

**St. Peter's Society
P.O. Box 1611
New Britain, CT 06050**

April 15, 2025

Mayor Erin Stewart
City of New Britain
27 West Main Street - Room 404
New Britain, CT 06051

Re: St. Peter Church – 98 Franklin Square, New Britain, Connecticut

Dear Mayor Stewart:

Thank you for your response to our letter of March 19, 2025, objecting to the condemnation of the St. Peter Church at the request of the owner by merger of churches.

The owner of the St. Peter Church by merger is St. Francis of Assisi Parish Corporation. The pastor of the owner, Reverend Michael Casey did testify at the meeting of the Historic Preservation Commission that there was no feasible alternative to the demolition of this historic structure. However, his testimony that it would take three to six million dollars to repair the church was based on the Redfern report that the lateral exceeded thirty-three (33%) percent and the building would require steel support. Yet that assumption is unsupported by evidence in the Redfern report and the Redfern report did not describe any costs to this repair. There is no basis for the pastor's assertion that it would cost millions of dollars to repair the church. Where do these numbers come from?

In addition, while we could see the obvious inadequacies of the Redfern report we realized that the fact is the City might expect a more scientific objection prepared by another structural engineer. We did suggest a review of the report by the City Engineer. Yet the City obviously prefers an apples-to-apples comparison, a structural engineer to a structural engineer.

So, we have obtained a copy of the April 9th report by Cirrus Structural Engineers which was submitted to Franklin Square Preservation Society, Inc. Elizabeth Acly, P.E.. APT-RP has critiqued the Redfern report. She finds the Redfern report inadequate to justify the demolition of St. Peter Church. A copy of the Cirrus report is attached

Briefly, Ms. Acly notes that the Redfern report is inadequate for the purpose of condemnation and/or demolition in that:

1. It fails to investigate the structure behind the observed plaster cracks;
2. It fails to examine the exterior to investigate any connection between interior and exterior cracks;

Page Two
April 15, 2025

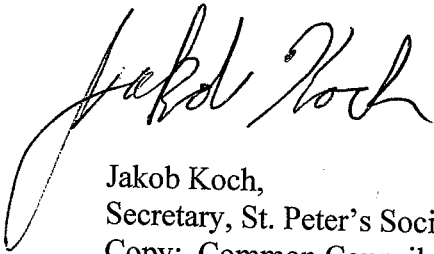
3. It finds that the assumption that the lateral-load carrying capacity of the Tower has been reduced by more than thirty-three (33%) percent is unproven;
4. In the event that structural damage is established, it fails to consider other methods of repair which are consistent with the historic masonry construction;
5. It generally fails to consider options for the repair and remediation of a historic structure, including inter alia its building history and the special code requirements that apply.

St. Peter Society asks that the City consider the report of Cirrus Structural Engineering as well as the report of Redfern and in view of the issues apparent in the Redfern report order that the condemnation be rescinded and insist that the exterior and interior be re-examined by a structural engineer familiar with the repairs and the remediation of historic structures. The owner must give permission for such an additional study.

If necessary, St. Peter Society will pay for this additional engineering study.

Thank you.

Very truly yours,



Jakob Koch,
Secretary, St. Peter's Society
Copy: Common Council, City of New Britain
Mandators under Canon Law
Members of the St. Peter's Society
Corporate Counsel