

**CITY OF AUBURN  
AUBURN CORD DUESENBERG AUTOMOBILE MUSEUM  
SHOWROOM FACADE PRESERVATION PROJECT**

**PUBLIC HEARING AND PROJECT INFORMATION**

*PER PUBLIC HEARING NOTICE ISSUED ON 5/29/25*

**DOCUMENTATION ENCLOSED**

- 1. 6/11/25 PUBLIC NOTICE**
- 2. PROJECT DESCRIPTION AND SCOPE**
- 3. FOUR-FACTOR ANALYSIS**
- 4. DISPLACEMENT ASSESSMENT AND DISPLACEMENT PLAN**

Questions concerning the project can be directed to the Northeastern Indiana Regional Coordinating Council (NIRCC), the City's agent via e-mail at:

Matt Vondran  
Grant Administrator  
Northeastern Indiana Regional Coordinating Council  
200 East Berry Street, Suite 230  
Fort Wayne, IN 46802  
(260) 449-7903  
[Matt.Vondran@co.allen.in.us](mailto:Matt.Vondran@co.allen.in.us)

## **PUBLIC HEARING NOTICE**

### **City of Auburn, Indiana**

An oral translation or written translation of the public notice will be available in Spanish upon request. (Una traducción oral o la traducción escrita de la notificación pública estará disponible en español bajo petición).

On or about June 20, 2025, the City of Auburn, on behalf of the Auburn Cord Duesenberg Automobile Museum (ACDAM), intends to apply to the Indiana Office of Community and Rural Affairs for a grant from the State Community Development Block Grant (CDBG) Public Facilities Program (PFP). This program is funded by Title I of the federal Housing and Community Development Act of 1974, as amended. These funds are to be used for the ACDAM's Showroom Facade Preservation Project located at 1600 S. Wayne Street in Auburn. The proposed project will address structural integrity and weatherproofing concerns in the facade of the building's original showroom and includes: the rehabilitation/replacement of damaged masonry components, the rehabilitation/replacement of corroded or deteriorating lintels, and the rehabilitation/replacement as needed of windows and doors. The total amount of CDBG funds to be requested is \$750,000. The amount of CDBG funds proposed to be used for activities for the prevention of blighted structures is \$750,000. The amount of CDBG funds proposed to be used for activities that will benefit low- and moderate-income persons within the project area is \$292,500 (39% LMI). The ACDAM also proposes to expend an estimated \$850,000 in non-CDBG funds on the project. These non-CDBG funds will be derived from the following sources: ACDAM, Restricted Capital Campaign Account Funds (\$850,000).

The City of Auburn and the ACDAM will hold a public hearing on Wednesday, June 11, 2025, at 6:00 p.m. in the Norman E. Yoder Council Chambers located at 206 East Ninth Street, Auburn, IN 46706, to provide interested parties an opportunity to express their views on the proposed federally funded CDBG project. Representatives from the ACDAM will be present to provide information on the ACDAM Showroom Facade Preservation Project and receive public comments. Persons with disabilities or non-English speaking persons who wish to attend the public hearing and need assistance should contact the ADA Coordinator, Bill Brandon at (260) 925-6455 or the Clerk-Treasurer's Office at (260) 925-6450 not later than June 6, 2025. Every effort will be made to make reasonable accommodations for these persons. An oral or written translation of the public notice will be available upon request. (Una traducción oral o escrita del aviso público estará disponible en español a solicitud).

Interested citizens are invited to provide comments at the public hearing or by written statement. Written comments should be submitted to the City of Auburn c/o NIRCC, Attn: Matt Vondran, Grant Administrator, 200 E. Berry St., Suite 230, Fort Wayne, IN 46802 or email comments to [Matt.Vondran@co.allen.in.us](mailto:Matt.Vondran@co.allen.in.us) no later than June 11, 2025 in order to ensure placement of such comments in the official record of the public hearing proceedings. Information related to this project will be available for review electronically prior to the public hearing as of May 30, 2025 at [www.nircc.com](http://www.nircc.com). A plan to minimize displacement and provide assistance to those displaced has been prepared by the City of Auburn and is also available to the public. This project will result in no displacement of any persons or businesses. For additional information concerning the proposed project, please contact Matt Vondran by phone at 260-449-7903 between the hours of 8:00 a.m. to 4:00 p.m. (Mon-Fri) or write to Matt Vondran at the contact information provided above.

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**AUBURN CORD DUESENBERG AUTOMOBILE MUSEUM**  
**SHOWROOM FACADE PRESERVATION PROJECT**

**PROPOSED PROJECT**

The Auburn Cord Duesenberg Automobile Museum (ACDAM) is located at 1600 S. Wayne Street, Auburn, DeKalb County, IN 46706. The ACDAM is the former Auburn Automobile Company Administration Building, which is listed in the Indiana Register of Historic Sites and Structures (1978) and the National Register of Historic Places (1978). It is also one of the buildings included in the National Historic Landmark (NHL) designation (2005) for the Auburn Cord Duesenberg Automobile Facility. The current ACDAM includes the original Administration Building built in 1929 that included an open-air outdoor courtyard, as well as a 2001 addition that replaced and filled in the courtyard with a three-story, 36,000 square foot wing. Given its historical significance and pedigree, the preservation of the ACDAM is critical. As such, in 2016, a Historic Structures Report (HSR) was completed by RATIO Architects, Inc. to determine the buildings condition, needs and recommended improvements. Per the HSR recommendations, the ACDAM developed a multiple phase improvement plan to preserve the structure. Phase 1 was completed in 2024 and replaced the roof and HVAC equipment. Phase 2, this project, will address exterior architectural and structural needs of the ACDAM's showroom section outside of the roof, and interior showroom restoration. Phase 2 will also include minimal interior restoration of the exterior walls, windows, and doors of the showroom directly related to the exterior restoration. Phases 1 and 2 are intended to seal the building envelope prior to proceeding to future phases. Then the future Phase 3 and additional phases will address remaining interior and exterior restoration on the remaining sections of the building. The proposed project (Phase 2) is to restore and/or replace select areas of masonry, restore select window lintels, and provide targeted window restoration to the showroom portion of the ACDAM, located at the address above. The proposed improvements were designed by MartinRiley Architects Engineers (MRae) following the recommendations of the 2016 HSR as guidance and their 2024 evaluation of current conditions and needs. MRae has extensive experience designing and completing projects for historic structures.

The purpose of the proposed restoration project is to address structural integrity and weatherproofing concerns in the facade of the building's original showroom and further seal the overall building envelope. The project focuses on rehabilitation/replacement of damaged masonry components, rehabilitation/replacement of corroded or deteriorating lintels, rehabilitation/replacement as needed of windows and doors, and ensuring that the building envelope is sealed to mitigate water infiltration, particularly around window and door openings. The majority of the restoration activities will occur on the exterior, however as needed, restoration activities associated with the interior of the showroom's windows, doors, and exterior walls will also be included. The showroom portion of the building includes several key masonry features, including brick and stone accents, large storefront window openings, and lintels that support the weight of the structure above. Some of these elements have suffered damage due to water penetration, corrosion, and the natural aging process. The rehabilitation and replacement work will restore the integrity of these elements. The restoration of these elements are essential to maintain the safety, stability, and functionality of the building while preparing for future rehabilitation efforts.

The total project cost is estimated at \$1,600,000. Construction of the proposed project is anticipated to begin in late 2025 and be completed in late 2026. The ACDAM anticipates funding this project with the use of Community Development Block Grant (CDBG) grant funds from the Indiana Office of Community and Rural Affairs' Public Facilities Program that is being pursued on the ACDAM's behalf by the City of Auburn.

## PROJECT SCOPE

The proposed project's scope is described below. All materials utilized for the restoration activities will meet or exceed the specifications identified and recommended in the HSR. All improvements associated with the restoration of the ACDAM's showroom façade will occur on the showroom portion of the building only, the project does not include any excavation or ground disturbance.

### 1. Masonry Restoration

- Cleaning of the entire showroom exterior
  - Utilizing cleaning methods that will not compromise the historic integrity of the exterior elements
- Removal of any damaged or deteriorating brick, stone, and mortar
- Replacement of any damaged or deteriorating brick, stone, and mortar with matching materials to maintain the building's aesthetic and structural integrity
- Repointing of existing mortar joints where the original mortar has eroded or cracked, using a matching mortar mix to ensure structural integrity and aesthetic continuity
- Rehabilitation/replacement of any other masonry elements, such as lintel support areas or structural cracks, as needed
- Application of sealant to masonry joints and other related material transitions *revised after EC consultation*
  - This will protect the building envelope from weathering and will extend the lifespan of the restoration activities

### 2. Lintel Restoration

- Removal of corroded or damaged lintels that are no longer structurally sound
- Replacement of any corroded or damaged lintels with new galvanized steel lintels, designed to support the masonry above storefront windows.
- Restoration of any existing lintels that do not warrant full replacements
- All lintel replacements and restorations will include appropriate flashing, waterproofing, and sealant necessary to prevent water infiltration at the joints

### 3. Window and Door Restoration

- Rehabilitation of all existing 1<sup>st</sup> floor storefront windows, includes:
  - Removal of all existing glass and sealants
  - Disassembly, cleaning, and refinishing (as needed) of existing copper covered division bar, transom bar, and sash
  - Reinstallation of copper covered division bar, transom bar, and sash
  - Resetting of salvaged or new glass with new weatherstripping and sealants
  - Application of a new high-performance paint finish, as appropriate
    - Paint color and finish will meet or exceed paint analysis per HSR
  - Removal of existing window film and window lettering
  - Installation of new window film and window lettering
- Rehabilitation of window surrounds, includes:
  - Sanding, replastering, painting, and the installation of flashing and appropriate sealants
    - Paint color and finish will meet or exceed paint analysis per HSR
  - Refinishing of existing wood windowsills, or replacement when required
    - Stain color and finish will meet or exceed paint analysis per HSR
- Rehabilitation/replacement of any damaged plaster or decorative plaster pieces (capitals, pilasters, and cornices) surrounding or above showroom windows
  - Paint color and finish will meet or exceed paint analysis per HSR

- Rehabilitation of all existing 3<sup>rd</sup> floor steel sashed windows, includes:
  - Removal of all existing glass and putty
  - Cleaning the steel down to bare metal
  - Application of a new high-performance paint finish
    - Paint color and finish will meet or exceed paint analysis per HSR
  - Reglazing with salvaged or new glass
  - Installation of any films or sealants as required
  - Rehabilitation of window surrounds, includes:
    - Sanding, replastering, painting, and the installation of flashing and appropriate sealants
      - Paint color and finish will meet or exceed paint analysis per HSR
    - Refinishing of existing wood windowsills, or replacement when required
      - Stain color and finish will meet or exceed paint analysis per HSR
- Rehabilitation of main showroom entrance, includes:
  - Cleaning, sanding, and staining of all wood frames, doors, and trim
    - Stain color and finish will meet or exceed paint analysis per HSR
  - Resealing existing door and window glass
  - Installation of flashing and appropriate sealants
  - Rehabilitation of existing door hardware

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# **FOUR-FACTOR ANALYSIS**

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## **COMMUNITY DEVELOPMENT BLOCK GRANT**

### **PUBLIC FACILITIES PROGRAM *HISTORIC PRESERVATION***

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#### ***Auburn Cord Duesenberg Automobile Museum Showroom Facade Preservation Project***

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For the  
**CITY OF AUBURN**  
DeKalb County,  
Indiana

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**Purpose:** In compliance with Executive Order 13166, City of Auburn has developed the following Language Access Plan (LAP) for Limited English Proficiency (LEP) persons.

**History:** Title VI of the Civil Rights Act of 1964 is the federal law which protects individuals from discrimination on the basis of their race, color, or national origin in programs that receive federal financial assistance. In certain situations, failure to ensure that persons who have limited English proficiency can effectively participate in, or benefit from, federally assisted programs may violate Title VI's prohibition against national origin discrimination.

Persons who, as a result of national origin, do not speak English as their primary language and who have limited ability to speak, read, write, or understand English may be entitled to language assistance under Title VI in order to receive a particular service, benefit, or encounter.

#### **FOUR FACTOR ANALYSIS For the CITY OF AUBURN, INDIANA**

The following Four-Factor Analysis will serve as the guide for determining which language assistance measures the City of Auburn will undertake to guarantee access to the City of Auburn Community Development Block Grant (CDBG) programs by LEP persons.

- 1. Number or proportion of LEP persons served or encountered in the eligible service population (served or encountered includes those persons who would be served by the recipient if the person received education and outreach and the recipient provided sufficient language services).**

*The City of Auburn utilized Language Spoken at Home estimates obtained from U.S. Census Bureau data Table S1601: 2019-2023 American Community Survey (ACS) 5-Year Estimates for the City of Auburn. The population for 5 years and over is 12,558 of those, 125 persons or (1.00%) speak English less than "very well". Based on this data, the City of Auburn does not meet the 1,000 or 5% LEP person(s) threshold for any languages or Language(s) identified (See Attachment A).*

- 2. The frequency with which the LEP persons come into contact with the program.**

*The proposed project is for the historic preservation of portions of the Auburn Cord Duesenberg Automobile Museum (ACDAM), located within the City of Auburn, Indiana. The project includes activities to rehabilitate the building envelope, including, but not limited to, masonry and window restoration, and other*

*extensive rehabilitation efforts to ensure the continued survival of the historic structure. Therefore, residents could have direct contact with the program and its staff.*

**3. The nature and importance of the program, activity, or service provided by the program.**

*The proposed project does provide direct assistance to project area beneficiaries related to the proposed ACDAM preservation activities; therefore, the nature of the activity or service is of significant importance to the proposed project area(s) residents.*


**4. The resources available and costs to the recipient.**

*Currently, internet sites can be utilized to translate some written materials. Additionally, local volunteers have been identified to provide oral translation services at public meetings and during conversations with LEP residents during the implementation of the proposed project. Furthermore, many of the common forms used in the implementation of a CDBG project are available in multiple languages on the HUD and DOL websites. Additionally, translation activities are an eligible CDBG administrative expense. Therefore, limited LAP measures are reasonable given the resources available to the City of Auburn and the LEP residents in the project area.*

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**Certification:** Based on the above Four-Factor Analysis, the City of Auburn is not required to develop a LAP. However, the City of Auburn will make all reasonable attempts to accommodate language access needs of residents requesting oral translation during citizen participation activities.

**Adopted:**

  
\_\_\_\_\_  
David E. Clark, Jr.  
Mayor, City of Auburn

03/04/2025  
\_\_\_\_\_  
Date



**ATTACHMENT A:  
S1601: 2019-2023 ACS**

TABLE ID: S1601		Auburn city, Indiana											
	Total		Percent		Percent of								
					Speak English only or speak		Percent speak English only or		Speak English less than "very		Percent speak English less than		
Label	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	
<b>Population 5 years and over</b>	<b>12,558</b>	<b>±327</b>	<b>(X)</b>	<b>(X)</b>	<b>12,433</b>	<b>±357</b>	<b>99.0%</b>	<b>±0.9</b>	<b>125</b>	<b>±118</b>	<b>1.00%</b>	<b>±0.9</b>	
Speak only English	12,286	±366	97.80%	±1.3	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
Speak a language other than English	272	±163	2.20%	±1.3	147	±105	54.0%	±29.4	125	±118	46.00%	±29.4	
<b>SPEAK A LANGUAGE OTHER THAN ENGLISH</b>													
Spanish	192	±156	1.50%	±1.2	67	±84	34.9%	±33.2	125	±118	65.10%	±33.2	
5 to 17 years old	13	±23	0.10%	±0.2	0	±20	0.0%	±88.4	13	±23	100.00%	±88.4	
18 to 64 years old	179	±155	1.40%	±1.2	67	±84	37.40%	±35.8	112	±115	62.60%	±35.8	
65 years old and over	0	±20	0.00%	±0.3	0	±20	-	**	0	±20	-	**	
Other Indo-European languages	49	±54	0.40%	±0.4	49	±54	100.00%	±45.5	0	±20	0.00%	±45.5	
5 to 17 years old	0	±20	0.00%	±0.3	0	±20	-	**	0	±20	-	**	
18 to 64 years old	0	±20	0.00%	±0.3	0	±20	-	**	0	±20	-	**	
65 years old and over	49	±54	0.40%	±0.4	49	±54	100.00%	±45.5	0	±20	0.00%	±45.5	
Asian and Pacific Island languages	28	±31	0.20%	±0.2	28	±31	100.00%	±60.2	0	±20	0.00%	±60.2	
5 to 17 years old	0	±20	0.00%	±0.3	0	±20	-	**	0	±20	-	**	
18 to 64 years old	15	±20	0.10%	±0.2	15	±20	100.00%	±82.2	0	±20	0.00%	±82.3	
65 years old and over	13	±22	0.10%	±0.2	13	±22	100.00%	±88.4	0	±20	0.00%	±88.4	
Other languages	3	±5	0.00%	±0.1	3	±5	100.00%	±100.0	0	±20	0.00%	±100.0	
5 to 17 years old	0	±20	0.00%	±0.3	0	±20	-	**	0	±20	-	**	
18 to 64 years old	3	±5	0.00%	±0.1	3	±5	100.00%	±100.0	0	±20	0.00%	±100.0	
65 years old and over	0	±20	0.00%	±0.3	0	±20	-	**	0	±20	-	**	
<b>CITIZENS 18 YEARS AND OVER</b>													
All citizens 18 years old and over	9,970	±407	(X)	(X)	9,970	±407	100.00%	±0.4	0	±20	0.00%	±0.4	
Speak only English	9,855	±415	98.80%	±1.0	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
Speak a language other than English	115	±97	1.20%	±1.0	115	±97	100.00%	±27.2	0	±20	0.00%	±27.2	
Spanish	67	±84	0.70%	±0.8	67	±84	100.00%	±38.9	0	±20	0.00%	±38.9	
Other languages	48	±47	0.50%	±0.5	48	±47	100.00%	±46.0	0	±20	0.00%	±46.0	

Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates

<https://data.census.gov/table/ACSSST5Y2023.S1601?q=S1601.%20LANGUAGE%20SPOKEN%20AT%20HOME%20Auburn.%20Indiana>

## Displacement Assessment

Use this page to assess displacement plans and strategy.

☒ N/A - No displacement will occur

1. Describe the need for displacement:

2. Substantiate the need for displacement:

3. Explain how displacement will be minimized:

4. Explain how the negative effects of displacement will be minimized:

## Local Displacement Plan

*Prepared even if displacement will not occur*

1. The **City of Auburn** will consider for submission to the Indiana Office of Community and Rural Affairs, under its various Community Development Block Grant funded programs, only projects and activities that will result in the displacement of as few persons or businesses as necessary to meet State and local development goals and objectives.
2. The **City of Auburn** will certify to the State, as part of its application process, that it is seeking funds for a project or activity that will minimize displacement.
3. The **City of Auburn** will provide referral and reasonable moving assistance, both in terms of staff time and dollars, to all persons involuntarily and permanently displaced by any project or activity funded with Community Development Block Grant funds.
4. All persons and businesses directly displaced by the **City of Auburn**, as the result of a project or activity funded with Community Development Block Grant funds, will receive all assistance required under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, including provisions of the Uniform Relocation Act Amendments of 1987, Title IV of the Surface Transportation and Uniform Relocation Assistance Act of 1987.
5. **City of Auburn** will provide reasonable benefits and relocation assistance to all persons and businesses involuntarily and permanently displaced by the Community Development Block Grant activity funded by the State in accordance with appendices attached hereto, provided they do not receive benefits as part of such action under number 4 above.



Signature, Chief Elected Official

03/18/2025

Date

**Typed Name and Title:** David E. Clark, Jr., Mayor, City of Auburn

*No displacement will occur as a result of the*

*Auburn Cord Duesenberg Automobile Museum Showroom Facade Preservation Project*