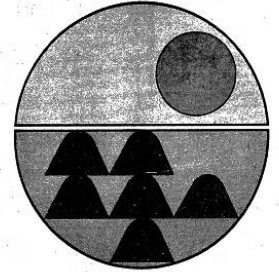
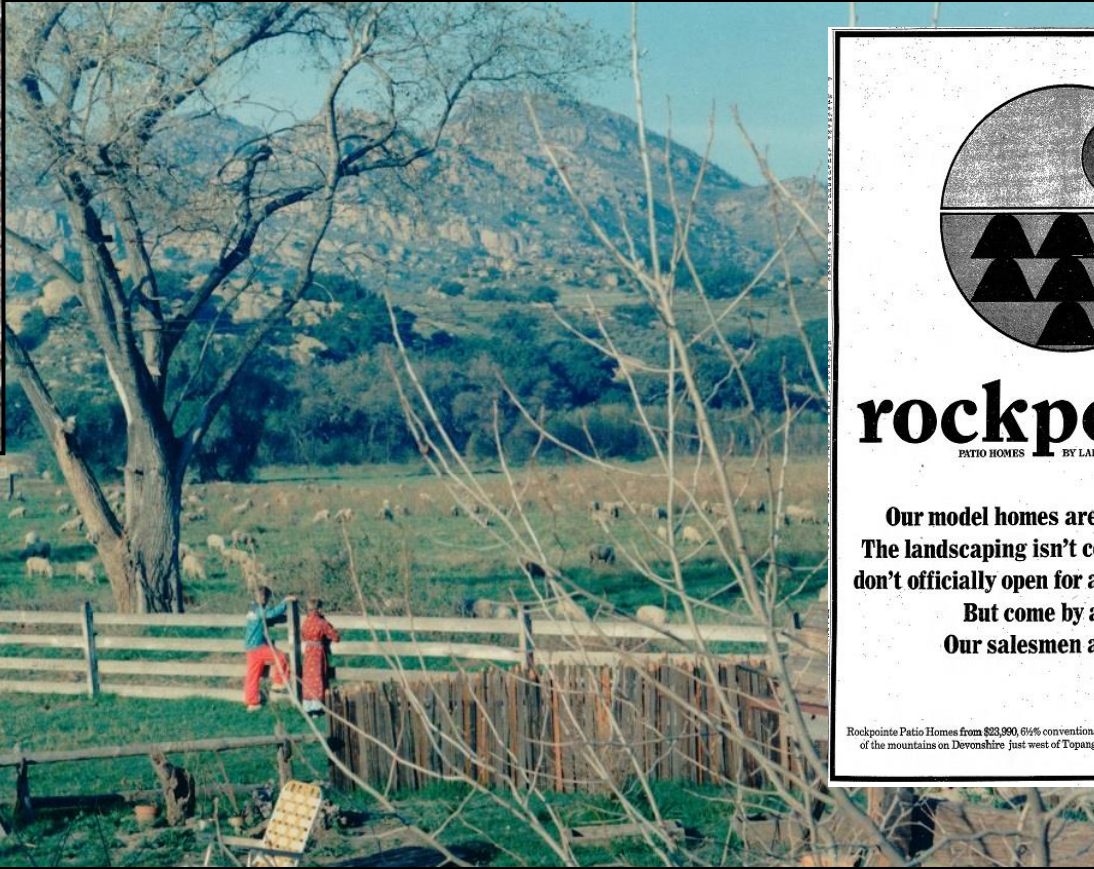


Rockpointe Townhomes History



rockpointe
PATIO HOMES BY LARWIN

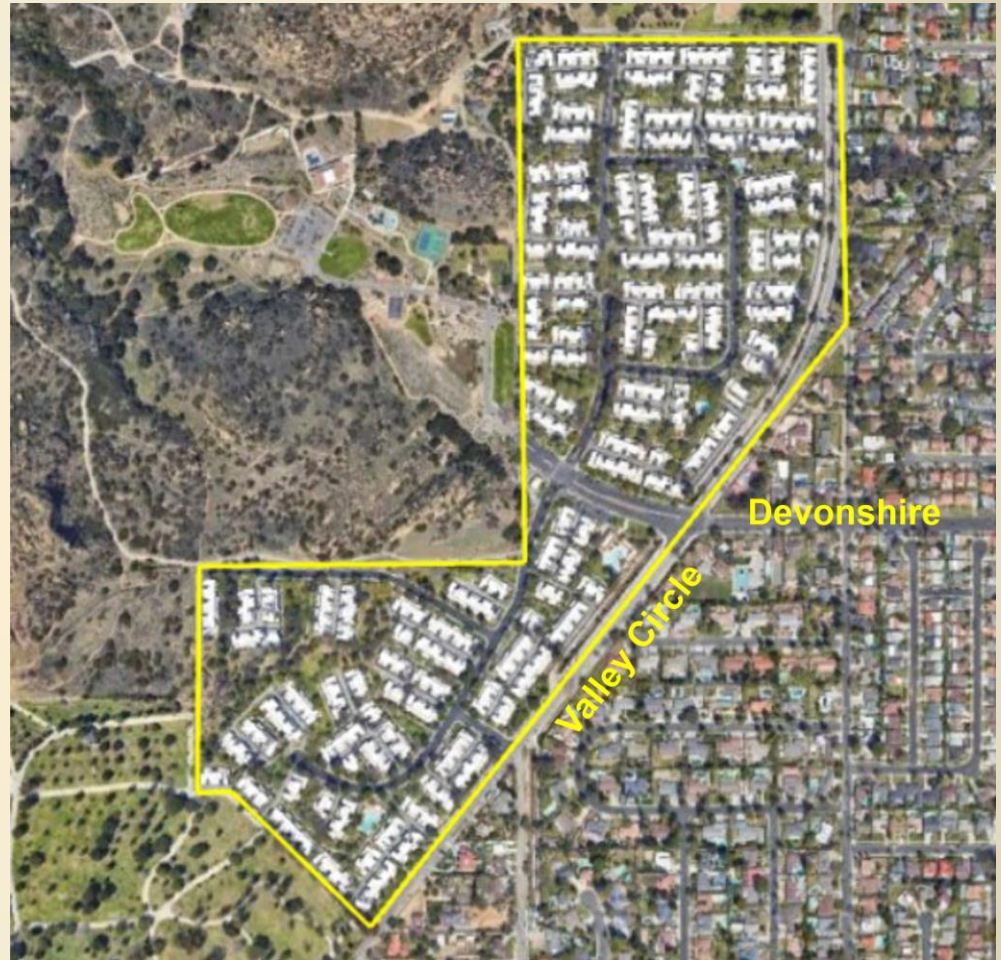
**Our model homes are almost ready.
The landscaping isn't completed. And we
don't officially open for another week or so.
But come by anyway.
Our salesmen are lonely.**

Rockpointe Patio Homes from \$23,990, 6 1/2% conventional financing. Models are located at the base of the mountains on Devonshire just west of Topanga Canyon Blvd. in San Fernando Valley.

© Larwin Co. 1988

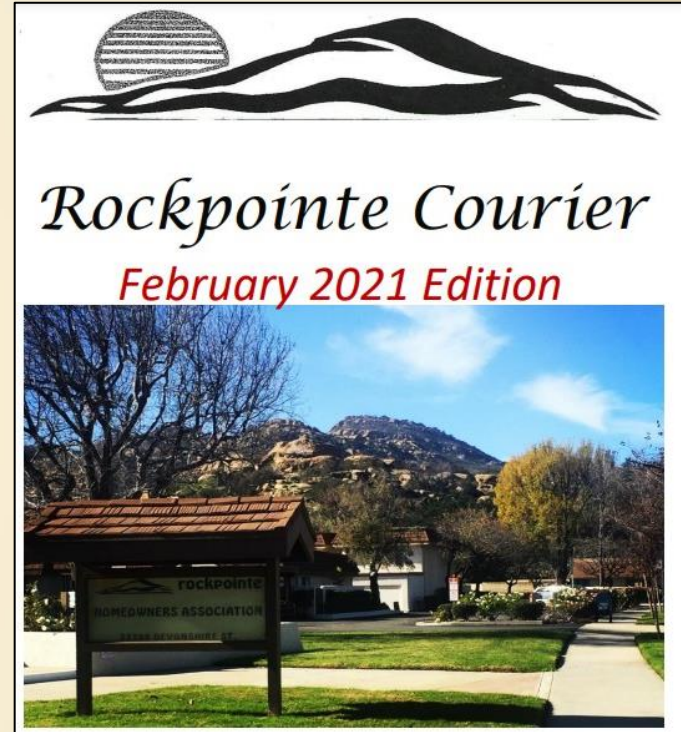
Introduction

- The Rockpointe Community in Chatsworth is comprised of 739 units, 4 pools and a clubhouse on 90 acres.
- It is west of Valley Circle at Devonshire.
- It borders Chatsworth Park South and the Santa Susana Pass State Historic Park to the east, Chatsworth Park North to the north, and Oakwood Cemetery to the south.
- It was built in phases, from 1967 to 1971.



Introduction

- In December 2020, **Roberta Sweat**, a resident of Rockpointe since 1985, contacted us regarding her interest in creating an article for their newsletter the **Rockpointe Courier**. Her goal was to work up a timeline of who owned what has now become Rockpointe, from the time of the arrival of the Spanish to present day, and to include selected pictures or schematics along with the text.
- We volunteered to help Roberta with the article, and it was published in their **February 2021** newsletter on 10 pages.
- The **March 2021** newsletter included a 3 page article on the builder of Rockpointe, Lawrence Weinberg.
- The **April 2021** newsletter included the sales brochure,
- The **May 2021** newsletter included floorplans for the 6 published models in the original Rockpointe brochure, plus a listing of the numbers of each model in the complex.
- This presentation will include all four of the previously published articles, plus add some new discoveries that we have found since that time.

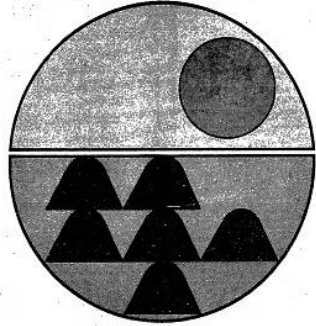


Topics to be covered

- Rockpointe History (originally published Feb 2021, revised/expanded)
 - Introduction (Rockpointe Development History)
 - Native American Pre-contact to colonization
 - Spanish to American Rule
 - Homesteader Era
 - Rockpointe South of Devonshire – Ackerman, Shadwicks, Longview Poultry, Rim Rock Ranch (Hutchinson, Haberfeld)
 - Rockpointe North of Devonshire – Dejeremias, Butler, Schepler, Roy Rogers Sports Center
 - Miscellaneous Notes and Related Addresses
- Rockpointe Builder Lawrence Weinberg Biography (originally published Mar 2021)
- Rockpointe Sales Brochure (originally published Apr 2021)
- Rockpointe Floorplans (originally published May 2021)

Rockpointe Development History

- In July 1964, the Bruin development company requested zoning changes for a 900-unit, 90 building, 92-acre site on the north side of Andora at Devonshire from the City Planning commission to the City Council.
- In September, Keith Watts and other horse owners closed ranks opposing the development. In October 1964, the City Council approved the project, with stringent rules and conditions in developing the property. Residents continued the battle.
- One year later, in November 1965, the 92-acre property described as the Andora Property, was brought before the Council again to ask for more time to submit plans, represented this time by the A.B.C. Investment Company. Final approval of the tract map was approved by all 15 Councilmembers in January 1966.
- The first Rockpointe Tract Map (1 of an eventual 11) was recorded in Jan 1967, south of Devonshire, the clubhouse. The next six tract maps were north of Devonshire, with the final four Tract Maps, south of Devonshire, approved by Oct 1971. The first advertisement (right) was October 1968.



rockpointe
PATIO HOMES BY LARWIN

**Our model homes are almost ready.
The landscaping isn't completed. And we
don't officially open for another week or so.
But come by anyway.
Our salesmen are lonely.**

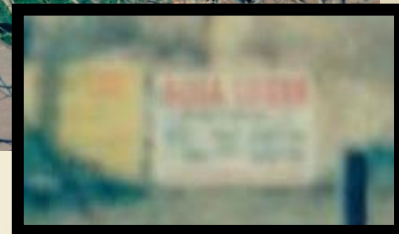
Rockpointe Patio Homes from \$23,990, 6 1/2% conventional financing. Models are located at the base of the mountains on Devonshire just west of Topanga Canyon Blvd. in San Fernando Valley.

© Larwin Co. 1968.

Rockpointe before Development

Taking us back 11 years before Rockpointe planning, this 1953 photo was taken at the northeast corner of today's Devonshire and Valley Circle, at 22231 Devonshire. The Muehlenbach boys look westward to sheep in the field, with the Aqua Sierra sign in the distance.

Dennis Muehlenbach explains: *Devonshire is on the left and the future Valley Circle Dr would start just beyond the fence. They grew asparagus, alfalfa and wheat. The light colors in the field are sheep. Herders from Spain would come over to tend the sheep. (Note: Basque shepherds were in Chatsworth in the 1870's).*



The Aqua Sierra sign outlined in black above is seen enlarged to the right...

The balance of this presentation will discuss the history of the land that became Rockpointe.

1953 photo taken at
the northeast corner of
today's Devonshire
and Valley Circle,
looking west.

22231 Devonshire St.
Chatsworth

Photo courtesy
Dennis Muehlenbach



Native American Pre-contact to colonization

5,000 years ago -- Native American burials are confirmed by carbon dating in Dayton Canyon, 4 miles southwest of Chatsworth (Source: CHS [The History of Burro Flats, Rocketdyne and SSFL](#))

Spanish Rule: (Source: Chatsworth Hills Homesteaders Part 1, 2, 3 -- [chatsworthhistory.com, Digital Archives, Presentations](#))

In 1542, Cabrillo anchors his ships off the shore of Santa Monica; 200 years later in **1769, Spanish Colonization and the Mission Period begins.**



Burro Flats Painted Cave

Listed on the National Register of Historic Places in 1976

Spanish to American Rule

Mission San Fernando was established in 1797, the seventeenth of 21 missions. By 1819 the livestock on mission lands totaled 21,745 head (cattle, horses and sheep). The mission also produced large quantities of wheat, barley, corn, beans, grapes and fruit.

Mexican Rule:

1821 – Mexico declares independence from Spain;

1834 – The Mission is secularized, allowing Mission lands to be granted to individuals. The Mission is at its peak, with 26,000 cattle, sheep, horses, mules, goats and pigs.

1846 – Rancho Ex-Mission San Fernando - To raise funds for the Mexican-American war, Governor Pio Pico sells most of the valley floor, 116,858 acres, to Eulogio De Celis for \$14,000. The boundary on the west side of San Fernando Mission Lands is Andora. (Source: Huntington Digital Library, [1871 Plat of the Ex-Mission de San Fernando finally confirmed to Eulogio de Celis](#))

1848 – the Treaty of Guadalupe Hidalgo ends the Mexican-American war and provides that land grants will be honored.

American Rule: 1850 – California becomes the 31st state in the United States.



Mission San Fernando Rey de Espana circa 1870

Homesteader era

- **1862** – The Homestead Act gave an applicant ownership of government land of up to 160 acres. Requirements were that the homesteader needed to live on the land for five years and improve it by building a 12' x 14' dwelling and growing crops.
- All land west of Andora (which includes Rockpointe) was Homesteader land. The 92-acre Rockpointe property is outlined in yellow at right.
- Rockpointe is a portion of four Homesteader Parcels bordered in red –

Ramon and Augustias Dejeremias (granted in 1899, 145 acres),

Alexander Butler (1901, 33 acres),

Frank and Ruth Ackerman (1900, 42 acres),

Francisco and Maria Miranda (1903, 133 acres).



Homesteader era

- All of these parcels were in a prime location, as they were all relatively **flat land**, and were next to a **reliable water source, the Santa Susana Creek.**
- All land east of Andora was a part of Chatsworth Park, that was established in 1888. It was subdivided into 10- acre parcels and sold primarily as farm and ranch land in the early years.
- The Rockpointe parcels were not subdivided and remained as large tracts of land, which facilitated the 92-acre Rockpointe development in 1967.

As we proceed, we will discuss first Rockpointe South of Devonshire, then North of Devonshire.



Timeline - Rockpointe Property South of Devonshire (40 acres)

1888 – Homesteader Frank Ackerman marries the first child of the Hill Family Homesteaders to the north, Ruth Hill. The 42-acre homestead was recorded in 1900, and the family was living in Santa Paula that same year. Per the 1903 Tax Assessor, Ackerman still owned the Homestead. (Source: CHS Homesteaders Part 2)

The 42-acre Frank Ackerman homestead becomes

- 1) The 7-acre Shadwick ranch in 1911.
- 2) The western 32 acres becomes a modern poultry farm named Longview Poultry Ranch in 1921.
- 3) At or before 1947, Rim Rock Ranch is owned by B.N. Hutchinson, who was honorary Mayor of Chatsworth in 1954/55.
- 4) In 1955, the 43 acre Rim Rock Ranch is sold to Kessler and the Haberfelds, and they raise Angus cattle.



Shadwick History – 1911-1930's

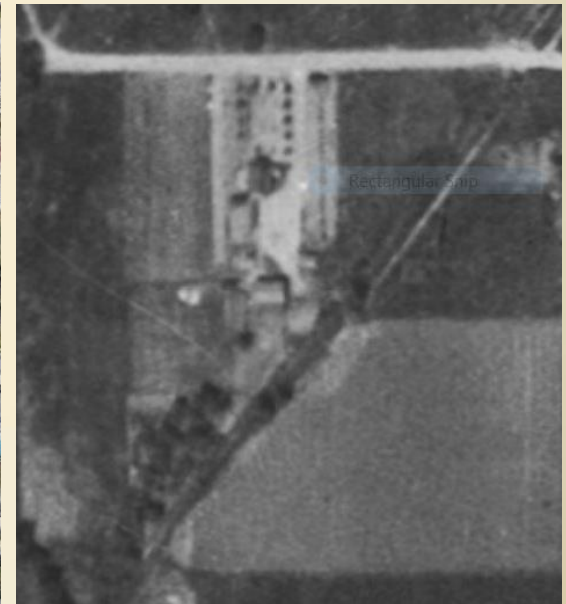
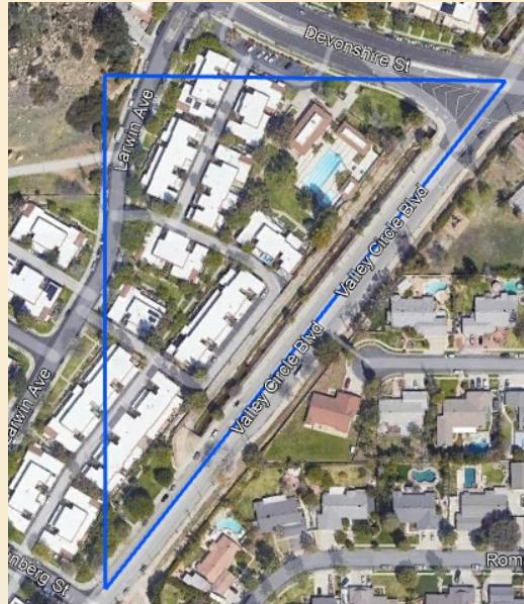
1908-10-22 Chester Shadwick (26) marries Sarah “Sadie” Gray (22) in Pasadena. Sarah Gray was the first-born child of Nelson Gray and Minerva (“Minnie”) Collins Gray. Nelson Gray moved to Chatsworth in 1893 (“Pigtails to SilverGrey”) and was a successful investor in real estate. He owned an 80-acre tract north of Lassen to Devonshire, west of Topanga to Farralone.

1911 Fall - *That fall after we returned home, Sadie and Chester (Shadwick) moved to a little house up across from the creek at the foot of the hills to the west (where we heard the doves cooing years before) among large, shady trees.* (“Pigtails to Silver-Grey”).

Left - Shadwick 7-acre parcel in blue on Google Earth map (the Ackerman homestead house)

Right - Shadwick ranch and outbuildings from a 1928 aerial photo. The Santa Susana Creek follows today's Valley Circle Blvd.

The Shadwicks lived there, at 22322 Devonshire (**today's Rockpointe clubhouse**), for 25 years (until the early 30's) with their seven children.



Shadwick History – 1911-1930's

1930's *Having roasin' ears and hotdogs was a fun thing for young people down on the old Shadwick ranch (the Home was located about where the Rockpointe Recreation Lounge is today). Roasin' sticks were out from the willows along the wash (now a concrete flood channel), a few ears of corn picked from their garden, wieners and buns you brought with you and a lovely dinner was made around an open fire.*

Shadwicks had an old wood range in their kitchen that was a marvel to me; the Shadwick girls could tell the temperature by reaching their hand in the oven and could decide if it needed another stick of wood or if it was ready to bake. Ah, the light and fluffy biscuits I ate there! (2013-04 Smoke Signal article by Lila Schepler).

Photo at right - Circa 1915

Sadie Gray Shadwick poses with 5 children/cousins? at the ranch.



Shadwick History – 1911-1930's

Other notes on the 7 acre parcel ----

1937-09-11 22322 Devonshire -- the Chatsworth Riding Club and Kennels are announced – Van Nuys News. Saddle Horses and registered Airedales. Unescorted ride \$1.00, escorted \$2.00. Two months later they advertised Greyhounds and Airedales from their kennels. And that was all....

1938-1940 22322 Devonshire (today's Rockpointe clubhouse) - Alfred Wren (1896-1957) and Mildred Hanawalt Wren (1906-1993) with their sons Richard (1929-2009), Darryl (1930-) and John (1932-1976) -- Voter Registration. In 1942 Alfred had moved to 11051 Mason, employed by the B.F. Porter Estate.

The Shadwick house at 22322 Devonshire is gone in a 1944 aerial.



Sadie Gray ?

Sadie Gray Shadwick at the Ranch House

Shadwick History is also on pgs 7&8 of the [2021-05 Smoke Signal](#)

Longview Poultry Ranch History – 1921-1930's

The picture below shows the 32 acre Longview Ranch outlined in red on Google Earth over today's Rockpointe Condominium development, on the southwest corner of Devonshire and Valley Circle.

A red "X" marks where the 1926 photo of the ranch was taken in the advertisement on the previous slide.

You can get a good feel for the changes in elevation on the property if you hike up the Larwin Ave trail in the Santa Susana Pass State Historic Park, which is just north of Jeffrey Mark Ct.

The 1911-1944 Shadwick Parcel is outlined in blue



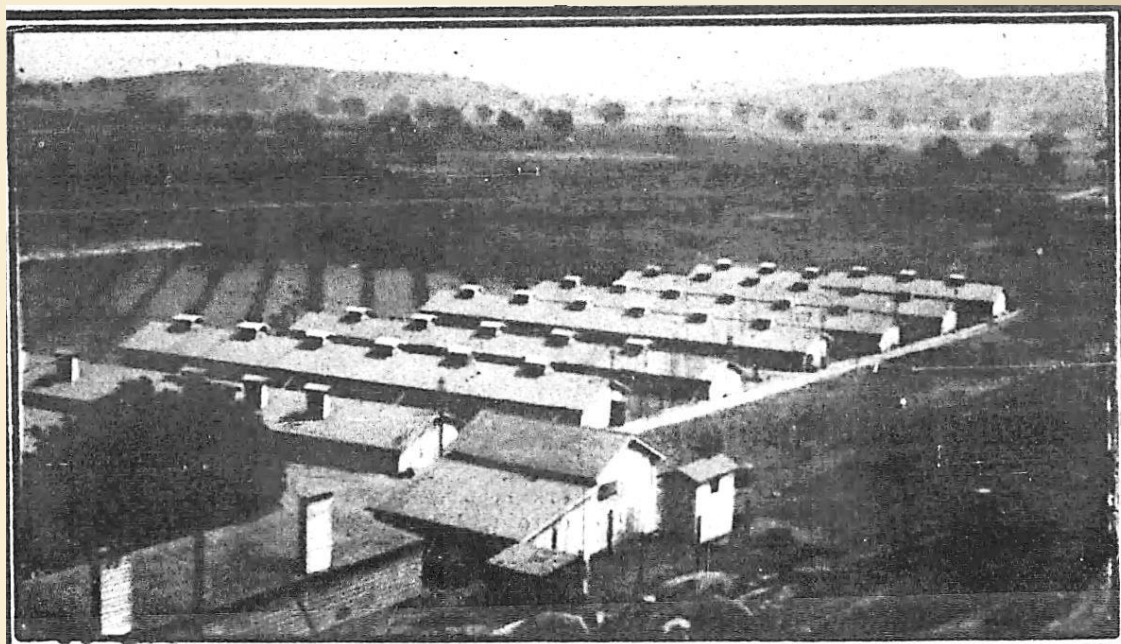
Longview Poultry Ranch History – 1921-1930's

A 1922 article in the Owensmouth Gazette reported that *“James Long of Chatsworth has started work on the largest chicken ranch in the upper valley, which when completed will have room for 15,000 birds. The plans call for the erection of a seven-unit chicken plant, and he will erect two modern bungalows for his sons to live in.”*

The sons and wives were Roy (22 yrs old) and Dove, and Robert (20) and Mary.

In a 1944 aerial, only two of the original seven laying houses remain.

More Long Family History is on pgs 3-5 of the [2020-12 Smoke Signal](#)



Battery of gable type laying houses at Longview Ranch, Chatsworth, constructed with southern exposure, open front and on a gentle slope. Such a location is considered ideal for poultry.

Rim Rock Ranch History – Hutchinson 1940's-1955

By the 1940's, the 7-acre Shadwick and 32-acre Longview parcels had become the 43-acre Rim Rock Ranch.

A 1947 newspaper article regarding a fire in Chatsworth first mentions Rim Rock Ranch and it's owner, Robert Hutchinson.

Robert Hutchinson's father was B.N. (Brubaker) Hutchinson (1898-1964), who was elected honorary mayor to succeed actor Lionel Barrymore.

The 1953 article at right describes Hutchinson, a local rancher and Seattle businessman, as a thoroughbred horse breeder and executive of 17 Pacific Coast firms.

And the Chatsworth Chamber of Commerce claims to be the only Valley community with a businessman mayor.

Robert Hutchinson's obituary mentions that he spent much of his youth on his father's cattle ranch in Chatsworth.

1953-12-16 Chatsworth
Citizen News

V. N. HUTCHINSON HONORARY MAYOR OF CHATSWORTH

CHATSWORTH — V. N. Hutchinson, local rancher and Seattle businessman, has been elected honorary mayor of Chatsworth, it was announced today.

Hutchinson, a thoroughbred horse breeder and executive of some 17 Pacific Coast firms, succeeds actor Lionel Barrymore. With the announcement, the local chamber of commerce claimed to be the only Valley community with a businessman mayor.

The new mayor will be installed Jan. 18 with new officers and directors of the Chatsworth chamber, including Horace Weaver, poultry rancher, president; Judge David Fulwilder, vice president; E. Ken Black, vice president; Russell McElvaine, treasurer; and Cliff Rawson, secretary.

Rim Rock Ranch History – Hutchinson 1940's-1955

The 1955 Chatsworth Grapevine article at the right describes the sale of the 43-acre Rim Rock Ranch to Kessler/**Haberfeld**, Hutchinson has left and gone to Seattle.

But importantly, it starts with “*Horrors! We are at loose-ends and rudderless, Chatsworth is functioning without a Mayor!!*”

A follow-up article on the same page drops a strong hint that the next Honorary Mayors should be Roy Rogers and Dale Evans.

We must have a Mayor - we cannot go on much longer - the other valley cities are pointing their fingers at us - for shame - no mayor. Now that R.R. and D.E. are in our midst (not going to mention any names) is it not a foregone conclusion that R.R. would be the logical person to ask? Do you not think so?

[1955-10-15 The Chatsworth Grapevine pg12](#)

RIM ROCK RANCH

Horrors! We are at loose-ends, we are rudder-less! Chatsworth is functioning without a Mayor!! The Mayor, B.N. Hutchinson, has done left us and gone to Seattle.

When the time was right, Walter Lohman was instrumental in disposing of Rim Rock Ranch, all 43 acres of it and everything on it, including the Dick Burlesons (managers) to the present owners: Jack Kessler and Paul Haberfeld, owner and general manager, respectively, of Rose Marie Reed Swim Suits. After the home is remodelled, the Haberfelds will take occupancy, which will be in the near future.

They will feature registered Aberdeen Angus, purchasing the best of breed for raising, show purposes and to sell. Their latest purchase of ten cows was made from Dr. Fifield of Northridge Estates, and are in the market for more. They are also equipped to board horses, and if you have any questions to ask, just call on Dick Burleson.

Rim Rock Ranch History – Hutchinson 1940's-1955

A few months later, at the annual Chamber installation banquet at the Chatsworth Center, Mr. B.N. Hutchinson was master of ceremonies.

Roy Rogers and Dale Evans were honored as co-mayors and given the key to the city.

Mr. Hutchinson presented them with an inscribed gavel made from an oak tree on Rim Rock Ranch.

Mr. B.N. Hutchinson of Seattle, formerly of Chatsworth and Mayor, was Master of Ceremonies who entertained the group with his quips and jokes.

Mr. Schonfeld then gave his welcoming speech in honor of the incoming Mr. and Mrs. Mayor - Roy Rogers and Dale Evans, and presented them with the key to our city.

Selections from [1956-01-15 The Chatsworth Grapevine](#) pg2

Mr. Janess then presided as the new President and gave Mr. and Mrs. Mayor the opportunity to express their views, the sum and substance being that they are overjoyed with all that Chatsworth is, and in the short time of their resident have found warmth and friendliness. They have six children. Mr. Hutchinson then presented them with an inscribed gavel made from an oak tree on Rim Rock Ranch.

Rim Rock Ranch History – Hutchinson - Jan. 1956 Presentation of Gavel to Roy & Dale

At the annual Chamber installation banquet at the Chatsworth Center, Roy Rogers and Dale Evans were honored as co-mayors and given the key to the city.

Mr. Hutchinson presented them with an inscribed gavel made from an oak tree on Rim Rock Ranch.

Dale Rogers and Melinda Hutchinson holding the Key to the City, Roy and B.N. Hutchinson holding the gavel.

Photos courtesy of Robert Hutchinson, B.N. Hutchinson's grandson



Rim Rock Ranch History – Hutchinson - Jan. 1956 Presentation of Gavel to Roy & Dale

At the annual Chamber installation banquet at the Chatsworth Center, Roy Rogers and Dale Evans were honored as co-mayors and given the key to the city.

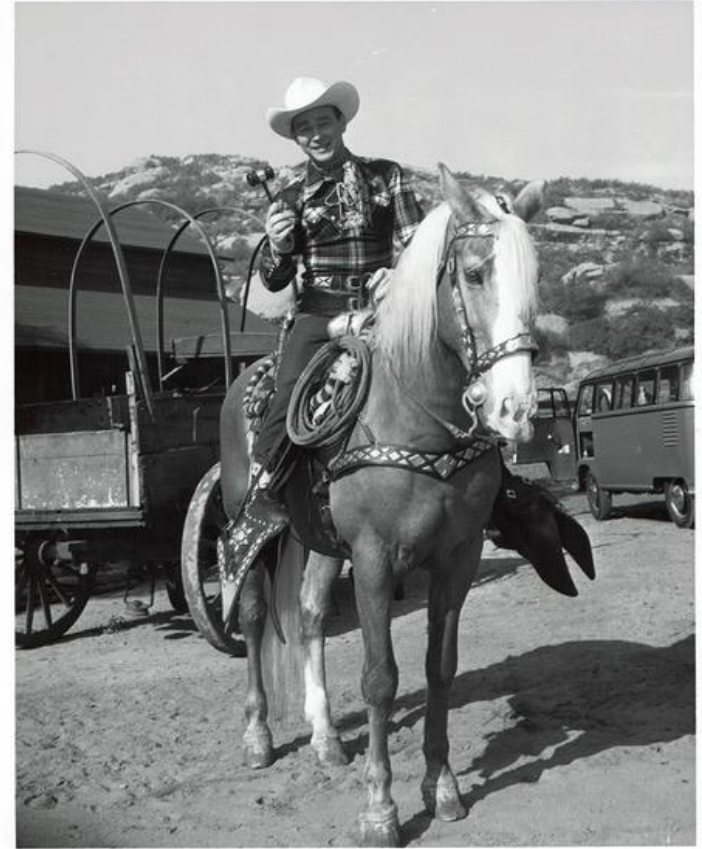
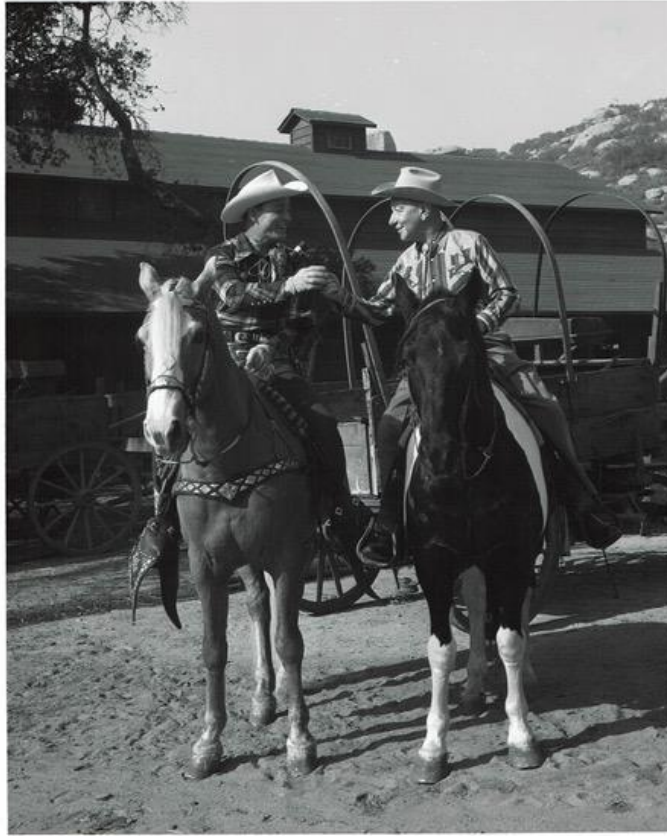
Mr. Hutchinson presented them with an inscribed gavel made from an oak tree on Rim Rock Ranch.

B.N. Hutchinson
presenting the gavel to
Dale and Roy Rogers



Rim Rock Ranch History – Hutchinson - Jan. 1956 Presentation of Gavel to Roy & Dale

B.N. Hutchinson
and Roy Rogers
gavel photos on
horseback.



Rim Rock Ranch History – Hutchinson 1940's-1955

In January 1956, at the annual Chamber installation banquet, Roy Rogers and Dale Evans were honored as co-mayors and given the key to the city by Max Schonfeld.

Schonfeld sold his 130 acre ranch to Roy & Dale in March 1955. Schonfeld was the General Manager of the San Fernando Valley Fair at Devonshire Downs.

Mr. B.N. Hutchinson of Seattle, formerly of Chatsworth and Mayor, was Master of Ceremonies who entertained the group with his quips and jokes.

Mr. Schonfeld then gave his welcoming speech in honor of the incoming Mr. and Mrs. Mayor - Roy Rogers and Dale Evans, and presented them with the key to our city.

From [1956-01-15](#)

[The Chatsworth Grapevine](#) pg2



1956 Key to the City, at the Virginia Watson Chatsworth Museum Was in the Roy Rogers-Dale Evans Museum in Branson Missouri, closed in 2009. The Museum collection was auctioned in July 2010. The key was purchased on E-Bay and donated by a visitor in 2013 to the CHS Museum.

Rim Rock Ranch History – Haberfeld 1956 - 1963

The first mention of the Rim Rock Ranch address was 22400 Devonshire; it was also reported that Rim Rock Ranch was sold in 1963.

We were fortunate to have a Jan. 2021 interview with previous Rim Rock Ranch resident Peter Haberfeld, and his younger sister Mimi.

The triangular section just south of Devonshire and west of Andora was the old Shadwick place, now converted to pasture.

Aerial photo of 43 acre Rim Rock Ranch, circa 1960, source Peter Haberfeld

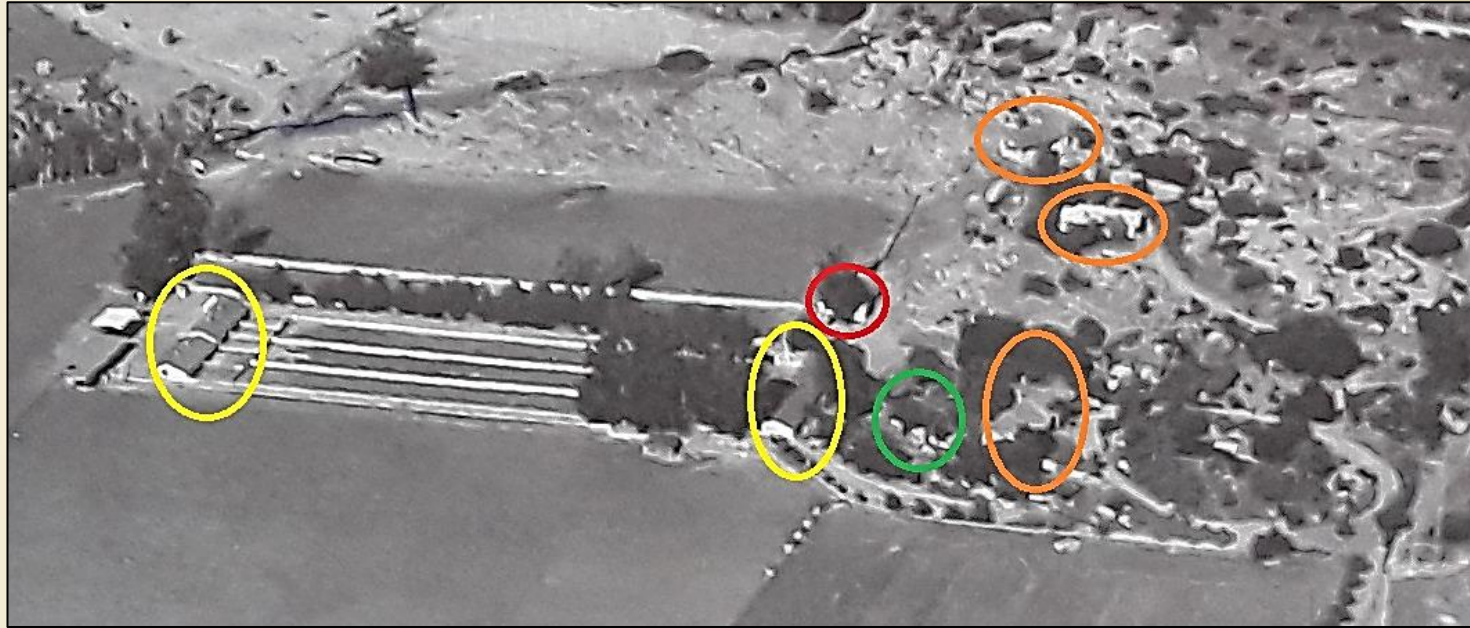


Rim Rock Ranch History – Haberfeld 1956 - 1963

Peter mentioned that at one point they had 100 head of cattle, a registered Angus herd.

The photo at right identifies the buildings at Rim Rock Ranch. The orange ovals are three houses, the lower one is the Haberfeld home. The upper two homes were rented to people that were employed at the ranch.

The yellow ovals are the two barns.



The green oval is a tool shed and open shed for a tractor. The red oval is the creamery, a building that remained from the Longview Poultry Ranch. The three homes also remained from the Longview Poultry Ranch.

Rim Rock Ranch History – Haberfeld 1956 - 1963

Peter described the barns - “They consisted of stalls that were built for horses, very substantially constructed. The fences around the stalls were higher than necessary for cattle, but appropriate for horses.”

We have learned since the Haberfeld interview that the previous owner was Hutchinson, who was a thoroughbred horse breeder. So Hutchinson probably built the two barns for his horses.

Hutchinson’s son also considered it a cattle ranch, and that coincides with Peter remembering that there may have been some Angus on the property when his parents bought it.

And Peter remembers that Dr. Fifield (a prominent minister) was initially involved at Rim Rock Ranch. So the Black Angus Cattle at Rim Rock Ranch during Hutchinson’s ownership may have been provided/owned by Dr. Fifield...

More on Dr. Fifield pg 7 of the [2021-02 Smoke Signal](#)

Rim Rock Ranch History – Haberfeld 1956 - 1963

Mimi, recalls

“I think we had the property from 1956 to 1963. It's my understanding that it was a business venture between my father and Frank Kessler who he worked with at Rose Marie Reid, the bathing suit manufacturer.

My Dad was President. Kessler was a silent partner.”

1960-01-25 Rose Marie Reid starts Valley plant

Left to right (men) Frank Kessler, Paul Haberfeld



Rim Rock Ranch History – Haberfeld 1956 - 1963

Our house (Dad was an architect by hobby) was remodeled by Dad and was on that rise overlooking the ranch.”

Mimi attended Chatsworth Park Elementary and was in the 1959 Mrs. Hughes first grade class with Debbie Rogers and Ray Vincent.



Rim Rock Ranch History – Haberfeld 1956 - 1963



Left – Crop and enlargement of previous 1953 Muehlenbach photo.

The Rim Rock Ranch was south of Devonshire, access was turning left as Devonshire dead ended, and taking a quick right turn up to the ranch. We shared the circa 1953 Dennis Muehlenbach photo with Peter and Mimi, her comments:

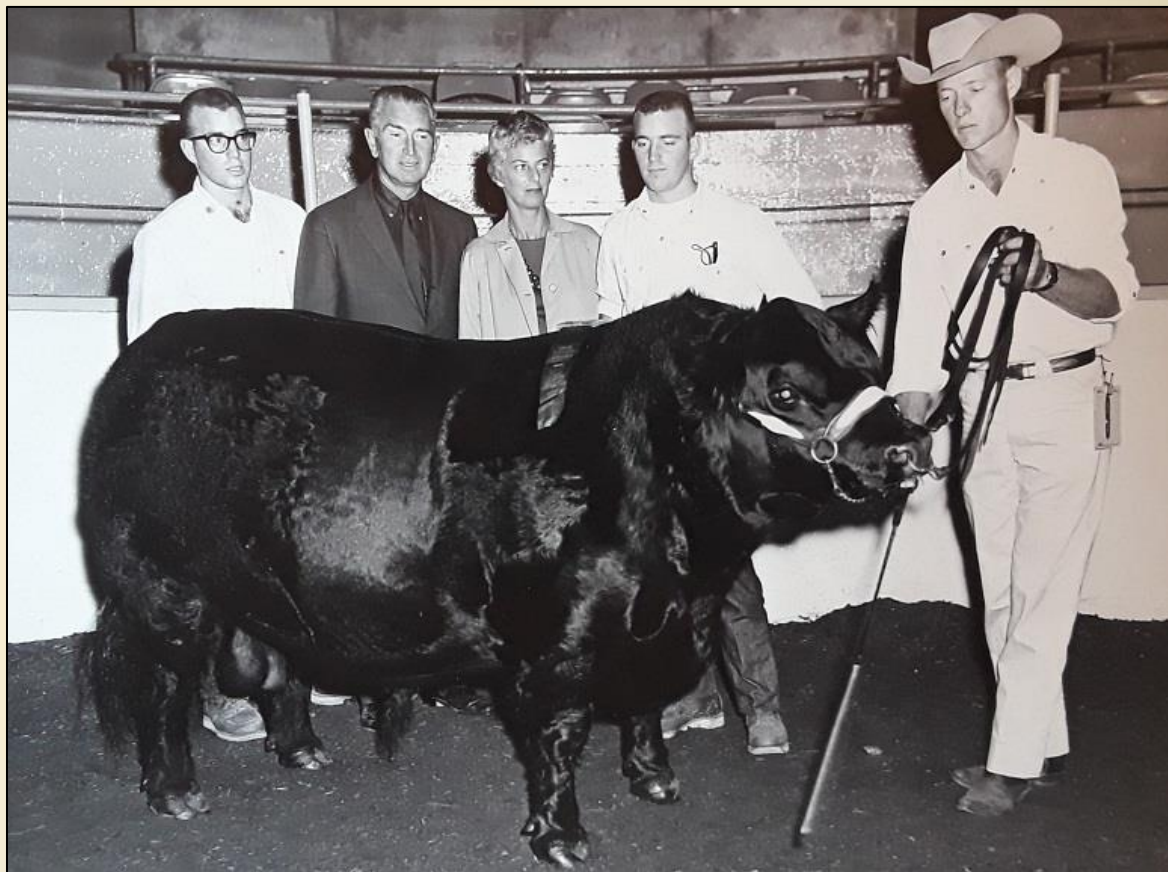
“The picture you sent is familiar as well as beautiful. The white fence is indeed part of Rim Rock, Devonshire dead-ended at our gate, and the road went a bit further veering to the right into what became Roy Roger's Gun Club. Our driveway made a sharp left turn and then a right, you can see the driveway winding up the hill to the right of that huge lone boulder. I was 4 when we moved to the ranch and 11 when we left.”

Rim Rock Ranch History – Haberfeld 1956 - 1963

Peter mentioned that at one point they had 100 head of cattle.

Paul was committed to improve the quality of the herd and bred the cows paying close attention to pedigrees.

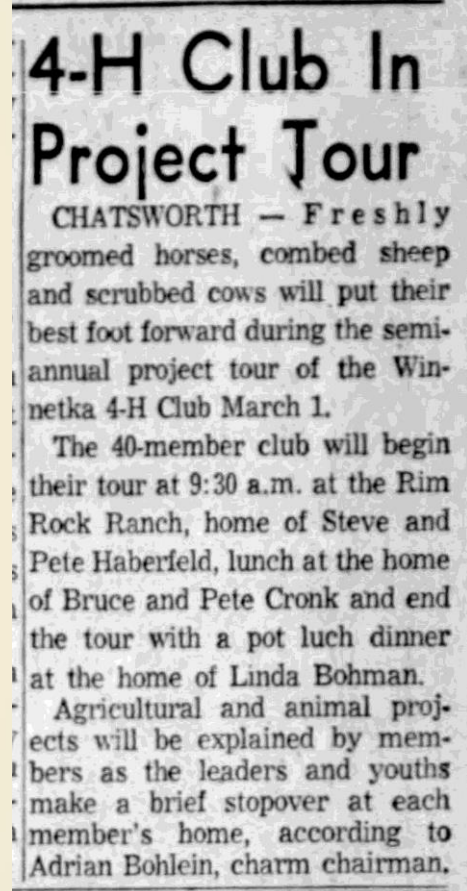
Left to right, Steven, Paul, Susan and Peter Haberfeld, and Howard Brown (who worked at Rim Rock for a number of years and is holding the bull)



Rim Rock Ranch History – Haberfeld 1956 - 1963

- Newspaper articles and Ancestry.com research identified that the twin boys Peter and Steven Haberfeld, born in 1941, were involved with 1957 4-H activities at Rim Rock Ranch.
- They attended Canoga High School, and per the 1958 yearbook were active with the newsletter staff that included other notable Chatsworth residents of that time Susan Pettibone and Sally Ann Parsons.
- 1957 -- the Valley Times reported that the Grand Champion of the Valley Fair was Chester, an 855- pound Aberdeen Angus, owned by Steve Haberfeld of Chatsworth.
- 1958 -- the 40-member Winnetka 4-H Club began their annual project tour at the Rim Rock Ranch, home of Steve and Pete Haberfeld.
- 1960 -- Paul Haberfeld enters 10 Aberdeen-Angus animals in the beef-cattle division at the San Diego County Fair.
- 1963 -- Rim Rock Ranch is sold, one of the cornerstones of the Rockpointe Development.

More on the Haberfelds pg 7 of the [2021-02 Smoke Signal](#)



Timeline - Rockpointe Property North of Devonshire (52 acres)

1865 - Homesteaders Ramon and Augustias Dejeremias moved to their property along the Santa Susana Creek in 1865 and were granted their 145-acre homestead in 1899. Their parcel was west of Topanga and Andora and includes the northern portion of Rockpointe property. Per the 1903 Tax Assessor, N.A. Gray owned the Homestead. 19 of their southern acres would become a part of Rockpointe.

1896 – Homesteader Alexander Butler, at the age of 23, lives on 33 acres west of Andora and north of Devonshire. His homestead is recorded in 1901, and by 1910 he has returned to his mother's farm in Downey. Per the 1903 Tax Assessor, Butler still owned the Homestead.

We assume the 11 or so fan palm trees that are still on Andora/Valley Circle were planted by Butler (or whoever owned it soon after 1903), they appear as a 1912 postcard. See [Chatsworth Postcards 1912](#), pg16



Schepler 48-acre Citrus Ranch – 1929 -1961

In 1931 the Schepler family moves to Chatsworth, after arriving in California in 1921. Frank Schepler was active in the development of the miracle mile along Wilshire, as his field is real estate. In 1929 they bought a 48 acre citrus ranch in Chatsworth.

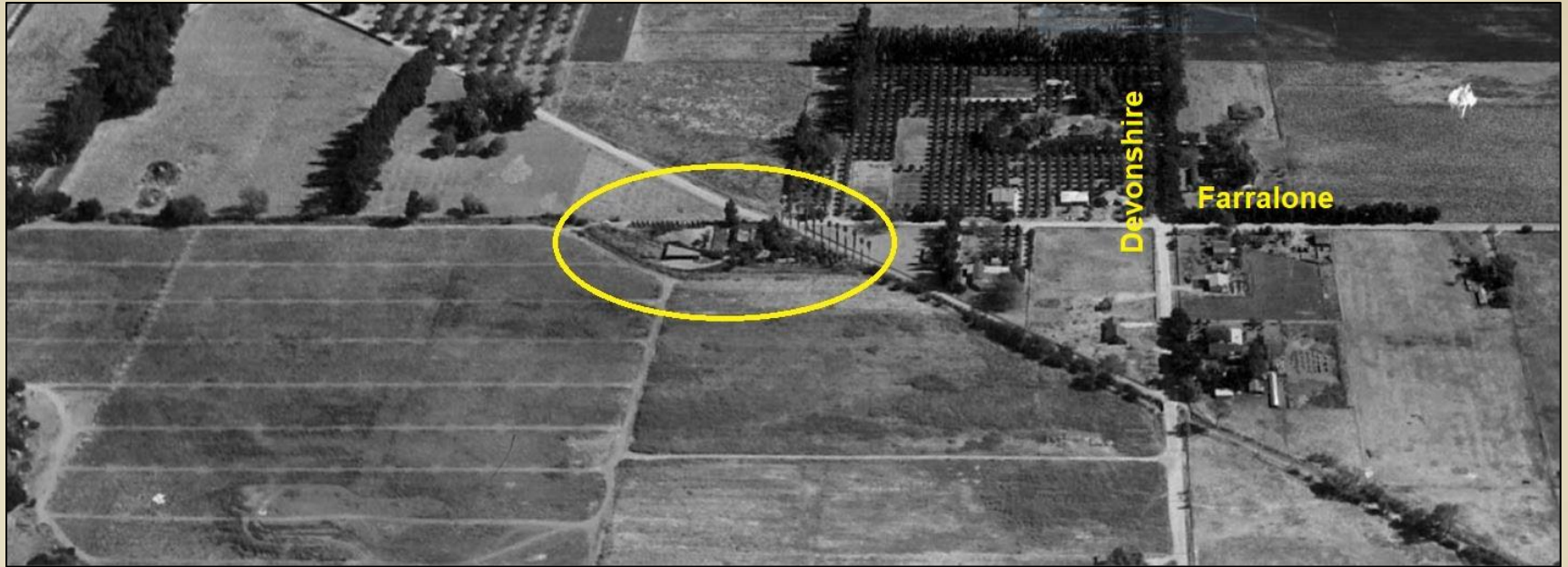
“Most of the people north of Devonshire in Rockpointe live on part of that land; and most of Chatsworth Park North was at one time their land”
(Eleanor Schepler bio by William (Bill) Schepler)

The Scheplers lived just east of the orange groves at 10515 Andora.



1928 and 1956 aerials of Schepler ranch, Rockpointe boundaries in yellow. Citrus groves in 1928, open fields in 1956.

Schepler 48-acre Citrus Ranch – 1929 -1961



The only house on the northern 52 acres that became Rockpointe was the Butler Homestead

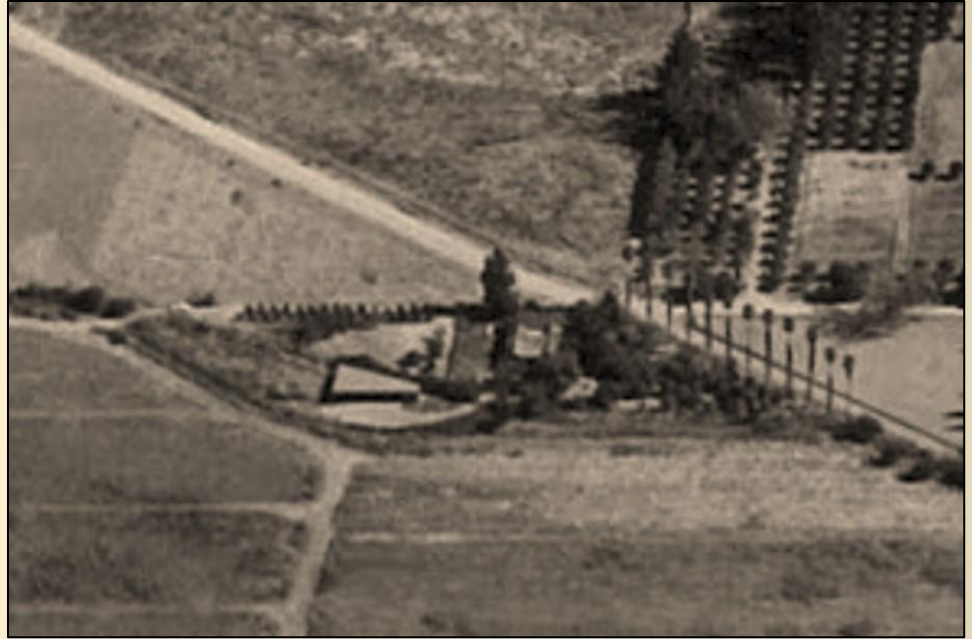
Notice the 12 palm trees, 11 still remain today

1954 aerial above, the “Butler” house is circled in yellow (looking east at Andora and Farralone)

Schepler 48-acre Citrus Ranch – 1929 -1961

Carolyn Schepler, who grew up on Andora, remembers the house:

As I recall my grandmother telling me that when they purchased the Butler property it had a large barn just east of the house next to the tall palm trees. Across the creek there was a 3-car garage, a small studio apartment and a tiny workshop with a really cool gas/oil smell. A small creek ran thru the property with a wooden plank bridge which had to be replaced twice when we had huge rains. There was a huge bell that the previous owners used to call in the workers for lunch. My uncle moved the bell to his Lassen property. The 2-bedroom/1 bath house was constructed of redwood and my grandmother complained that wind would blow thru the walls. I do remember it having a cool smell from the redwood.



1954 aerial above, the “Butler” house (looking east at Andora and Farralone)

Roy Rogers Sports Center Golf – 1961-1965

Aqua Sierra Sportsmans Club, and the Roy Rogers Sports Center

In 1949, the Aqua Sierra Sportsmans club is founded. Two skeet and trap stations are built in 1951/52 on a portion of the Minnie Hill Palmer homestead (in today's Chatsworth Park South)

The complex was expanded in 1956 after the purchase of the Hill homestead by Henry Berkenkamp of Oroweat Bakeries. By 1959, there were five skeet and trap stations, a 90 foot hi-tower, one nine-hole golf course, a driving range, and two trout lakes. In 1959 it is advertised as the Roy Rogers Sports Center.

In 1961, three additional nine-hole golf courses (red, orange & yellow, as seen to the right) were added on the adjacent 52 acre Butler and Dejeremias homestead parcels, north of Devonshire. The acreage was leased from the Scheplers. In 1965, the land was sold to the Rockpointe Townhome project.



Roy Rogers Sports Center Golf – 1961-1965

The decline of the sports center began in 1968, when Rockpointe began development on the Butler/Dejeremias homestead parcels.

In 1973 the City of Los Angeles purchased the 75 acre skeet/fishing/golf course site (formerly the Hill Homestead) and it became today's Chatsworth Park South.

For the complete story on the Sports Center, follow this link to [Aqua Sierra and the Roy Rogers Sports Center](#)

1967 aerial shows Rockpointe clubhouse is built.

The first Rockpointe Tract Map (1 of an eventual 11) was recorded in Jan 1967, the clubhouse.



Miscellaneous Notes

1940's Lila Swartz Schepler lived at the NW corner of Devonshire & DeSoto with her family, she was Recs and Park playground director eventually, and married Bill Schepler in 1940. Lillian married Frank Schepler in 1943, they met at Douglas Aircraft where they both worked in Santa Monica. She operated the Chatsworth Patio on Devonshire and Jordan with her mother.

1957-58 Clarence Palmer and two partners set up the Sports Center consisting of a trout pond, a skeet-trap shooting range, and four golf courses. Palmer held a lease on the White Course. The three partners leased the Red, Yellow and Orange courses from Frank Schepler; Virgil ran the restaurant for the courses. per Ken Ditto, the golf pro shop was 200 ft east of the Acre. Clark Gable, Roy Rogers, Bob Burns, Bing Crosby used the center. There were two high, wooden shooting towers (skeet-launching towers?) on the hill. They were not built to code so the City ordered them dismantled. There were five water wells on the property to water the courses and feed the pond. (1986 Virgil Heumann interview)

1961-07 Building permit records indicate the construction of the former golf course facility (red, yellow and orange courses) located east of the current subject property began in August 1960 and was completed in July 1961. (Chatsworth Park South Preliminary Endangerment Assessment, 741.CPS.SSI.PEA.rpt.12.2010, Page 12)

Miscellaneous Notes

1967-01-05 First Rockpointe Tract Map (1 of an eventual 11) is recorded, south of Devonshire, the clubhouse. A second Tract Map just north of Devonshire (Model homes?) is approved in Oct 1968; the remaining five Tract Maps north of Devonshire are approved by Nov 1969, with the four Tract Maps south of Devonshire approved by Oct 1971.

1968-10-13 Rockpointe Patio Homes Ad- Model Homes almost ready (Valley News)

1968-11-10 Rockpointe Valley Community Opens 6 model homes first phase 440 of 750 units (Valley News)

1969-10-31 Palmer completes the final arrangements. Clarence Palmer talks Minnie into moving the pro shop onto the Acre. (1986 Virgil Heumann interview)

1970 Virgil Heumann moves in to a trailer on Minnie Hill Palmers property. Virgil uses the pro shop for storage. (1986 Virgil Heumann interview)

1972-10-29 Rockpointe Bluffs begins, only 14 of 440 original units not sold (Valley News). Today (2016), there are 739 units at Rockpointe.

Related Addresses

22322 Devonshire (south of) – Shadwick 1911 to 1930's, 1937 Chatsworth Riding Club, 1938 Alfred Wren and Mildred. House is gone in 1944 aerial.

22400 Devonshire (south of) – Rim Rock Ranch, 1955 Dick Burlson Mgr, 1957-60 Haberfeld, 1963 Rim Rock Ranch sold.

22500 Devonshire (north of) – Butler Place? J. Eddington Rife & Vera, 1940 census, rented; 1940 Building permit to move 3 room house to 22300 Devonshire, on same property. 1965 was the address of the snack bar and coffee shop on Golf Course

22300 Devonshire (south of?) – In 1940 a 3 room house is moved from 22500 to 22300. In 1946, Mr. Mrs. Joe Castro at 22300 Devonshire gave birth to a son. In 1961 it is a 24 acre parcel up for bid for a park. In 1970 it is the Rockpointe Recreational Bldg.

22280 Devonshire (south of) – Pierce place, Monarch School today...

Related Addresses

10637 Andora – built in 1932, John “Jack” Kibbey and wife Helen, who had a son from previous marriage Allen Pettibone (1912-1962). Allen had a son Allen J Pettebone (1945-) who lived with his grandmother Helen in Chatsworth. Allen would ride with Emma Graves all around the hills of Chatsworth....

10637 1/2 Andora – there was a 2nd house at 10637, built at or before 1940. That would explain the 1940 census that has Milton and Collette Parsons at 10637 Renting, and the Kibbeys at 10637 Owing. And the 1944 voter registration has Helen and John Kibbey at 10637, and son Allen and wife Eleanor Pettebone at 10637 1/2, and Parsons at 10801 Farralone.Kibbey was a draftsman/architect, in 1942 (Draft Registration) he worked at RKO Radio Pictures in Hollywood, and the Parsons were Hollywood people...

10632 Andora – 1930 Census Warren & Maud Graves (21, 17)

10515 Andora - Schepler 1932 Bldg permit to enlarge house. Schepler lived at 734 Sierra Bonita in Hollywood in 1930 Census, 1.2 miles away from Jack Kibbey, who lived at 1617 Sierra Bonita. In the 1939-1940 Chatsworth Directory, 10637 Andora – Kibbey, 10515 - Scheplers, Jr & Sr

10473 Andora – 1930 Census Fred, Emma, Cecil Graves (55, 57, 27)

10235 Andora – 1930 Census, Roy & Dove Long, (30, 29)

Rockpointe Builder Lawrence Weinberg Biography

(originally published Mar 2021)

Rockpointe was built by Lawrence Weinberg's company Larwin. He was a well-known builder of California housing in the mid-twentieth century.

Larwin Company's name is derived from his first and last names. The streets that are wholly within Rockpointe: Larwin, James Alan Circle, Jeffrey Mark Court and Weinberg, were named in honor of two sons, the family last name, and the name of the company.

Lawrence Jay Weinberg was born Jan. 23, 1926, in Brooklyn, N.Y. of Jewish parents who emigrated from Poland. His father started out as a janitor, sold ladies' underwear from a pushcart and eventually owned a mill that made underwear and polo shirts.

In 1943, at age 17, Larry Weinberg enlisted in the Army and was sent to Cornell University for training before being deployed to France in 1944. He was wounded when he stepped on a land mine while on a U.S. Army reconnaissance patrol in the Vosges Mountains of eastern France in November 1944. The explosion, he said later, seemed to send him spiraling "down into black." Bayoneted by a German soldier, he lay on the ground more than 13 hours before being rescued.

A new medication, penicillin, saved him from losing a leg to infection. He needed surgeries and 11 months of rehabilitation back home to regain his mobility. He was awarded the Bronze Star and Purple Heart and discharged in 1945 with 100% disability pension.

Rockpointe Builder Lawrence Weinberg Biography

(originally published Mar 2021)

After he returned home, a cousin introduced him to Barbara Anne “Barbi” Weiss, a University of Arizona student who was visiting New York. They eloped six months later, a day before Mr. Weinberg turned 21.

The couple moved to Los Angeles. While studying at the University of California, Los Angeles, Mr. Weinberg began looking for ways to get into business. He considered creating a chain of coin-operated laundries before settling on housing in 1948.

With \$10,000 of savings, he formed the firm that became Larwin and served as CEO until retirement. He started by building four houses in the Mar Vista neighborhood of Los Angeles. They sold for about \$7,500 each. Mr. Weinberg figured his profit was about \$8 per home—plus valuable experience. Next came a much more profitable development of 30 homes. He still couldn’t afford a secretary, so his wife typed all the forms.

Larwin’s developments spread to the San Fernando Valley, Orange County and beyond. A development near Covina, Calif., in 1954 was a breakthrough. Billboards touted “nothing down” and monthly payments of \$53. When sales opened on a Saturday morning, “we were mobbed,” Mr. Weinberg recalled later. The company sold 68 homes in a weekend.

Rockpointe Builder Lawrence Weinberg Biography

(originally published Mar 2021)

By the early 1960s, he was prominent enough to be invited to speak at the annual convention of the National Association of Home Builders. Strict code requirements and rising land costs were making it hard to build homes for families with modest incomes, he said at the convention in 1962. “Low-cost housing provided by private enterprise is everybody’s business,” he said. “If the public doesn’t take steps to make it feasible, a tidal wave of public housing projects, and the increased taxes to support them, are imminent.”

The Larwin Company grew into the largest privately-owned housing company in the U.S. by the late 1960’s. In the late 1960s, he considered an initial public offering of shares in Larwin but decided instead to sell the company to CNA, an insurer and continued as one of the three largest housing producers nationally. Mr. Weinberg served as a Member of the Executive Committee and the Board of Directors of CNA Financial Corporation as it expanded ambitiously across the country developing over 8,000 residential units annually.

Then came surging interest rates and a slump in housing demand. In 1974, Larwin reported heavy losses and was forced to retrench. Mr. Weinberg resigned as chairman and CEO in June 1974. CNA wrote off its entire investment in Larwin. Mr. Weinberg was active in many associations related to the home building industry. He was a former member of the Board of Directors of the NAHB, and a co-founder of the Master home Builders Council and the National Council of Housing Producers. He was the former Vice-Chairman of the California State Housing Commission and served as the former President-elect of the Building Industry Association. After leaving CNA Financial Corporation, Mr. Weinberg focused on other investments, his basketball team and advocacy for Israel.

Rockpointe Builder Lawrence Weinberg Biography

(originally published Mar 2021)

Mr. Weinberg was a **major owner of the Portland Trail Blazers** from 1970 to 1975 and the principal owner and CEO from 1975 to July 1988. The Trail Blazers won the NBA Championship in June 1977. He served as the Chairman of the Board of Governors of the NBA from 1980-83.

Though he loved basketball, owning a team was stressful. The job included tangling with stars like Bill Walton, the 6-foot-11 center and Grateful Dead fanatic. In the late 1970s, Mr. Walton accused the team of failing to give him proper medical care for foot injuries. Sometimes, Mr. Walton wrote later, he telephoned the team's owner in the middle of the night to announce he was quitting the Blazers, only to change his mind in the morning. He finally bolted to the San Diego Clippers.

In good times and bad, Mr. Weinberg rarely missed a game. "It just takes over your life," he said after selling the team in 1988.

Rockpointe Builder Lawrence Weinberg Biography (originally published Mar 2021)

Mr. Weinberg was a longtime leader of the American Israel Public Affairs Committee (AIPAC), which advocates strong U.S. support for Israel and served as its President/CEO in 1976.

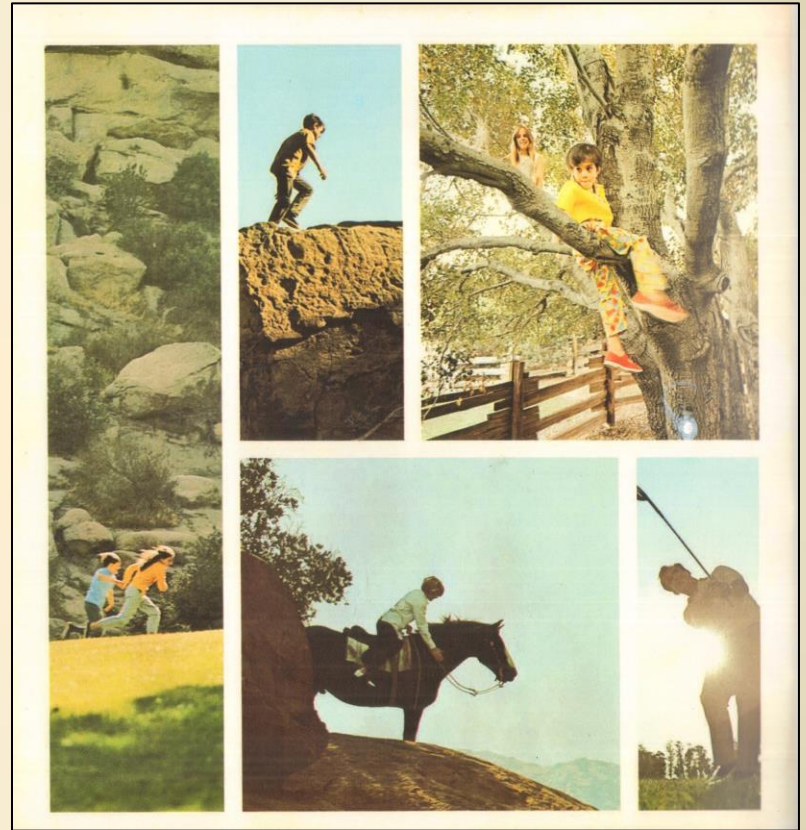
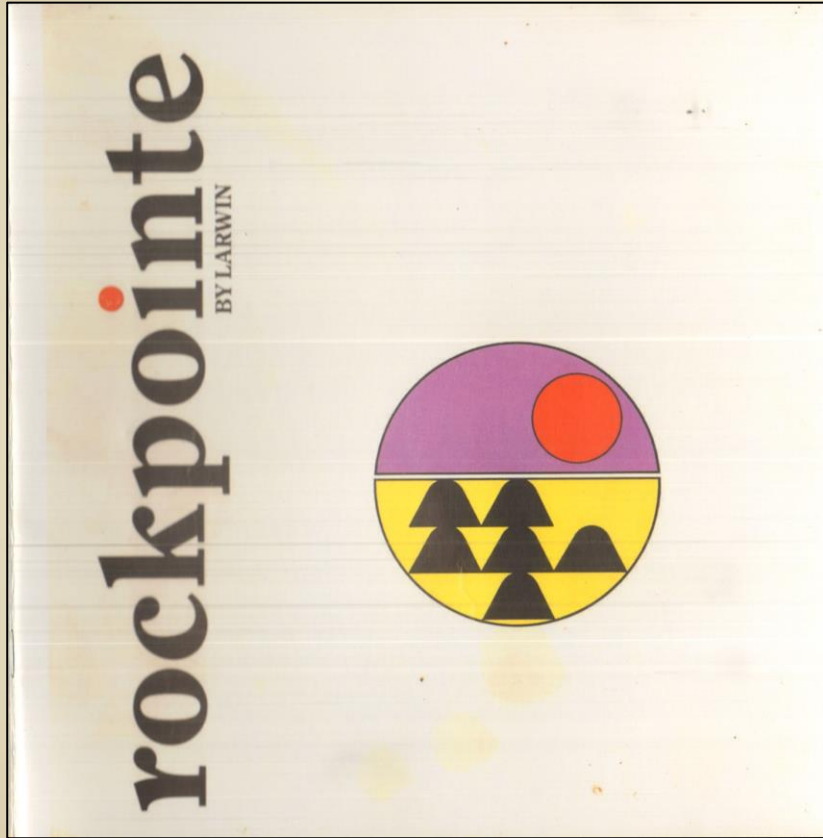
His wife, Barbi, was the founding president of the Washington Institute for Near East Policy, a think tank.

Mr. Weinberg died Jan. 1, 2019 in Los Angeles. He was 92.

Information taken from Wikipedia and WSJ article by James R Hagerty, Jan. 11, 2019.



Rockpointe Sales Brochure



Rockpointe Sales Brochure



Fun things are busting out all over. In the brightest, boldest, brassiest new townhome recreation community in the country.

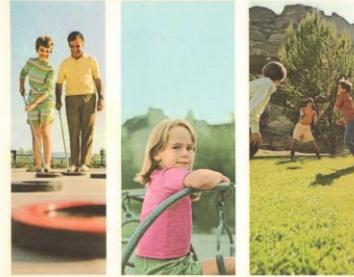
Rockpointe. Rugged. Outdoors. Air so clear and crisp you can almost hear it snap.

Rockpointe. With a big flair for full-out family fun. Surrounded by an area rich with heritage and magnificent natural beauty.

Rockpointe. The big country reaches out to welcome the finest close-in patio townhome community.

Rockpointe.

spectacular new year-round fun place.



Trees to climb. Mountains to conquer.

Hidden trails that beckon horse-back lovers and hikers alike.

The area, rich with American History, was once the scenic backdrop for Wells Fargo trails.

Countless western movies were filmed in these picturesque hills.

This is the perfect setting for Rockpointe. Winding tree-shaded streets. Carefully designed to be safe for youngsters at play.

Your new Rockpointe home is nestled in a meticulously landscaped park setting. Unique master planning keeps utilities out of sight and underground to maintain the architectural integrity of the park community.

This is Rockpointe. A prestige park community designed for youngsters and young families at play. For active *senior youngsters* as well. This is your kind of family fun community.



welcome to kid country.



Rockpointe Sales Brochure



Meet Club Rockpointe. It's a big, bright, exclusive new Family Recreation Center humming with activity. And you're a member the day you move in. Membership is *included* in the purchase price of your new home.

Club Rockpointe offers abundant recreational facilities.

A huge clubhouse is yours. For country club socials. Barbecues. Parties. Dances. Banquets. Teen Clubs. Arts and crafts. Hobbies. There's a beautifully appointed lounge for relaxing and friendly conversation with new friends, guests, neighbors.

And there's the Rockpointe Discotheque. It's a separate playroom for special activities. It swings all year long with fun happenings for every member of the family.


Now add a long list of favorite family pastimes. Junior Olympic-sized pools. Separate wading pools. Shuffleboard. Badminton. Ping Pong. Volleyball. Croquet. You name it. Playtime is all the time. At Rockpointe.

the play's the thing.


Rockpointe Sales Brochure



Rockpointe Sales Brochure




**every city
convenience.**




schools and shopping.

There is no finer school system anywhere. Educational facilities for all grade levels are within easy reach. Valley State is just a short drive away. And there are numerous Parochial schools throughout the area. Complete shopping facilities, including Topanga Canyon Regional Shopping Center, are minutes away. And you'll discover churches of every major faith and synagogues nearby, too.



parks, playgrounds.

The natural beauty of the land embraces many parks and playgrounds. Chatsworth Park, bustling with fun seven days a week, adjoins Rockpointe and is a *part* of the community. Facilities include a field house, football field, baseball diamond, illuminated basketball and volleyball courts, outdoor gym, picnic areas, playground and riding stables. Chatsworth Park is *just for the fun of it.*



fun nearby, too.

For weekend dufers, the area has many golf courses only a short drive from your front door. Equestrian trails crisscross the hills that surround Rockpointe. Beaches and mountains are close by. The new Music Center, theaters, Los Angeles Art Museum and other cultural centers of downtown Los Angeles are a short freeway drive away.

Rockpointe Sales Brochure



no maintenance.

There is no finer, more carefree way of life in the country. Forget pushing a lawnmower. Forget watering. Forget weeding. Forget clipping hedges and exterior painting. Count on spending your spare time relaxing or having fun with your family. All exterior maintenance is done for you by professionals. One small monthly payment takes care of everything.



air conditioning.

Every Rockpointe home features individual General Electric refrigerated air conditioning at *no extra cost*. Dial the climate you want. You've got it. No more hot spots. No more drafts. No more soot or pollen. General Electric *totahome*™ refrigerated air conditioning is the finest system for year-round comfort. And it *adds resale value* to your home.

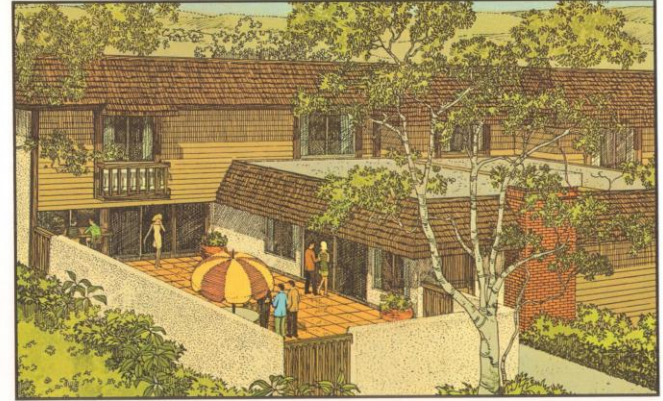


best terms anywhere.

Rockpointe homes are *easy to own*. The best possible terms have been made available. Down payments are low. So are monthly payments and interest rates. Best of all, you enjoy the security and all the benefits of home ownership. You get a grant deed to your home with an insured title policy. Your investment is permanently protected. You can rent or sell anytime.

most wanted features.

bright new concept.



Larwin introduces a bold new breakthrough in indoor and outdoor living. Patio Townhomes.

Larwin has created an exciting new world of indoor family living and outdoor patio activities. What is unique about "Patio Townhomes" is the private walled patio. It has been created to take maximum advantage of the home where it really lives.

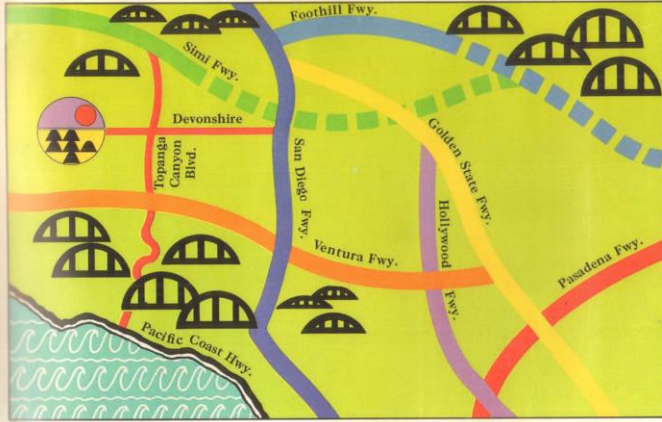
CrystalAire window walls open up the inside

and literally make it a part of the outdoors. And the outside gardens and patios become part of the inside.

Imagine living in a "Patio Townhome" with complete flexibility for indoor-outdoor parties, barbecues, teen get-togethers, year-round family fun. Or just plain relaxing.

Larwin's new Patio Townhomes are a bright new concept in true California living. And they're only at Rockpointe.

Rockpointe Sales Brochure



Great Company.

The Larwin Company, one of the largest housing producers in the nation has built a lot of big new homes and exciting communities in the past 23 years or so. Over 26,000 in fact...48 communities in all.

We think our records reflect a lot of confidence in Larwin built homes and communities. Larwin has two goals in designing each new community. One is quality home construction.

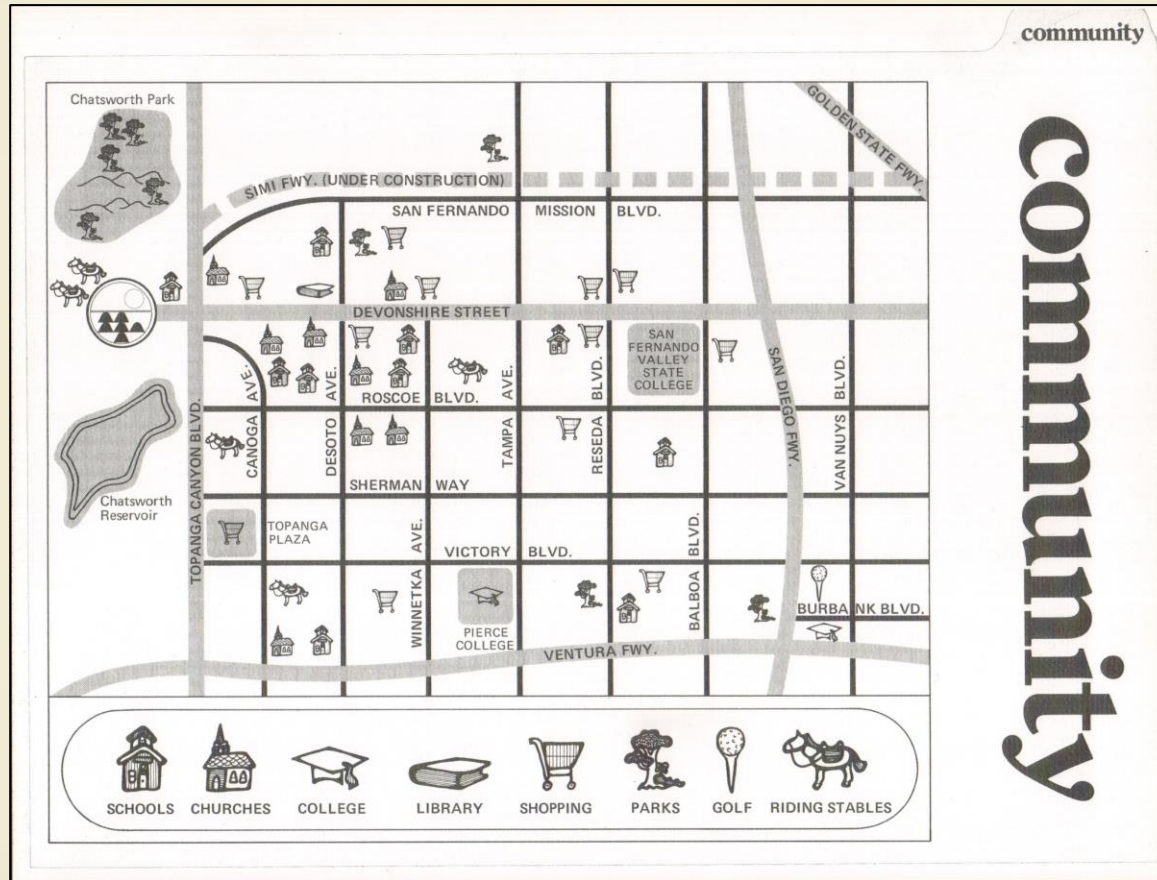
The other is the most functional home designs and innovative community planning. It's not surprising that others continue to look at Larwin for the bright ideas in community planning and home building. Larwin is part of giant F.C.M.A. Financial Corporation, 51st largest corporation in the United States, listed on the New York Stock Exchange and with assets of over 3 billion dollars. Your assurance of integrity and responsibility.

the larwin
company.

rockpointe
BY LARWIN



Rockpointe Sales Brochure



Rockpointe Floor Plans



The following pages are the floorplans for the 6 published models in the original Rockpointe brochure.

The Westport – a single story 2 bedroom, 2-bath (1,066 sq. ft.)

The Montego – a single story 3 bedroom, 2-bath (1,288 sq. ft.)

The Casa Grande – a 2-story 3 bedroom, 2 ½ bath (1,747 sq. ft.)

The Rochelle – a 2-story, 4 bedroom, 2 ½ bath (2,088 sq. ft.)

The Spacemaker – a 2-story, 4/5 bedroom, 2 ½ bath (2,138 sq. ft.)

The La Costa – a 2-story, 4-bedroom, 3 bath (1,773 sq. ft.)

Rockpointe Floor Plans

features

features

Patio View Kitchens

- Family Breakfast Areas
- Beautiful Custom-Finished Kitchen Cabinets
- Custom Designs in Decorator Vinyl Asbestos Floor Tile
- General Electric "Americana" Fully Automatic Timed Range and Oven with Two Level Exhaust System
- General Electric Food Waste Disposer
- Double Kitchen Sink
- "Easy-to-Clean" Ceramic Tile Countertops
- General Electric Built-in Automatic Dishwasher
- Luminous Ceilings

Living Areas and Family Rooms

- Architecturally Designed Patio Walls
- Fenced Rear Patios
- Full Width Sliding Glass Doors and Screens
- TV Outlet
- Custom Decorator Designed Lighting Fixtures
- Custom Vinyl Asbestos Floor Tile in Family Room
- Electric Door Chimes
- Wet Bars Included in Plans 104, 105, 106
- *Optional Wet Bars Available in Plans 102, 103, 107

*Optional at a nominal additional cost

- Sunken Living Rooms in Several Plans
- Raised Formal Dining Rooms in Several Plans

Bathrooms

- One Piece "Easy to Clean" Tub and Shower**
- Decorator Designs in Vinyl Asbestos Floor Tile
- Deluxe Brass Fixtures
- Deluxe Medicine Cabinets
- Luxurious Pullmans with Cultured Marble Top
- Gold Anodized Shower Enclosures

Bedrooms

- Spacious and Convenient Wardrobe Closets
- Window Screens
- Careful Planning for Best Furniture Utility
- Ample Closet Space

All through the House... Inside and Out

- *totalhome*™, General Electric Individual Refrigerated Air Conditioning with Automatic Control Thermostat
- Highest Quality Asphalt Tile Floors or Optional* Carpeting
- Linen Closets
- Acoustic Type Ceilings
- Treated Aluminum Interlocking Thresholds
- Sliding Aluminum Windows—Maintenance Free

**Effective Unit 28503B

- Superior Quality Paints and Stains
- All Exterior Walls and Ceilings Insulated for Thermal Protection
- Complete Weatherstripping on All Exterior Doors
- Special Drain and Water Connections for Automatic Washer and Dryer
- Four Separate 220 Circuits to Gold Medallion Wiring Standards
- Attached Double Garage with Abundant Storage
- All Walks and Garage Floors in Lifetime Concrete
- Generous Use of Exterior Siding and Custom Detailing
- Streets and Sewers, All In and Fully Paid For
- Underground Utilities Throughout



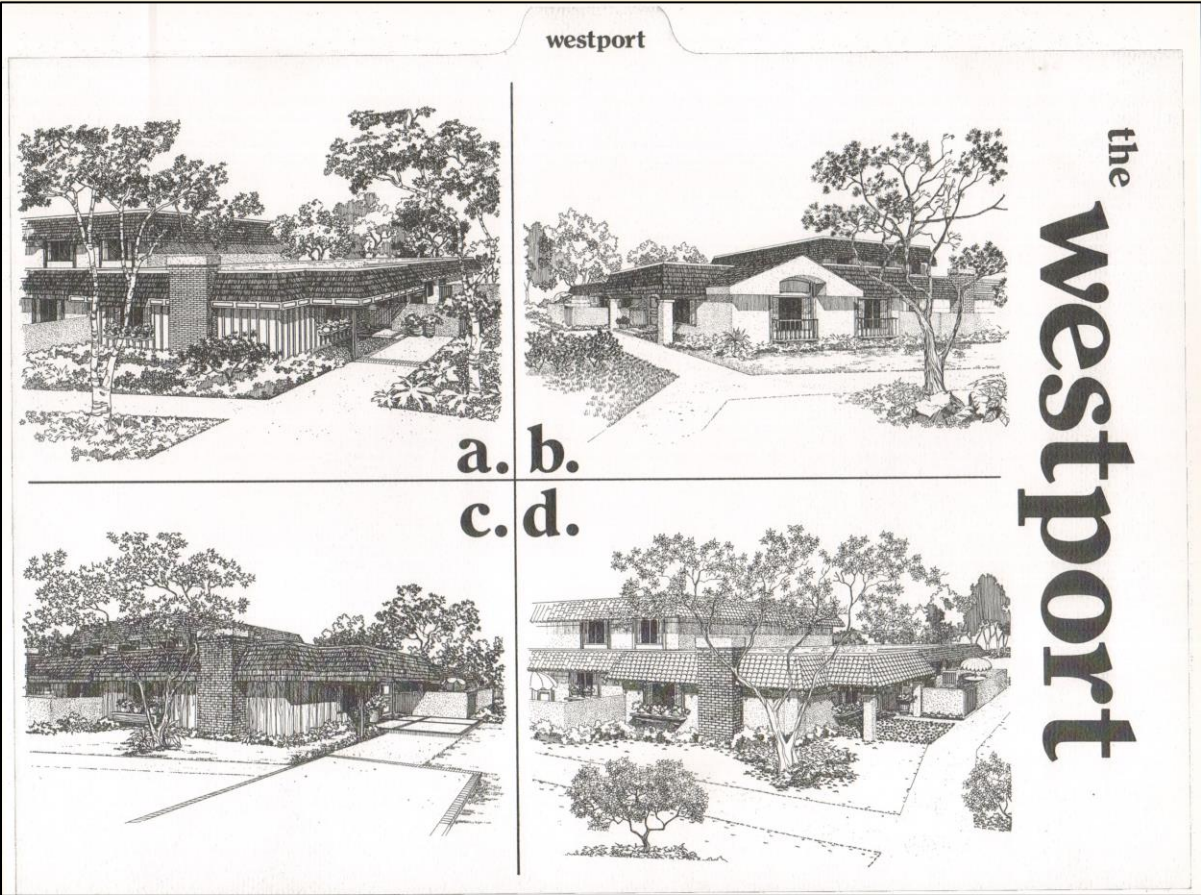
Complete furnishings, special lighting fixtures, carpets, paneling, draperies, vinyl and brick floor coverings, applied wood ceilings, window shades, mirrors, wallpapers, intercoms, refrigerators, Ceramic Tile Wainscot Around Bathtub and Shower Areas**, General Electric "Americana" P-7 Self-Cleaning Oven and Range, furniture and accessories, patio decks, landscaping, etc. are available at a *nominal additional cost* with *excellent terms* through the Larwin Home Center.



Rockpointe homes have been awarded the Gold Medallion Seal of Electrical Excellence.



Rockpointe Floor Plans

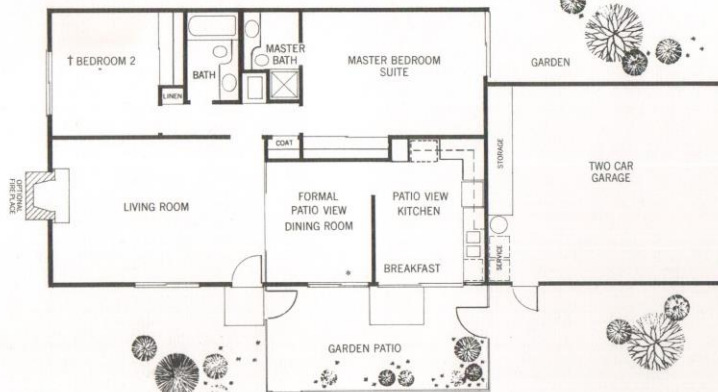


Rockpointe Floor Plans

the westport

westport

7066



plan 102

2 bedrooms, 2 baths
 Dramatic Living Room
 Elegant Formal Patio View
 Dining Room
 Patio View Kitchen
 Luxurious Master Bedroom Suite
 Private Indoor-Outdoor Garden Patio
totalhome Refrigerated Air
 Conditioning



* Sliding Door to Garden Patio optional
 at a nominal additional cost.

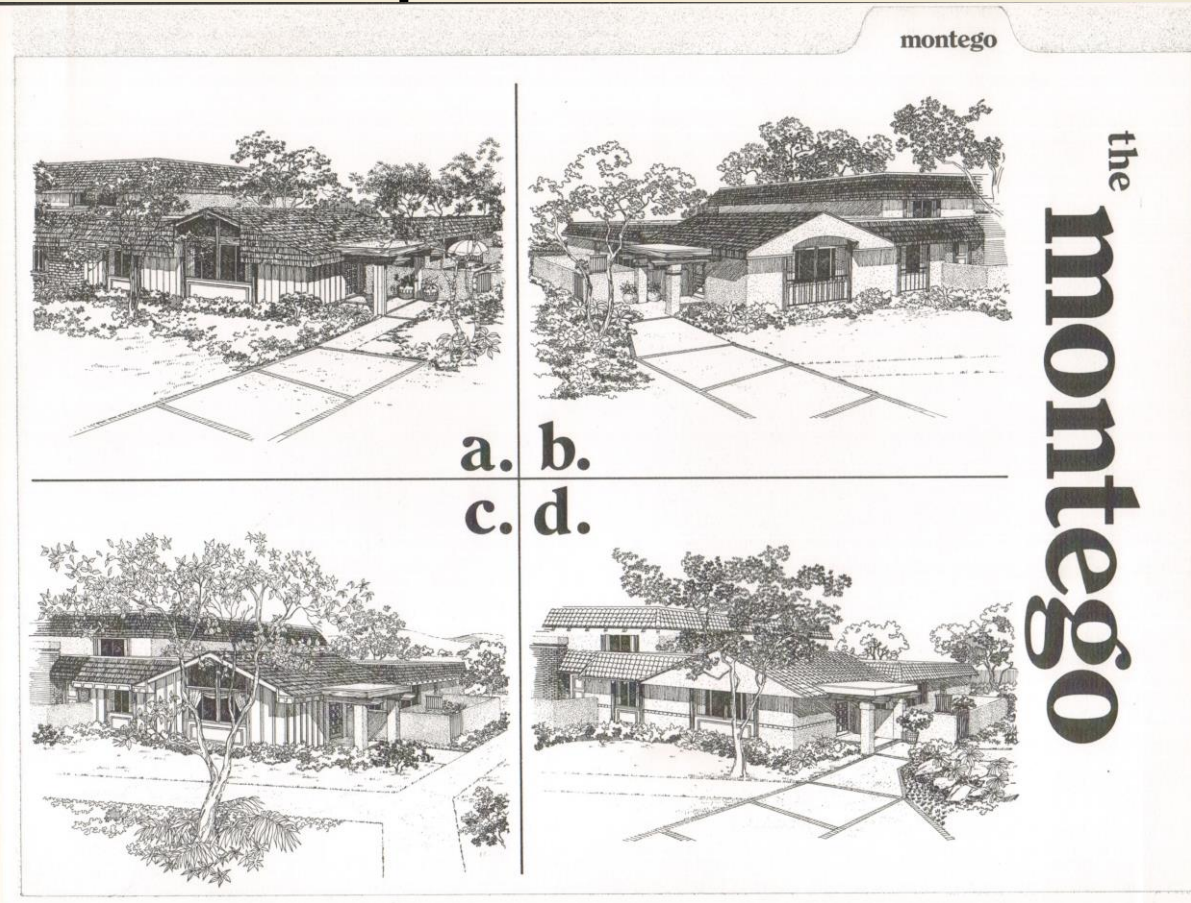
† Bedroom 2 may be converted to a
 Den/Library with or without a wet bar.

All options must be ordered *prior* to
 construction and *at the time of*
 Contract of Purchase.

All Rights Reserved © Larwin Co. 1970

371

Rockpointe Floor Plans



Rockpointe Floor Plans

montego

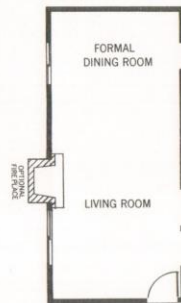
the **montego**



plan 103

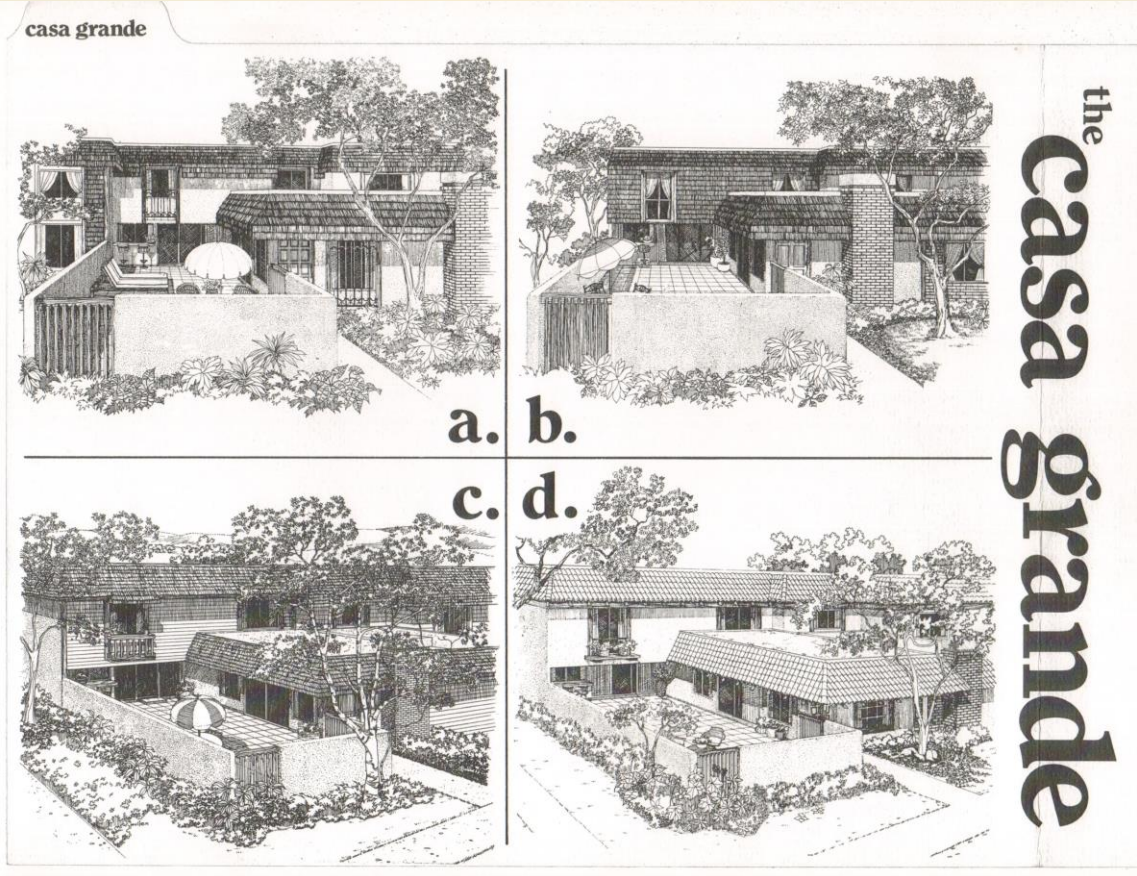
- 3 bedrooms, 2 baths
- Dramatic Living Room with Vaulted Ceiling
- Formal Dining Room
- Patio View Family Room
- Spacious Master Bedroom Suite
- Private Indoor/Outdoor Garden Patio
- ~~at home~~ Refrigerated Air Conditioning

OPTIONAL DEN/LIBRARY
 Bedroom 3 may be ordered as a Den/Library with an optional wet bar at a nominal additional cost. This option must be ordered *prior* to construction and *at the time* of Contract of Purchase.



Double width opening from the living room to family room is available in lieu of opening between living room near breakfast area (see floor plan). This option is available at a nominal additional cost and must be ordered prior to construction and at the time of contract of purchase.

Rockpointe Floor Plans



Rockpointe Floor Plans

the **casa grande**

371

plan 104

3 bedrooms, 3 baths

Exciting Patio View Living Room with CrystalAire Window Walls and Dramatic High Ridge Beamed Ceiling

Huge Patio View Family Room with "Dual Service" pass-through Wet Bar

Island Kitchen with separate Breakfast Room

Private Indoor/Outdoor Garden Patio totalhome Refrigerated Air Conditioning



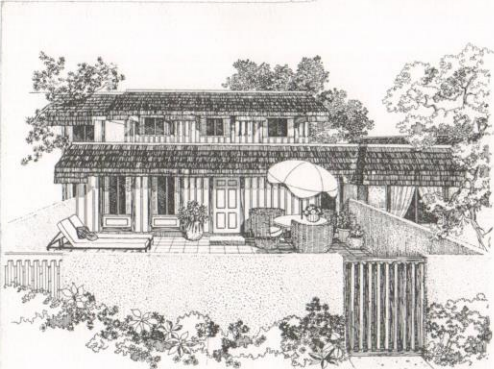
* Optional Sun Deck with slider from the Master Bedroom Suite is available at a nominal additional cost. This option must be ordered *prior* to construction and *at the time* of Contract of Purchase.



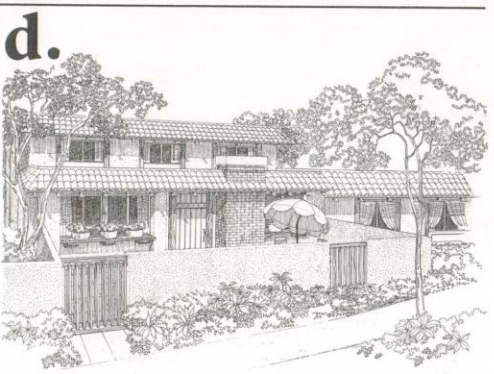
All Rights Reserved © Larwin Co. 1970

Rockpointe Floor Plans

rochelle



a. b.
c. d.



the
rochelle

Rockpointe Floor Plans

the **rochelle**

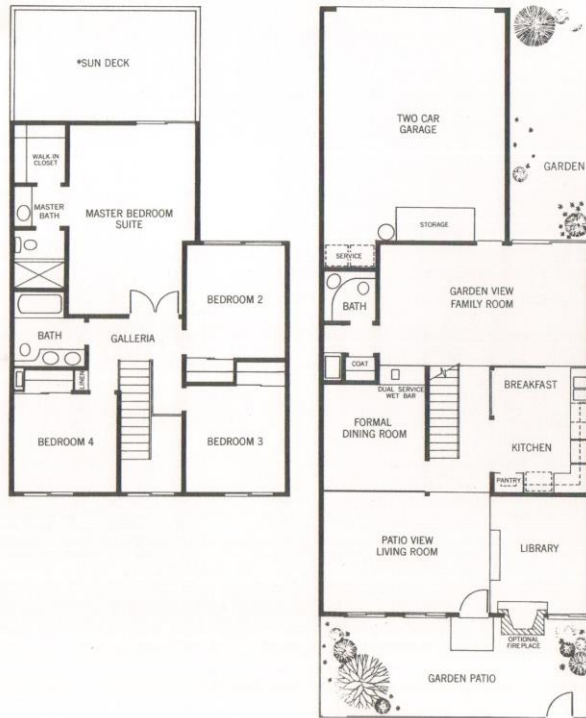
plan 105

4 bedrooms, 3 baths
Dramatic Sunken Living Room with Volumetric Ceiling
Unique "Step-Up" Library
Formal Dining Room
Separate Breakfast Area
Spectacular Patio Garden View Step-Down Family Room
Elegant Master Bedroom Suite with Walk-In Closet
Private Indoor/Outdoor Garden Patio
totalhome Refrigerated Air Conditioning

* Optional Sun Deck with Slider from the Master Bedroom Suite is available at a nominal additional cost. This option must be ordered *prior* to construction and *at the time of* Contract of Purchase.

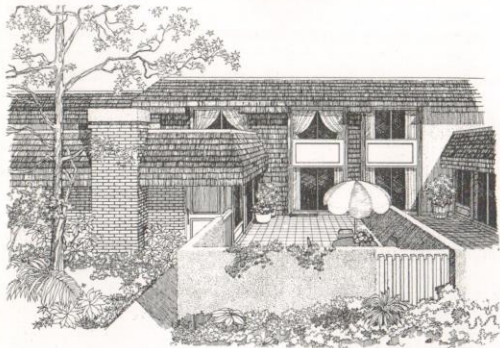
rochelle

2008



Rockpointe Floor Plans

spacemaker III



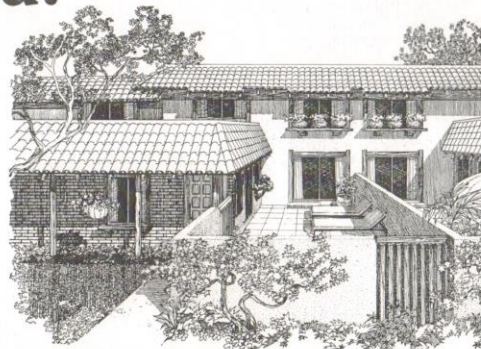
a.



b.



c.



d.

the
spacemaker III

Rockpointe Floor Plans

spacemaker III

plan 106

4 bedrooms including a Super Master Bedroom, 3 baths (Spacemaker Adaptability to 5 bedrooms. Or, Huge Spacemaker III Rumpus Room)

Exciting Sunken Patio View Living Room with CrystalAire Window Walls

"Step-Up" Formal Dining Room

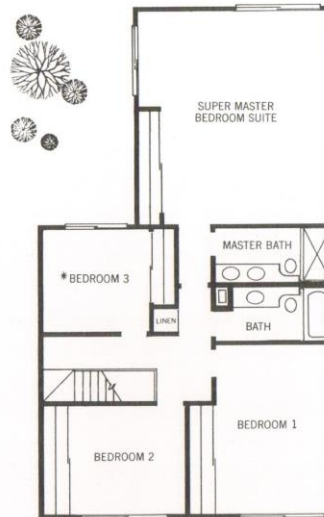
Spacious Kitchen with separate Breakfast Area

"Step-Down" Patio View Family Room with Wet Bar

Private Indoor/Outdoor Garden Patio
totalhome Refrigerated Air Conditioning

spacemaker III

It's never been done before. Now for the first time, a Spacemaker in a Patio Townhome. Another Larwin exclusive and it's available only at Rockpointe. See next page for Spacemaker options, which must be ordered *prior* to construction and *at the time* of Contract of Purchase.



***OPTIONAL DEN/LIBRARY**
Bedroom 3 may be converted to a Den/Library. Your choice...with or without the "Hall Wall". This option available at no additional cost and must be ordered *prior* to construction and *at the time* of Contract of Purchase.

"Spacemaker III" is a Service Mark of The Larwin Company.

Rockpointe Floor Plans

the **spacemaker III**

spacemaker III



Option No. 140



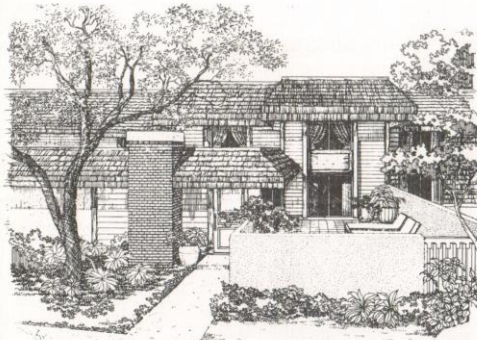
Option No. 142

spacemaker III

The "Spacemaker" area is made to grow into. Not out of. In "Spacemaker III" we built a Super Master Bedroom Suite. Including a private bath. But if you like you may decide to have this large area finished as a giant Rumpus/Playroom. A great place for full-on family fun. Or. It can also be ordered with two large bedrooms. And a great Rumpus Room. Whichever way you decide to finish this huge area, you'll see why we call "Spacemaker" the great new idea in home design.

Rockpointe Floor Plans

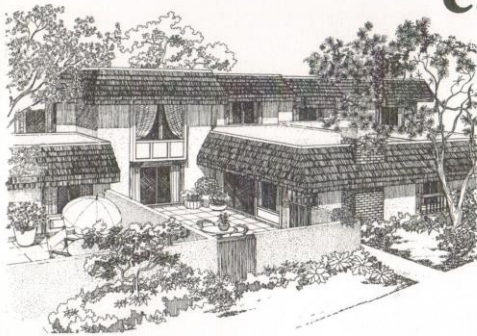
la costa



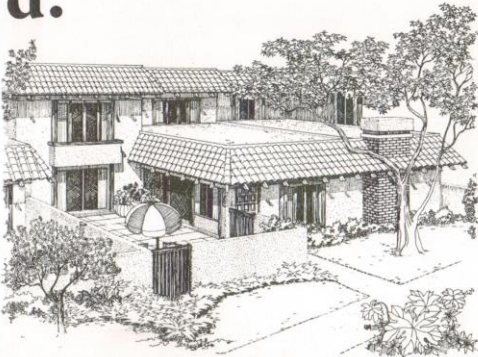
a.



b.



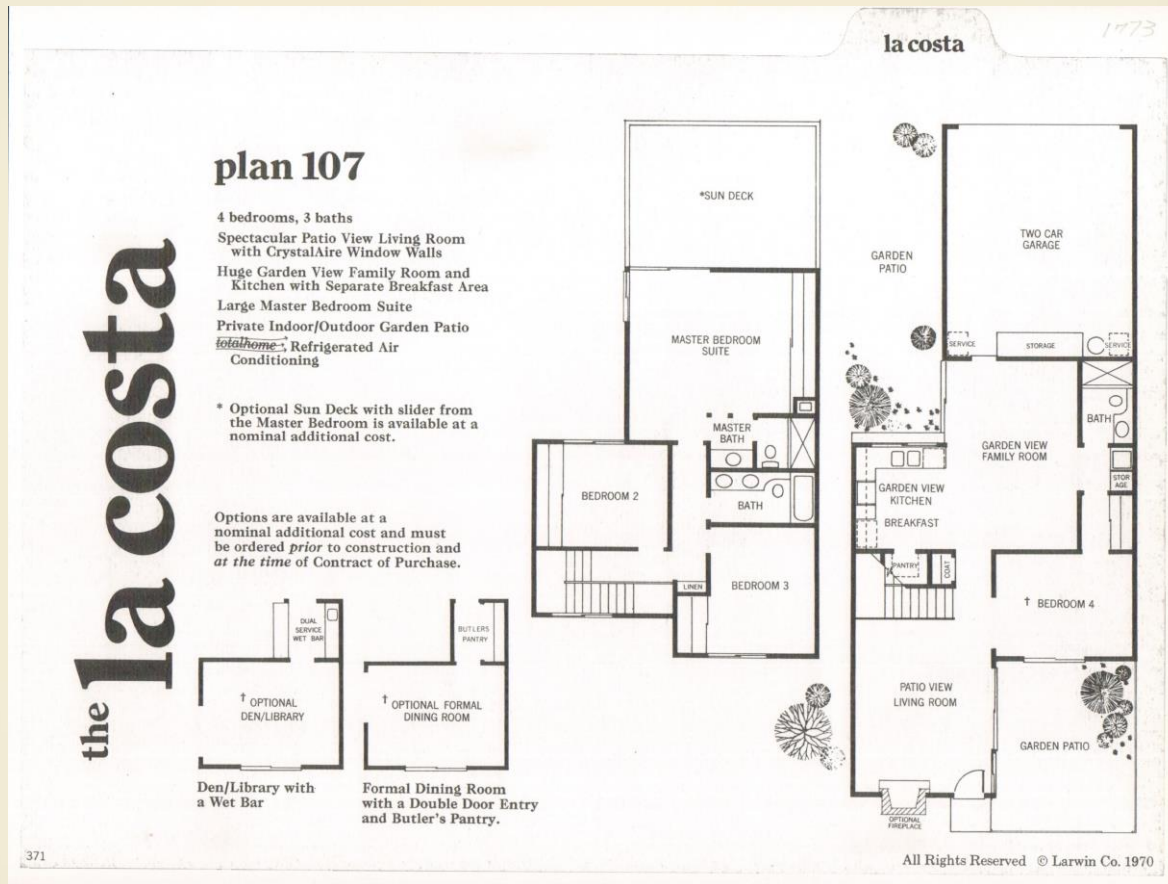
c.



d.

the
la costa

Rockpointe Floor Plans



Rockpointe Floor Plans

Also on the property is a building with a series of 5 units that were originally in a complex built by Larwin in another part of Los Angeles. These units are known as the Tanglewood models and are located near the Starlite pool on James Alan Circle. There was not a published set of floor plans for these models. They are distinguished by their detached garages.

Not among the printed floorplans is a model called the Balboa which is like the Westport 1-bedroom model also not among the floorplans published in the brochure. Here is a listing of the numbers of each model in the complex.

The Westport – Model 101 (1,040 sq. ft.) 1 bedroom	3 units
The Westport – Model 102 (1,066 sq. ft.) 2 bedroom	49 units
The Montego – Model 103 (1.288 sq. ft.) 3 bedroom	101 units
The Casa Grande – Model 104 (1,747 sq. ft.) 3 bedroom	22 units
The Rochelle – Model 105 (2,088 sq. ft.) 4 bedroom	154 units
The Spacemaker – Model 106 (2,138 sq. ft.) 4 bedroom	171 units
The La Costa – Model 107 (1,773 sq. ft.) 4 bedroom	124 units
The Balboa – Model 108 (1,040 sq. ft.) 1 bedroom	10 units
Tanglewood Model 21 (1,056 sq. ft.)	2 units
Tanglewood Model 40 (1,380 sq. ft.)	1 unit
Tanglewood Model 61 (1,510 sq. ft.)	1 unit
Tanglewood Model 70 (1,748 sq. ft.)	1 unit

Sources/Acknowledgements

- Roberta Sweat, Rockpointe resident
 - Ken Ditto, Carolyn Schepler Grimm, Hutchinson family, Haberfeld family, Dennis Muehlenbach
 - Chatsworth Archives
 - Lawrence Weinberg bio written by Roberta Sweat
-
- Prepared by Roberta Sweat and Ray Vincent in February 2021, republished by Ann and Ray Vincent, October 2022