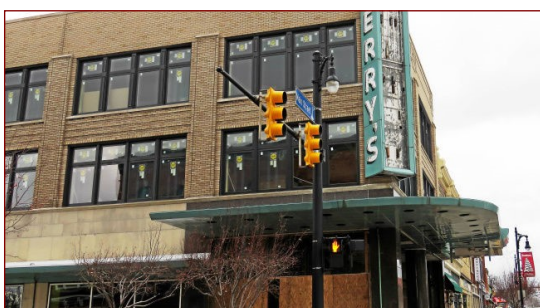


# Project Profile: Sperry Building

301 HURON AVENUE, PORT HURON, MICHIGAN



Before: Sperry Department Store



Before: Sperry Department Store

## PROJECT OVERVIEW

The Sperry Building is a 66,000-square-foot historic structure constructed in 1922 to house the Sperry Department Store. The site was considered the most prestigious location in all of Port Huron. Sperry's was open until 2001; the building was then briefly occupied by the House of Denmark and subsequently left vacant. Prior to the Sperry Department Store, the site had various historic buildings on the property including a hotel (the Globe Hotel), ticket office, saloon, watchmaker, parlor, candy store, clothing store, Chinese laundry, and livery. These various commercial uses continued until 1922, when the present day building was constructed. In 2010 and 2011, Phase I and II Environmental Site Assessments and a Hazardous Materials Survey were conducted using **EPA Brownfield Assessment Grant** funds to support the Due Diligence activities required for redevelopment of the building. The building was renovated and opened to the public in 2016 as the Sperry Moviehouse, a 12-screen boutique movie theater; in 2017, the 2nd Floor Dinnerhouse, a gift shop and The Underground Business Incubator were opened. The developer was able to keep some of the building's history intact by reusing the original elevator doors. The doors, which still displayed their original patina from years of use, were made into a beautiful wall in the Dinnerhouse, tying the history of the building to the revitalization of the entire downtown.

## PROJECT STATISTICS

**Project Investment:** ~\$12,800,000

**Site Size:** 66,000-square-foot building

**Full-time Jobs Created:** Growing with The Underground opening in 2017.

### Project Partners:

City of Port Huron

Charter House Innovations LLC / Chuck Reid

St. Clair County

St. Clair County Brownfield Authority

St. Clair County EDA



## ST. CLAIR COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

Geoff Donaldson, AICP | Senior Planner

Phone: (810) 989-6950

Email: [gdonaldson@stclaircounty.org](mailto:gdonaldson@stclaircounty.org)

Website: [www.stclaircounty.org/offices/metro/Brownfield.aspx](http://www.stclaircounty.org/offices/metro/Brownfield.aspx)