

44. Box: Fernside Estate: AA Cohen/Emilie Cohen 1/5

FOLDER A: FERNSIDE ESTATE HISTORY Including sleeves 1-9

1. 1983 Jul 29 : "Fabulous Fernside" Heritage Column by Woody Minor; 3 part article; *The Island Journal*. Original newspaper clippings and copies
2. 1957 Jan 6: "An Alamedan Who Made History" by Virginia Dennison; *Oakland Tribune*; 2 copies
- 3.. AA Cohen obituary Nov 17, 1887
4. Typed transcription of above [Emilie Cohen's retelling of her husband's death
5. 'Life of Alfred A Cohen 1827-1887' by William Donald, 2003
- 5a 'Fernside: The estate of Alfred Henry Cohen and Emilie Gibbons Cohen' by Hank Dunlop, 1995' draft copy of article for Journal of Victorian Society in America.
- 6.. Handwritten note by AA Cohen on 4.5 x 5.5 inch piece of paper torn from a larger piece dated May 1884 handwritten bequeathing all real and personal property to his wife Emilie Cohen [a part of a holographic will?]
7. Photo copy of small pencil sketch of plan of first floor of Fernside drawn by Mildred Cohen Lansing for her grandson Carter Keane. Date unknown.
8. 'Lincoln Avenue Case', Alameda Argus, 23 Sep 1897; Dispute over extending Lincoln Ave through Fernside
9. 'Some of my memories of Fernside' by Emelita Cohen

FOLDER B: FERNSIDE FIRE 1897. Including sleeves 10-14

10. 1897 Mar 24: "Beautiful Fernside is Laid in Ashes" *San Francisco Chronicle*
11. 1897 Mar 24: "Injured at the Fire"; *Alameda Daily Argus*
12. 1897 Mar : "Will Cohen's Battle with Flames" unknown paper
13. 1897 May 5 : Letter from Edith Cohen Daggett to William Daggett describing aftermath of Fernside fire; what was salvaged and what was lost.
[See Box 43 for Inventory of items salvaged from Fernside Fire 1897]
14. 1897 Jun 3 : "A Quartet of Early June Weddings: *San Francisco Chronicle*; included the wedding of Emily Ethel Cohen and Lt. Charles Lyman Bent

FOLDER C: ESTATE OF EMILIE G COHEN 1924. Including Sleeves 15-24

15. 1924 October: "Mrs. Cohen of Alameda, aged 90, Dies: Passing of prominent woman expected to release for division over \$1,000,000 in residential Property" photo copy of newspaper obituary
16. 'Further Details of Will left by Mrs Cohen, several individual bequests are made' *Alameda Times Star*, 1 Nov 1924.
17. Inventory of items Emma Bray Cohen chose from the Emilie G Cohen Estate as per inheritance to her husband Alfred H Cohen. Note from Carter Keane dated Feb 8, 1988 included with the list says that all of Emma's selections might not reflect the final distribution of Emilie Cohen's effects, as other family

members may have chosen some of the same items.

[6/26Note: Inventory being worked on by Deb Aquaro. Original should be returned to this location]

18. List of books from the estate of Alice McDonald Cohen with note presumed by Donald A Cohen stating list by U.S. Webb "purporting dated auction sale which was called off." 9 typed pages [Note: Wm G Cohen as eldest son received the bulk of his mother, Emilie Cohen's estate. Rather than offer books from his parents vast library to his siblings, he left them to his wife Alice and she proceeded to offer them at auction instead of giving to family.
- 18A Handwritten lists by Donald A Cohen of items inherited by Alice McDonald Cohen after her husband William's death. She bequeathed all of her estate to Ulysses S Webb and his wife. Donald intervened to have his father's (A.A. Cohen) books be returned to the family rather than be sold at public auction. Some of the items on the lists seem to have been among packets of Alice's things that were given to Donald Cohen by U.S. Webb 10/23/1933. Sleeve includes part of an envelope that on which someone has written: "WG Cohen things (letters) and on which Donald has written: "Letters from Friends and relatives 1867-1873
19. Letter from Sybil Geiger, granddaughter Emilie Ethel Cohen (daughter of AA and Emilie G Cohen to Mr Hank Dunlop in response to an article he wrote about Fernside in the magazine of the Victorian Society in America. She states what she inherited from her grandmother Ethel, that was part of the Emilie Cohen Estate.
20. Two pieces of Court correspondence from 1936 discussing misunderstanding of authorized use of Cohen Trust (Fernside) funds by Administrator Wm G Cohen
- 20A Letter from Edgar Cohen to Emma Bray Cohen dated Sep 29, 1937 detailing issues regarding the settling of his mother, Emilie Gibbons Cohen's estate
- 20B Sale of Alexander Valley Farm in Healdsburg May 5, 1937
21. Letter to Emma Bray from Attorney Augustin Keane, re: property taxes estate Dated Feb 24, 1938
22. Letter to Emma Bray from Attorney Augustin Keane re: income taxes due Dated Jun 18, 1938
23. Letter to Emma Bray from Attorney Augustin Keane re: Distribution from estate Dated Feb 8, 1940
24. Letter to Emma Bray from Attorney Augustin Keane re: Documents sent to Emma which should have gone to Alfred Booth Cohen. Dated Feb 20, 1941
- 24A Letter from Emma Bray Cohen to Augustin Keane, Attorney, Re: Final Settlement of Emilie Gibbons Cohen estate dated August 6, 1942

FOLDER D: 1925 SUBDIVISION OF FERNSIDE [FRED WOOD]

Including sleeves 25-33

25. 'Fernside after the Cohens' synopsis by Kate McAnaney 6/10/2026
26. Copy of article entitled 'Will Improve Alameda, Cohen tract may be home sites' dated Mar 18, 1918
27. 'Waterside Terrace' compiled by Kate McAnaney 6/2026

28. Copy of newspaper ad from Fred T Wood, exclusive selling agent, entitled 'Fernside, the famous Cohen Estate
29. Brochure, entitled 'In Alameda-Fernside. Unfolds to map of the subdivision showing streets and lots with numbers, printed for Fred T Wood, realtor, Tract office Versailles and Central
30. Pamphlet entitled 'Declaration dated June 15, 1925' with 'Conditions, covenants, restrictions, and charges affecting real property known as "Fernside".'
31. Copy of hand drawn map by Dick Rutter showing Fernside subdivision with original buildings of Fernside estate in situ with annotations
32. Real Estate Map, 18x20, of "Fernside-The Cream of Alameda (The famous Cohen Estate) printed for Fred T. Wood, realtor; Shows streets and lots with numbers.
33. Letter dated Dec 1, 1933 from Bank of America, Trust Department, to Emma Bray Re: disbursement of funds from sale of lots in Fernside Subdivision and noting that 18.416 acres remain in the estate as 'Industrial Tract' that are being offered for sale. [Note: See Folder E for subdivision of Industrial Tract]
- 33A 'Statement of Condition and Assets of Trust Number 343' from Bank of America; dated Jun 25, 1937, May 31, 1940 and June 16, 1941

INDIVIDUAL DOCUMENTS: Sleeves 34-50

34. 1954 Feb 21: "A family tree grows in Alameda" by Barclay; *East Bay Banter-San Francisco Chronicle* 2 copies
35. 1965 Mar 20: "Alameda's Great Estate that included Fernside" Sibley S. Morrill, Editor; *Alameda County Weekender-Alameda Times Star*; 3 copies
36. 1976 Jun 14: "Edison Playground site has fabulous past" by Win Currier; *Alameda Times Star*; 3 copies
37. 1984 Nov 24: "A salute to the 100th birthday of Alameda City Charter" Editor Everett Johannes; *Alameda Times Star*
38. 1987 Jul 2: "Fernside Neighborhood" Heritage Column by Woody Minor; *The Alameda Journal*
39. 1993 Aug 13: "The Stations [railroad] Mastic Station" Heritage Column by Woody Minor; *The Alameda Journal*
40. 1996 Fall: "Fernside: The Estate of Alfred Andrew Cohen and Emilie Gibbons Cohen" by Hank Dunlop; *Nineteenth Century*; Journal of the Victorian Society in America; pp 28-43; re: interior furnishings
41. 2001 Oct 1: Notes for talk to Alameda Tea Club re: AA Cohen and WA Bray
42. 2008 Feb 7: "From Estate to Neighborhood" by Dennis Evanovsky; three part series on Fernside; *Alameda Sun*
43. 2013 Aug 15: "Home Deeply Rooted in local History" by Dennis Evanovsky; re: AA Cohen's Park Avenue subdivision in Alameda
44. "John Wright(1830-1915) Grandfather of West Coast Architecture"; photo copy of biography; Wright was Fernside architect
45. Photocopy of article describing Fernside
46. "The Ultimate Victorians of the continental side of S.F. Bay" by Eleanor Richey.
47. 1919 Price Catalog [empty envelope only] for California Nursery Company

- addressed to Mrs EG Cohen, Fernside, California
48. 'The Alameda that used to be' *Alameda Times Star* Oct 29, 1971
 49. Newspaper article *Fascinating Fernside* Talk Slated'; *Alameda Sun*, Apr 23, 2009
 50. Alameda Weekender article extra copies

FOLDER E: INDUSTRIAL/ 'WINDSOR' TRACT' SUBDIVISION 1938

Including Sleeves 51-58

51. Synopsis of Industrial/Windsor Tract by Kate McAnaney 10 Jun 2026
52. Typed Letter dated 10 Dec 1937 from Edgar A Cohen to Emma B Cohen Re: Plans for the 'industrial tract' of Cohen property
53. Typed letter dated 1 Apr 1938 from A.T. Shine, State Inheritance Tax Appraiser, to J W Garthwaite, Trust Officer of Bank of America, Oakland, offering his assessment that Cohen Industrial Tract is better suited to residential development
54. Typed Letter dated 5 Apr 1938 from Augustin Keane, Atty to Cohen heirs Re: Details relating to Edgar Cohen's offer to purchase the land comprising 'industrial Tract' and the subdivision of the property in general terms.
[Note: Augustin Keane was the husband of Mildred, daughter of Mabel Cohen. He represented all of the heirs except Edgar in the discussions of this subdivision]
55. Typed letter dated 22 Apr 1938 from Augustin Keane, Atty, to Cohen heirs (minus Edgar) Re: Arising conflict between Edgar Cohen and George Windsor
56. Typed letter dated 26 Apr 1938 from Augustin Keane, Atty, to Cohen heirs, Re: Controversy concerning who should be allowed to develop the Industrial Tract, Edgar Cohen or George Windsor
57. Typed letter dated 4 Jun 1938 from Augustin Keane to heirs he represented Re: Progress in the matter of Industrial Tract sale
58. Typed letter dated 10 Jun 1938 from Augustin Keane to Emma Cohen Re: completion of loan to Edgar and Donald Cohen to purchase the Industrial Tract
[Note despite the details in above letter, Edgar and Donald defaulted on their proposal and eventually George Windsor created the subdivision. Check online for articles in *Alameda Post* for further details.]
- 58A Letters dated Mar 14 and Mar 25, 1938 from Bank of America Re: Windsor Tract

FOLDER F: TIDAL CANAL DISPUTE 1894-1907

5/5

Including sleeves 57-66

59. Synopsis Cohen's dispute over building of Alameda's Tidal Canal- Kate McAnaney
60. Photo copy of partial transcript from KQED TV feature: "Alameda the Island that almost Wasn't"; aired April 25, 2024; chronology of the Tidal Canal Project that began in the late 1870's and was not completed until 1902 due in part to opposition of AA Cohen since it cut across his Fernside property.
[Note: Numerous articles online at *Alameda Post* covering this topic]
61. Map showing 'proposed canal' that cuts across Cohen's Fernside property
62. 1903 Feb 12: "Cohens Settle with Uncle Sam: Plaintiffs deed government lands in dispute for consideration of \$3500"; *Alameda Times Star*
[Note: AA Cohen died in 1887 and Emilie continued opposition to the canal]
63. 1904 Copy Circuit Court of US, Ninth Circuit, Northern District of California Re: 'Petition No. 13544, Emilie Gibbons Cohen vs USA' filed Jan 29, 1904

64. 1905 U.S. Circuit Court, 9th Judicial Circuit, Northern California District Re: Case 13544 Emilie G Cohen, Plaintiff vs USA, Defendant 'Notice of Motion to set cause for trial' filed Mar 21, 1905
65. 1906 Copy Circuit Court of US Northern District of California Re: Case 13544 Emilie G Cohen vs USA, entitled 'Petitioner's Points and Authorities', filed Oct 26, 1906
66. 1907 Copy US Circuit Court, Ninth Judicial District, Northern District of California Re: 'Defendants Brief No. 13544, Emilie Gibbons Cohen vs USA' dated Jan 17, 1907.
67. 1907 Printed pamphlet "*Petitioner's Reply Brief: Emilie Gibbons Cohen, petitioner, vs U.S.A., defendant*"; Attorneys Alfred H Cohen/J.J. Scrivner dated Oct 1907.
68. 1908 Copy Circuit Court of US Ninth Judicial Circuit, Northern District of California Re: Emilie Gibbons Cohen vs USA; 'Judgment Roll' dated Jul 21, 1908.