Close up of ocean-water pool
#15	HI_Honolulu_AmendedHenryJ.andAlyceKaiserEstate_August2023_Photos_034.jpeg	View of Pathway Leading to ocean
#16	HI_Honolulu_AmendedHenryJ.andAlyceKaiserEstate_August2023_Photos_035.jpeg	View of Water Feature
#17	HI_Honolulu_AmendedHenryJ.andAlyceKaiserEstate_August2023_Photos_036.jpeg	View of remaining Dog Run Walls
#18	HI_Honolulu_AmendedHenryJ.andAlyceKaiserEstate_August2023_Photos_037.jpeg	View of remaining Dog Run Walls
#19	HI_Honolulu_AmendedHenryJ.andAlyceKaiserEstate_August2023_Photos_038.jpeg	View of remaining Dog Run Walls
#20	HI_Honolulu_AmendedHenryJ.andAlyceKaiserEstate_August2023_Photos_039.jpeg	Dog Run Walls from Tennis Court

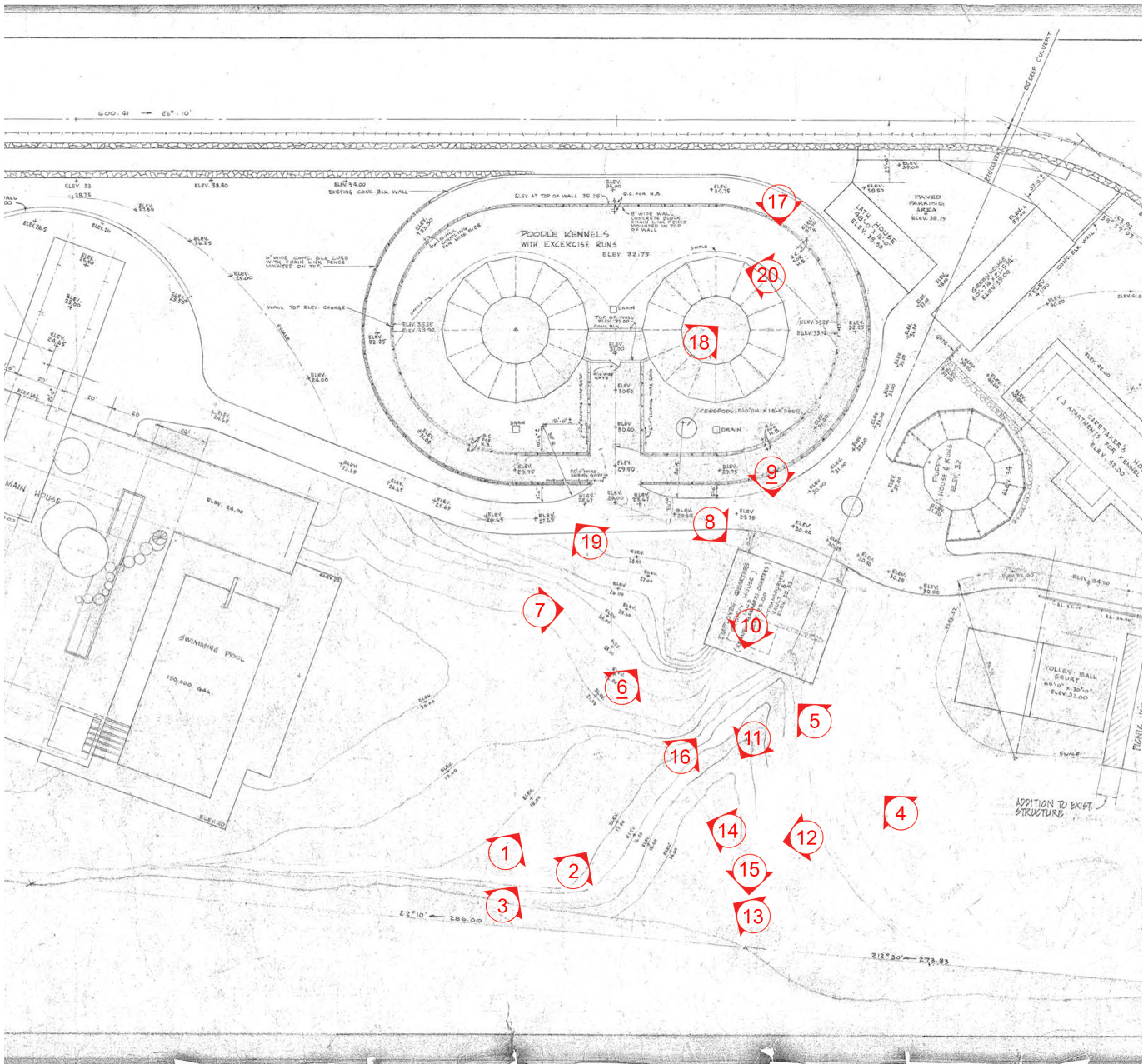
Henry J. and Alyce Kaiser Estate (Boundary Increase)
Name of Property

Honolulu, HI
County and State

Additional Documentation

Current Photos Photo Key:

535 Portlock Road



Henry J. and Alyce Kaiser Estate (Boundary Increase)
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
Camera Facing: S



Henry J. and Alyce Kaiser Estate (Boundary Increase)
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



Henry J. and Alyce Kaiser Estate (Boundary Increase)
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
Camera Facing: NW



Henry J. and Alyce Kaiser Estate (Boundary Increase)
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
Camera Facing: NE



Henry J. and Alyce Kaiser Estate (Boundary Increase)
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
Camera Facing: E



Henry J. and Alyce Kaiser Estate (Boundary Increase)
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
Camera Facing: S



Henry J. and Alyce Kaiser Estate (Boundary Increase)
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
Camera Facing: SW



Henry J. and Alyce Kaiser Estate (Boundary Increase)
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: Lorraine Minatoishi
Date Photographed: March 14, 2023
Description: View of Trophy House Exterior
Camera Facing: SW



Henry J. and Alyce Kaiser Estate (Boundary Increase)
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: March 14, 2023
Description: View of Trophy House/Managers Quarters entry from
Dog Run Walls
Camera Facing: NW



Henry J. and Alyce Kaiser Estate (Boundary Increase)
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
Camera Facing: NW



Henry J. and Alyce Kaiser Estate (Boundary Increase)
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
Camera Facing: NW



Henry J. and Alyce Kaiser Estate (Boundary Increase)
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
Camera Facing: NE



Henry J. and Alyce Kaiser Estate (Boundary Increase)
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
Camera Facing: N



Henry J. and Alyce Kaiser Estate (Boundary Increase)
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
Camera Facing: NE



Henry J. and Alyce Kaiser Estate (Boundary Increase)
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
Camera Facing: NW



Henry J. and Alyce Kaiser Estate (Boundary Increase)
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
Camera Facing: S



Henry J. and Alyce Kaiser Estate (Boundary Increase)
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
Camera Facing: NW



Henry J. and Alyce Kaiser Estate (Boundary Increase)
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



Henry J. and Alyce Kaiser Estate (Boundary Increase)
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
Camera Facing: NE



Henry J. and Alyce Kaiser Estate (Boundary Increase)
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.
Camera Facing: NE

