



THE HENRY LEVY HOUSE
ARTS & HERITAGE CENTER
A 501c3 NONPROFIT ORGANIZATION



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HONORING HISTORY.
INSPIRING ALL FORMS OF ART.
FUELING RESTORATION.
EXPLORING TRADITIONS AND THE
UNKNOWN.

MISSION STATEMENT

To preserve and revitalize Oxnard's Henry Levy House as a vibrant cultural center of the community through funding and support—also celebrating local history and heritage, nurturing education and the arts, and spearheading restoration of other historic properties citywide—while respectfully weaving in the study and exploration of local traditions, folklore and more.



THE HENRY LEVY HOUSE

Built in 1915 by architect Homer W. Glidden for shipping pioneer Henry Levy and his wife Camille, the Henry Levy House at 155 S. G Street is an outstanding example of Craftsman with Tudor influences architecture, spanning approximately 5,000 sq ft with 18 rooms including five bedrooms, and five bathrooms. It stands on a triple-wide lot of nearly 21,000 sq ft and features original oak interiors, hand-crafted Batchelder tile fireplaces, and an original outdoor fireplace built from Conejo Grade rocks. Camille's sister Juliette—an influential local artist—lived in the home with the family and led Oxnard's early art scene; over 20 of her paintings were donated back to the house by the family who purchased the house from the Levy's in the 1970s.

In 2020, a 15,000-gallon koi pond was added to the backyard. In 2021, the house was purchased by Jeff Rizzo and Eric Andrist...unfortunately Jeff passed away in 2023. The residence has served as a filming location for several productions, including "Ghost Adventures" (2022 finale episode "Vengeance in Oxnard"), the 1999 TV movie "Murder at Devil's Glen" (aka What We Did That Night), the TV show "Melrose Place," and the upcoming "I Am Your Driver" starring Jeremy Piven.

Current plans envision converting the rear workshop into an Accessory Dwelling Unit to further generate income so the owner can afford to be available to the property and the nonprofit 24/7.



THE LEVY HOUSE FOR THE COMMUNITY



HISTORIC HENRY LEVY HOUSE for
Feral Cat Support a nonprofit organization
HENRY LEVY HOUSE TOURS*
Fresh Lemonade Stand!
Bake Sale! Silent Auction!
Saturday, June 28th, 2025 • Noon to 4 PM
155 South G Street • Oxnard
Note that the property is historic with lots of stairs, so not disabled-friendly.
Admission free, but donation income from all other exhibits and tours.



The Henry Levy House has been cherished by the community for decades. Neighbors and passersby often pause to chat, sharing how much pleasure they've taken in walking by over the years—and expressing a heartfelt wish to step inside and see the house for themselves. Eric Andrist, the current owner, loves to make those dreams come true by offering occasional tours. Most recently, he sponsored a fundraiser for the local Feral Cat Support nonprofit, leading tours for over 60 guests in just a few hours and helping raise several hundred dollars for the cause. Around Halloween, his paranormal-themed tours are a ghostly highlight for visitors.



Though the house occasionally serves as a filming location for Hollywood projects, it also hosts photo shoots. The BCNN Ladies Club enjoyed a charming fall luncheon on the rear patio, catered by local favorite Tomas Cafe. Members of the Nextdoor Paranormal Club of Ventura County have gathered here for unforgettable meetings, and Plein Aire painters spent an afternoon capturing the scenery by the pond.

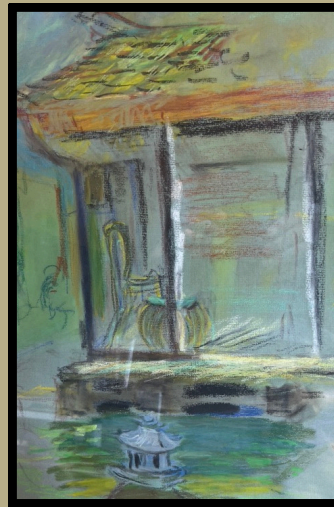
Looking ahead, there's hope of opening the Henry Levy House for private events—such as quinceañeras, wedding receptions, and other gatherings on a periodic basis and continuing to share the much-loved property with the community.

THE JULIETTE LEVY PAINTINGS

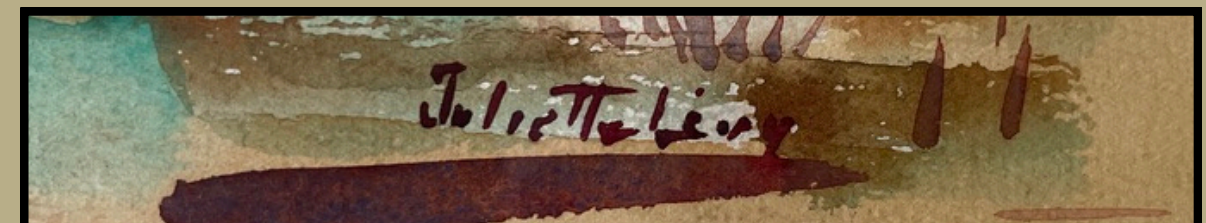
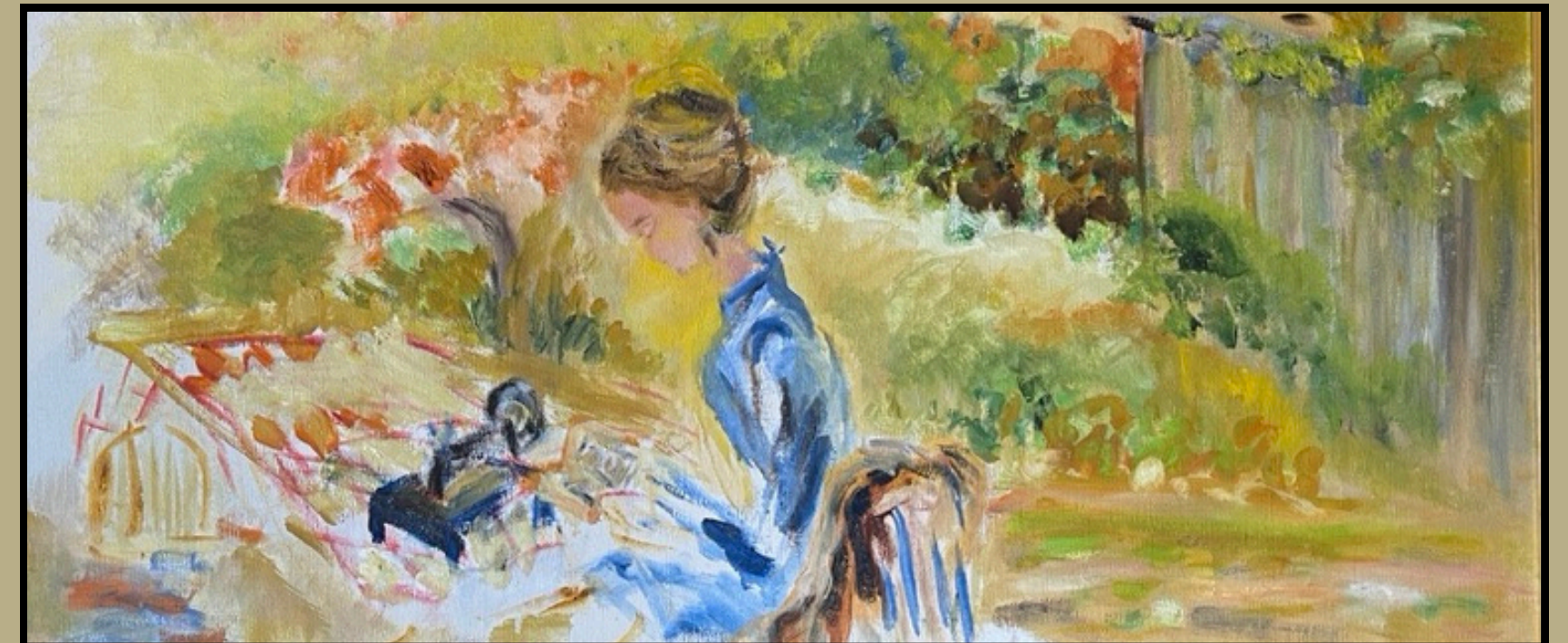
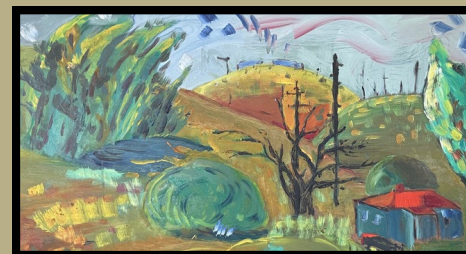
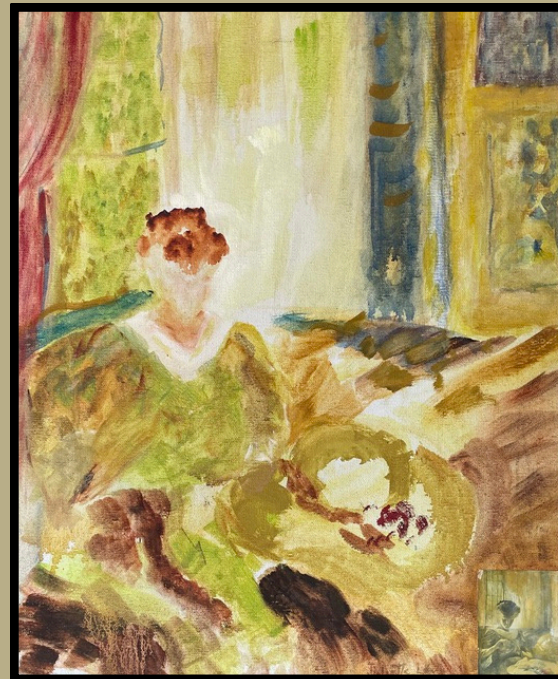
Juliette Levy—Henry's sister-in-law—never married and spent nearly all her adult life living with her sister, Camille (Henry's wife). She received an impressive education at schools in Santa Barbara, the University of California at Berkeley, the Sorbonne in Paris, and the Paris branch of the New York School of Fine and Applied Arts—and supplemented this with extensive world travel to further her art studies.

An active and respected member of California's art community, Juliette belonged to the Santa Barbara Art Association, and her paintings were juried into exhibitions at the Faulkner Gallery. She also served as president of the Art Club of Oxnard, and held membership in the Ventura Art Association, the Ventura County Forum of the Arts, the Los Angeles Museum of Art (LACMA), the Santa Barbara Museum of Art, and the UCLA Art Council. In recognition of her accomplishments, Juliette and Camille were honored as Oxnard Women of the Year in 1962.

In 2022, more than 22 of Juliette's paintings were donated back to the house by Diane Wenrich, whose husband Ken Wenrich purchased the house and all of its contents in 1977 from the Levy estate when Juliette died. Special thanks to Diane's sister, Arleen Brigati for hooking us all up together!



JULIETTE LEVY WORKS ON A PAINTING IN HER GARDEN





THE LEVY HOUSE GOES HOLLYWOOD

The Henry Levy House has been used a number of times for filming starting in the 90's with the hit TV show, "Melrose Place" which filmed 2 episodes in the house with actor Greg Evigan. That was followed up in 1999 with a TV Movie of the Week with Ricky Schroeder called "Murder At Devil's Glen." Another hit TV show filmed here in 2022 when "Ghost Adventures" heard the house was haunted. In 2023, a scene from a Netflix documentary on the infamous Menendez Brothers was filmed with Kitty Menendez' sister. Playboy model Melissa Ceja did a photo shoot here in 2025, followed by the upcoming horror film starring Jeremy Piven called, "I Am Your Driver." Most recently, singer Emily Silva shot her music video inside for her song "Ghost in the House."

1. "Melrose Place" Opening 2. Greg Evigan in the house 3. "Murder at Devil's Glen" Opening 4. Ricky Schroeder in "Murder at Devil's Glen in the kitchen 5. "Ghost Adventures" poster 6. Zak Bagans and his crew enter the house to investigate 7. Kitty Menendez' sister in the living room 8. "Menendez Brothers" Documentary poster 9. Oxnard Mayor Luis McArthur and Levy house homeowner Eric Andrist with the "I Am Your Driver" cast 10. "I Am Your Driver" poster 11. Emily Silva shoots her video in the living room.



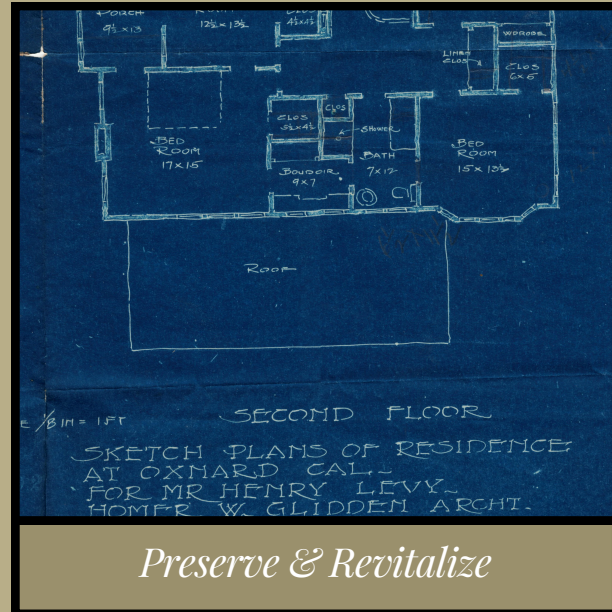


"A CONCERTED EFFORT TO PRESERVE OUR HERITAGE IS
A VITAL LINK TO OUR CULTURAL, EDUCATIONAL, AESTHETIC,
INSPIRATIONAL AND ECONOMIC LEGACIES ...

...THINGS THAT QUITE LITERALLY MAKE US WHO WE ARE."

— Steve Berry, author

GOALS



Preserve & Revitalize

Envision the Henry Levy House as an important cultural center — one that anchors a revitalized Henry T. Oxnard Historic District and draws people to the area for decades to come. Majestically built in 1915, the Levy House is the grandest home in Oxnard’s historic district and a stunning symbol of the city’s architectural past.

While the Henry Levy House remains a private home, the owners cherish being able to share it with the community. From this center, Oxnard’s other historic treasures—from the dreamy bungalow houses of Heritage Square to community festivals and Christmas Tree Lane—can collectively become a flourishing historic community that the world wants to visit and celebrate for generations.



Chronicle Local History & Heritage

Oxnard has a rich and fascinating history—and if we don’t document and honor it now, it risks becoming nothing more than “dust in the wind.”

Our city’s past is embodied in the historic Victorian and Craftsman homes of our Historic District, the Neo-Classical elegance of the Carnegie Art Museum, and the early farmsteads preserved at the Oxnard Historic Farm Park. As we write new chapters, it is essential that we chronicle and preserve this heritage—not only to remember who we were, but to inspire generations to come with a tangible connection to our shared roots.



Nurture Art, Music & Theatre

Oxnard was founded on a deep love for the arts—but over time that creative spark has faded. From the elegant Boulevard Theatre (later renamed Teatro Boulevard, built in 1929) to its later life as a recording studio for music icons like Bob Dylan, Willie Nelson, U2, and Red Hot Chili Peppers, to the thriving Carnegie Art Museum (originally Oxnard’s 1907 public library), this rich cultural legacy defined the city—and now many venues and traditions have quietly fallen into decline.

To revive this legacy, we must nurture our local artists and establish Oxnard as a global destination for creativity—creating a place where the world truly wants to come and embrace art.



Study & Explore Traditions

From the ancestral lands of the Chumash—whose art, language, and community ceremonies embody millennia of heritage—to the early Jewish settlers who shaped districts like the Henry T. Oxnard Historic District, and the Filipino and Hispanic families whose traditions have flourished in Oxnard’s neighborhoods, La Colonia, and community gatherings; and today, through the vibrant customs of Oxnard’s Latinx residents—this landscape is a living tapestry of traditions that deserve remembrance, honor, and passing on.

Each tradition offers lessons and identifies that enrich our collective future.



Celebrate Culture

Oxnard is a vibrant tapestry of cultures, where diverse traditions come together to create a rich and dynamic community. From the lively performances at the annual Multicultural Festival to the iconic concerts in Heritage Square, the city offers a celebration of its heritage through music, dance, and art. These events not only honor the past but also foster a sense of unity and pride among residents and visitors alike. As Oxnard continues to embrace and showcase its cultural diversity, it stands as a testament to the strength and beauty found in shared cultures and collective memory. Protecting the Henry Levy House as a cultural center will help ensure that these traditions continue.

FRIDAY, JANUARY 29, 1915

Henry Levy to Build Fine Home

(From Saturday's Daily Courier.)

Contract was let by Henry Levy this morning to Thomas Carroll for the erection of a nine-room residence which will be one of the finest homes in Oxnard. The new house will be located on the northwest corner of Second and G streets with an east and south front.

The architecture will be of an English type. The house will be constructed with an especial idea of comfort for a home. It will have a furnace and Radi heater, and all other modern conveniences. The residence is to be complete for occupancy by June 1.

Mr. Levy said that the new home would cost all of \$12,000.

PRESERVING THE JEWEL OF OXNARD: SAVING THE HENRY LEVY HOUSE

While the Henry Levy House—an iconic National Landmark in Oxnard—is a beautiful testament to early 20th-century architecture, it now faces significant restoration needs. At over 110 years old, many areas require urgent attention, and any exterior work must be approved by the Cultural Heritage Board—a process that involves both time and expense.

Owner Eric Andrist has already invested heavily and is very quickly running out of money, even after securing a reverse mortgage. Over \$100,000 was spent replacing outdated knob-and-tube wiring, \$54,000 installing paver pathways and patios to replace dangerously un-level flagstone and presenting ADA issues, and more than \$50,000 on a new roof. He's also reconstructed portions of the koi pond (installed without permits by the prior owners and costs around \$1,000 annually to drain and clean), addressed major plumbing repairs, and upgraded the undersized water heater, among many projects in the 4 years he's owned the property.

The house features more than 70 windows, many single-pane and not weather-tight. This contributes to poor heating, dust and pollen infiltration from nearby agricultural fields, and smoke intrusion from neighbors' fireplace. Many of the window frames are deteriorating. Additionally, recent exterior repaint estimates came in at around \$40,000.

In all, this historic property demands substantial ongoing investment—including restoration and preservation oversight—to safeguard its architectural legacy for future generations and funding through donations and grants to the nonprofit are going to be required to accomplish most of the necessary repairs.

HURRY!  **HURRY!**  **HURRY!**

You'll Surely Have to Hustle if You Secure a Lot at Opening Prices in

WALTER H. LATHROP'S SUBDIVISION---The G ST. TRACT

January 25, 1913



**THE HENRY T. OXNARD
HISTORIC DISTRICT**

The Henry T. Oxnard Historic District, listed on the National Register of Historic Places in 1999, spans roughly F and G Streets between Palm and 5th Streets and includes 139 contributing homes built primarily before 1925 in styles like Craftsman, Spanish Colonial, Colonial Revival, Prairie School, and Tudor Revival. While many homes have been lovingly maintained, far too many have fallen into severe disrepair.

To preserve this extraordinary neighborhood, we hope one day to establish a support committee and restoration fund. Should funding allow, homeowners who lack the resources to properly care for their historic houses could receive guidance, financial assistance, and access to expert advice — helping ensure that the district's architectural legacy endures for future generations.

HISTORY DISINTIGRATING

It's not just the Henry Levy House that needs help.

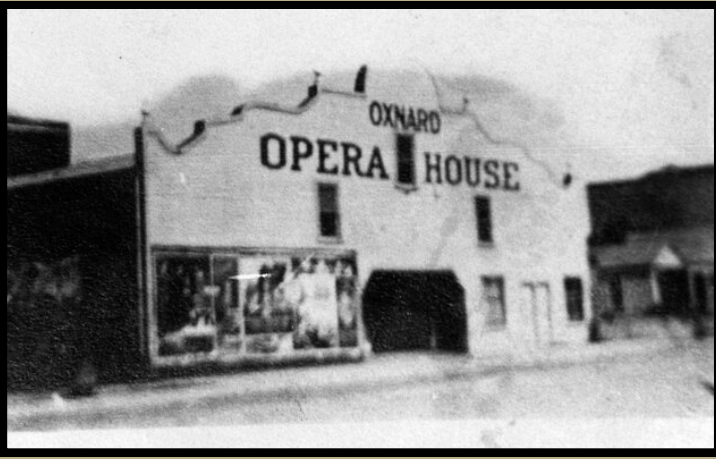
No finger-pointing here—just reality. Homeowners sometimes face hardship or age-related limitations, making upkeep harder over time. Yet, that highlights a major flaw: if we can't maintain every home to historic standards, what purpose does this being a historic district serve?

Because the Henry T. Oxnard Historic District is a designated landmark, all exterior work requires Cultural Heritage Board review—which often means delays, mandatory design standards, and elevated costs. In other communities, homeowners have faced unexpectedly high permit fees, strict materials mandates, and even insurance restrictions due to living in a historic zone. The Levy House roof was ordered to be replaced (even though it didn't need it), or the insurance company wouldn't renew their homeowner's policy).

Here in Oxnard, our neighbors are struggling to maintain their properties—not solely from neglect, but because preservation rules and costs often exceed their means. Some homes now require urgent repairs—electrical, roofing, plumbing, painting—yet owners cannot navigate the complexity or afford the expense.

We need a heritage assistance program. A nonprofit campaign to fund or subsidize needed repairs, help residents maneuver permitting and red tape, and connect homeowners with vetted contractors who know how to handle these special houses. That way our district remains vibrant, cohesive, and something residents and visitors alike can be proud of—without penalizing those who lack the means to comply.





THE OXNARD OPERA HOUSE (551 S. C) originally the Dreamland Skating Rink, was remodeled and reopened as a grand entertainment venue on April 15, 1909, according to the Oxnard Courier.

In February 1911, the Opera House added films to its programming after acquiring an Edison motion picture machine for \$300, reportedly the same model used at the Tally Theatre in Los Angeles. Movies were shown on evenings without stage performances.

Multiple arson attempts appeared in contemporary reports, culminating in a major fire on December 13, 1922. Though the building's shell survived, the city ultimately demolished it in January 1923, salvaging the timbers for reuse.

OXNARD HISTORY LOST FOREVER



THE OXNARD HOTEL—Once a grand fixture at 5th and C Streets, the Hotel Oxnard—often referred to in early 1900s postcards—served as a social and lodging centerpiece in downtown Oxnard. Built in the Italianate style, it stood adjacent to the Plaza and Masonic Temple and contributed significantly to the early urban streetscape of the burgeoning city.

Sadly, the Hotel Oxnard was ultimately demolished in 1959, and the vacant lot where it once stood has since been redeveloped (currently occupied by Western Dental)



COLONIAL HOUSE RESTAURANT—At 705 N. Oxnard Boulevard, the Colonial House first opened in 1941 under visionary developer Martin V. “Bud” Smith. Featuring plantation-style architecture, themed Southern hospitality, and iconic roadside signage—including a “living sign” of an African American man waving to motorists—it became Oxnard’s premier mid-century dining destination, frequented by Hollywood stars like Clark Gable, Marilyn Monroe, Bing Crosby, Joe DiMaggio, and others.

By the 1960s, cultural critique prompted the removal of the living sign, and civic attitudes toward the Colonial →

House’s imagery shifted dramatically. After decades as a local landmark, the restaurant and motel deteriorated—eventually closing and being demolished in 1988. The once-grand complex was replaced by modern development, and today on the site stands a mixed-use affordable housing project—Colonial House Apartments—complete with landscaped gardens, community buildings, and architectural nods to the original structure.

WAGON WHEEL JUNCTION—Built in 1947 by developer Martin V. “Bud” Smith, the Wagon Wheel Junction began as a themed roadside complex at the junction of U.S. Route 101 and Pacific Coast Highway. With its ranch-style office, neon stagecoach sign, motel, steakhouse, El Ranchito Mexican restaurant, and bowling alley, it quickly became one of Ventura County’s most iconic mid-century Americana attractions. The restaurant closed by 2005, the motel followed in 2006, and only the bowling alley remained until 2015. →

Despite landmark designation efforts and CEQA litigation led by preservationists, the complex was demolished in March 2011, after a court upheld the city’s approval for redevelopment. The site has since been transformed into The Village at Oxnard (aka The Junction at Wagon Wheel): a modern, mixed-use development featuring up to 1,500 residential units, retail space, a town square, parks, and pedestrian amenities—including a restored replica of the neon stagecoach sign.



WILL THE CARNEGIE SURVIVE??



Built in 1906–1907 with a generous \$12,000 grant from Andrew Carnegie, the Neoclassical structure at 424 S. C Street served as Oxnard’s first public library (and municipal offices in its basement). Designed by architect Franklin Pierce Burnham, its Doric-columned facade earned it distinction as Ventura County’s first building on the National Register of Historic Places in 1971. →

After housing the city’s library until 1963, and later the Chamber of Commerce, Convention & Visitors Bureau, and Art Club of Oxnard, the building was retrofitted and reopened in 1980 as the Cultural Arts Center. From 1986, it became the Carnegie Art Museum, with a permanent collection of over 1,500 works, and serving as a cultural hub for the region until its closure in 2019 due to fiscal constraints.

Now that it’s falling into disrepair, how long does it have before it, too, is demolished?



Actress Nancy Dussault ("Too Close For Comfort") visits her friends, Eric Andrist and Jeff Rizzo as the new Henry Levy House homeowners in 2021.

THE HENRY LEVY HOUSE ARTS & HERITAGE CENTER

(THE HENRY T. OXNARD HISTORIC DISTRICT)

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