

# ANDRE BUILDING

401-403 SOUTH MILL AVENUE

This historic rehabilitation project contains 8,500 square feet of office and commercial space on a 0.22-acre site. The Andre Building was built in 1899-1900 as a reconstruction of an earlier building, designed by prominent territorial architect James M. Creighton, that had been destroyed by fire. R.G. Andre was a saddlemaker who operated one of the first businesses in the original building. Andre sold the property to C.G. Jones in 1902. It was purchased by the City in 1977. The building again suffered fire damage in 1999, but structural and fire safety improvements in the 1981 rehabilitation contributed to its survival, facilitating the 2000 renovation.

Over the years, the building has been home to Wickliffe's Furniture and Undertakers, Sunset Telegraph & Telephone, the U.S. Post Office, Masonic Lodge, Circus retail and, after rehabilitation, a variety of restaurant, retail and office tenants. It combines the Victorian panel brick commercial style with Neo-classical elements. The building gains interest from its distinctive brickwork, iron columns, and pediment.

The property was listed on the National Register of Historic Places in 1979. It received Tempe Beautification Awards of Merit in 1996 and 2001, and an Award of Distinction in 2001.

**public role:** Public acquisition of land and relocation of owner occupants, tenants and businesses. The City also provides sufficient parking for the more intensive use after renovation. National Register listing allowed for a federal rehabilitation tax credit and a reduction in the county property tax rate.

**developer:** Original: Robert G. Andre & C.G. Jones  
 1st rehab: Five M Associates  
 2nd rehab: Ron Reilly

**architect:** Original (1888): James M. Creighton  
 1st rehab: Steppe & Wilson with Siefer Associates  
 2nd rehab: Irby Studios Architects

**builder:** Original: R.G. Andre  
 1st rehab: AMB Ltd.  
 2nd rehab: AzBuilt Construction

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