

**RESOLUTION 01 - 2025**

**A RESOLUTION OF THE CITY OF AUBURN, INDIANA  
DECLARING A SLUM AND BLIGHT SPOT**

**SUMMARY**

This Resolution, if adopted, would declare the historic Auburn Cord Duesenberg Automobile Museum a Slum and Blight Spot.

\_\_\_\_\_ Recorder's Office

\_\_\_\_\_ Publish Public Hearing

\_\_\_\_\_ Auditor's Office or

\_\_\_\_\_

Clerk's Office      or

\_\_\_\_\_ Publish O/R after adoption

\_\_\_\_\_ Assessor

\_\_\_\_\_

\_\_\_\_\_

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**RESOLUTION 01 - 2025**

**A RESOLUTION OF THE CITY OF AUBURN, INDIANA  
DECLARING A SLUM AND BLIGHT SPOT**

**WHEREAS**, the Council of the City of Auburn, Indiana desires to improve a blighted structure within the corporate limits of the City of Auburn; and

**WHEREAS**, the structure referred to as the historic Auburn Cord Duesenberg Automobile Museum (ACDAM) is located at 1600 S. Wayne Street, Auburn, IN 46706, the legal description of which is attached hereto as Exhibit A, and incorporated by reference herein, was occupied by the Auburn Automobile Company from its construction completion in 1930 until the company's demise in 1937, utilized for other purposes for 36 years, until acquired by Auburn Automotive Heritage, Inc. d/b/a ACDAM in 1973 when the structure was restored to the original appearance and developed into a museum focusing on the history and legacy of Auburn, Cord, and Duesenberg automobiles as well as other special interest automobiles, and although efforts have been made to maintain and preserve the structure over the years due to the age of the structure, time, and the environment, the structure is in peril and in need of restoration, rehabilitation, and reconstruction beyond the financial capabilities of the ACDAM to restore and stabilize the building envelope, including, but not limited to: masonry restoration, window restoration, and other extensive rehabilitation to ensure the continued survival of the structure; and

**WHEREAS**, attached hereto as Exhibit B, and incorporated by reference herein, are photographs depicting the elements of work needed to maintain the structural integrity and usefulness of the historic Auburn Cord Duesenberg Automobile Museum; and

**WHEREAS**, the project activities are designed to address slums or blight on a spot basis as defined by 24 CFR § 570.483(c)(2).

**NOW, THEREFORE, BE IT RESOLVED**, by the City of Auburn, Indiana as follows:

**SECTION I**

That the following property of Auburn, Indiana, hereby be designated as a structure in need of redevelopment as defined by Indiana Code 36-7-14: 1600 S. Wayne Street, Auburn, Indiana 46706.

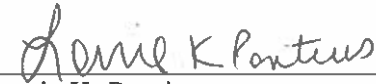
## SECTION II

This Resolution shall be in full force and effect from and after its passage in accordance with the law.

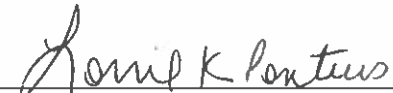
**RESOLVED, PASSED, AND ADOPTED** by the Common Council of the City of Auburn, Indiana, this 4<sup>th</sup> day of February, 2025.

  
James Finchum, Councilmember


ATTEST:

  
Lorrie K. Pontius  
Clerk-Treasurer

Presented by me to the Mayor of the City of Auburn, Indiana, this me this 4<sup>th</sup> day of February, 2025.

  
Lorrie K. Pontius, Clerk-Treasurer

APPROVED AND SIGNED by me this 4<sup>th</sup> day of February, 2025.

  
David E. Clark, Jr., Mayor

VOTING:

AYE

NAY

Natalie DeWitt

Rod Williams



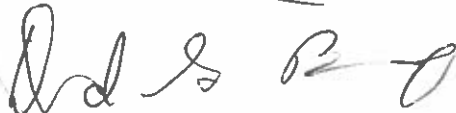
James Finchum



Dan Braun



David Bundy



Kevin Webb



Emily Prosser



**EXHIBIT "A"**

**LEGAL DESCRIPTION**

# Know all Men by these Presents

That, B. Bernard Wolson, Married and over 18 years of age

who claims title by or through instrument recorded in Volume  
Page 280, County Recorder's Office,

for the consideration of One Dollar (\$1.00) and other valuable considerations  
received to his full satisfaction of

78893

AUBURN AUTOMOTIVE HERITAGE, INC., an Indiana corporation,

DULY ENTERED  
FOR  
TAXATION  
JAN 31 1974

Mavis A. Selmer  
AUDITOR DE KALB CO.

RECEIVED FOR RECORD  
M and Recorded  
Record 156 Page 376  
JAN 31 1974

the Grantee,  
whose TAX MAILING ADDRESS will be P. O. Box 148, Auburn, Indiana, 46706  
do es

Caroline Rinschall  
RECORDER OF DE KALB CO.

Give, Grant, Bargain, Sell and Convey unto the said Grantee, its  
successors

and assigns, the following described premises, situated in the City of  
Auburn, Indiana, County of DeKalb and State of Indiana

An undivided 2/30ths interest in and to  
A tract of land bounded by a line beginning at a point on the east  
line of the public highway known as the Fort Wayne and Coldwater Road  
which is eighty (80) feet and eight (8) inches in a southwesterly direc-  
tion from the southwest corner of lot numbered five (5) in Ensley's Third  
Addition to the City of Auburn, DeKalb County, Indiana, and running from  
thence in a southeasterly direction at right angles to the said Highway  
one hundred thirty-two (132) feet; thence southwesterly and parallel with  
the east line of said highway fifty (50) feet; thence northwesterly at  
right angles to said highway one hundred thirty-two (132) feet; thence  
northeasterly along said east line of said highway fifty (50) feet to  
the place of beginning; also

Lots numbered Four (4), Five (5), Seven (7) and Eight (8) in Ensley's  
Third Addition to the Town, now City of Auburn, DeKalb County, Indiana.

A part of the South one-half of the Southwest Quarter of Section Thirty-  
two (32) Township Thirty-four (34) North of Range Thirteen (13) East,  
described as follows: Commencing at the Southwest corner of lot number  
five (5) in Ensley's Third Addition to the City of Auburn; thence South-  
west on the East side of the Ft. Wayne and Coldwater Road, ninety-six (96)  
feet and five and one-half (5-1/2) inches to an iron pipe; thence South-  
east at right angles to the Ft. Wayne and Coldwater Road one hundred forty-  
one (141) feet to an iron pin; thence Northeast parallel to the East line  
of the Ft. Wayne and Coldwater Road ninety-six (96) feet, five and one-  
half (5-1/2) inches to a stake; thence Northwest at right angles with  
the Ft. Wayne and Coldwater Road one hundred forty-one (141) feet to the  
place of beginning.

Beginning at a point at the East end of lot number five (5) in Ensley's  
Third Addition to the town, now City of Auburn, Fifty-two feet and four  
inches (52 feet, 4 inches) Southwest of the Northeast corner of said lot  
at the corporation line of said city; thence Southwest on a line parallel  
with the West boundary line of said lot seven feet and eight inches (7 feet,  
8 inches) to the Southwest corner of said lot five (5) should said lot be  
extended beyond the corporation line so as to form a perfect rectangle;  
thence in a Northwesterly direction following the South line of said lot  
extended to the corporation line of said city; thence in a Northeasterly  
direction following said corporation line to the place of beginning.

A parcel of land in the Southwest Quarter of Section Thirty-two (32)  
Township Thirty-four (34), North Range Thirteen (13) East described as  
follows, to wit: Commencing on the South corporation line of the City  
of Auburn, DeKalb County, Indiana at the Southwest corner of lot numbered  
seven (7) in Ensley's Third Addition to the town, now City of Auburn, and  
running thence West on the corporation line to the intersection of said

line with the east line of lot numbered five (5) in said addition; thence Southwesterly parallel with what is known as the Fort Wayne and Coldwater Road, a distance of 103.96 feet; thence Southeasterly parallel with the extended south line of said lot numbered five (5) to the extended west line of said lot numbered seven; thence northeasterly on said extended west line of said lot numbered seven (7) to the place of beginning;

Commencing at a point on the corporation line of the City of Auburn where the East boundary line of Lot numbered Eight (8) in Ensley's Third Addition to the City of Auburn intersects with said corporation line; (said point being the southeast corner of Lot numbered Eight (8) in Ensley's Third Addition to the City of Auburn); thence in a southerly direction on a line parallel with the west boundary line of said lot numbered eight (8) and Lot numbered seven (7) in said Addition for a distance of two hundred twelve and one-half (212-1/2) feet; thence in a northwesterly direction on a direct line to a point on the west boundary line of said lots numbered Seven (7) and Eight (8) extended one hundred eighty-seven and one-half (187-1/2) feet south of said corporation line; thence northeasterly to said corporation line (said point being the Southwest corner of said lot numbered seven (7)); thence northeasterly direction on said corporation line to the place of beginning.

**ALSO DESCRIBED AS FOLLOWS:**

Commencing at the Northwest corner of Lot numbered four (4) in Ensley's Third Addition to the Town, now City of Auburn, DeKalb County, Indiana; thence Southeasterly along the Southernly right-of-way of a street now known as Cherry Street a distance of 298.5 feet to the Northeast corner of Lot numbered eight (8) in said Ensley's Third Addition; thence Southwesterly at right angles with the aforesaid line and parallel with South Wayne Street a distance of 252.5 feet to a point; thence northwesterly a distance of 146.15 feet to a point on the West boundary line of said lot numbered eight (8) extended (232.1) Two hundred and thirty-two and one tenth feet South of the Southwest corner of said lot numbered eight (8); thence Northeasterly along said West boundary extended a distance of 75.55 feet to a point; thence Northwest at right angles to the aforesaid line a distance of 25.5 feet to a point; thence southwesterly parallel with South Wayne Street a distance of fifty (50) feet to a point; thence Northwesterly on a line perpendicular to South Wayne Street a distance of one hundred thirty-two (132) feet to the Easterly right-of-way of South Wayne Street; thence Northeasterly along the Easterly right-of-way of South Wayne Street a distance of two hundred sixty six and forty five one hundreds (266.45) feet to the place of beginning.

It being intended that said descriptions include all real estate purchased by grantor from D.W. Marshall and the Marshall Clothing Manufacturing Company, Inc. and its trustee in bankruptcy.

*be the same more or less, but subject to all legal highways.*

**To Have and to Hold** the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, its <sup>successors</sup> ~~heirs~~ and assigns forever.

And I, B. Bernard Wolson, Grantor, do ~~hereby~~ <sup>for myself</sup> and my <sup>heirs, executors and</sup> administrators, covenant with the said Grantee, its <sup>successors</sup> ~~heirs~~ and assigns, that at and until the ensembling of these presents, I am well seized of the above described premises, as a good and indefeasible estate in **FEE SIMPLE**, and have good right to bargain and sell the same in manner and form as above written, and that the same are free from all incumbrances whatsoever except taxes and restrictions and easements of record.



Subject to Mortgage in favor of Lincoln National Bank and Trust Company of Fort Wayne, Indiana which Mortgage Grantee assumes and agrees to pay according to the terms thereof.

and that I will Warrant and Defend said premises, with the appurtenances thereunto belonging, to the said Grantee, its successors ~~heirs~~ and assigns, against all lawful claims and demands whatsoever, except as above.

~~And for valuable consideration...~~

~~release and forever quitclaim unto the said Grantee...~~

**In Witness Whereof,**

I have hereunto set ~~my~~ my hand, the 30 day of November, in the year of our Lord one thousand nine hundred and Seventy-three

Signed and acknowledged in presence of

B. Bernard Wolson  
B. Bernard Wolson

Estelle Johnson  
Estelle Johnson

Indiana  
State of ~~Ohio~~  
DeKalb County,

Before me, a Notary Public

ss. in and for said County and State, personally appeared

the above named B. Bernard Wolson ~~his~~ husband and ~~she~~ over 18 years of age

who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.



**In Testimony Whereof** I have hereunto set my hand and official seal, at Auburn, DeKalb County, Indiana

this 30 day of January A. D. 19 74

William H. Husselman  
William H. Husselman, Notary Public

My commission expires: Feb., 24, 1974

This instrument prepared by B. Bernard Wolson, Esq., 840 Spitzer Bldg., Toledo, Ohio

**EXHIBIT "B"**  
**PHOTOGRAPHS**

**Photos 1-13 depicting the elements of work needed to maintain structural integrity and usefulness of the historic ACDAM**



1. Full west façade



2. North façade



3. South façade

Photos 1-3 illustrate condition of exterior façade - windows, window frames, brick, concrete, mortar and sealant of this façade need to be restored / replaced to seal building envelope and maintain the structural integrity of the building





4.



5.



6.



7.

Photos 4-7 depict sample conditions of windows, window frames, brick, concrete, mortar and sealant to be restored / replaced



8.



9.



10.



11.

Photos 8-11 depict examples of damaged / deteriorating interior wall plaster, windowsills, and trim around 1<sup>st</sup> floor storefront windows in showroom caused by exterior deterioration of windows, window frames, brick, concrete, mortar and sealant





12.

Photos 12-13 depict deterioration of 3<sup>rd</sup> floor steel sashed windows caused by exterior deterioration of windows, window frames, brick, concrete, mortar and sealant



13.