

April 23, 1947

Mr. Parker Rousseau
257 Broadway
Troy
New York

Re: The Troy Record Co.

Dear Mr. Rousseau:

This will confirm the sense of our discussion today at Troy following our inspection of the Rand Opera House property.

As near as we could determine there is roughly 4500 square feet available in this space on the third floor formerly used as a roller skating rink. As a temporary studio site for our client, this may work out in a pinch, but am afraid the location is not good enough for a high-class broadcast proposition. Moreover, the three flights of stairs is a tremendous handicap. Let's keep it in mind while developing other more suitable locations.

In view of certain changes which only recently developed and the fact that temporary construction may be resorted to in the face of these current viscious building costs, I asked you to revive consideration of the bank property at Third Street and Broadway which we previously inspected and turned down. Let us see if Mr. Cook is willing to furnish us with a private entrance off of the Third Street side as was originally discussed. I understand he is out of town until May 12th but you promised to discuss it with him immediately upon his return.

I do not believe that we could find more suitable and better located temporary quarters than this property now that we are considering temporary construction. The only possible restriction would be lack of a private entrance. If we can lick that, I would be favorably inclined to its consideration. In my opinion, for temporary quarters, the bank property adapts itself even far superior to the church property under consideration. We would spend less money converting the former to our use.

Mr. York will be back from New York the first of the week and perhaps may have some ideas of his own. However, I have reason to believe that he might be amenable to my suggestion.

After our discussion I had my lunch and spent the balance of the afternoon wandering throughout the Troy business section in search of other potential locations. I came up with little more than zero; the only possibility - and a poor one at that, being the A & P market location now being vacated in the Chasan Building on 4th Street near Broadway, a groundfloor location.

I do not know, of course, if this property is available. I merely noted that A & P is moving out and thought it might be an outside potential site - even though not a good one.

I drove all over town in every direction in search of possible outskirts locations but failed to turn up a single thing. I was up in the Beeman Park area and over on Ida Hill section and also up in Lansingburg. I gave up about 5 P.M. and came home.

The more I contemplate the bank property as temporary quarters, the better I like it. At least, it is a 100% location - right in the heart of the best part of the business section. The cost of revamping it to our use should not be excessive, at first blush. One can never be too sure of such statements and I make mine with reservations.

I will be in touch with Mr. York the first of the week and perhaps we can then get together and thrash out what we discussed today.

Cordially yours,

EAB/MW

Ernest A. Barbeau

CC- F. L. York
The Troy Record Co
Troy, N.Y.