

## Overview

### Industrial Tract aka Windsor Tract subdivision of Fernside

After Emilie G Cohen died in 1924, her heirs contracted with Fred T. Wood to create a subdivision utilizing the bulk of the Fernside Estate property. It is still known as the 'Fernside neighborhood'. [see Folder D].

An 18.6 acre portion of Fernside along the shore of the Tidal Canal was not part of that first subdivision. The designation of this property as 'Industrial Tract' by the Cohen heirs indicated that they expected the most profit from sale to be derived from industrial development. However, since commercial shipping did not pass through the Cohen part of the canal, it was finally deemed that the property was more suitable to a residential neighborhood.

An eager buyer, George Windsor, submitted a comprehensive plan for development of a subdivision. All of the heirs except Edgar Cohen were fine with accepting this offer. Edgar proceeded to make his own offer and entreat his siblings to go along with his plan. Many legal letters were sent back and forth and finally the mortgage holder, Bank of America, reluctantly accepted his offer as long as his younger brother Donald (who had a stable income) would co-sign the loan. Edgar was unable to complete the transaction and eventually George Windsor's original offer was accepted and the 'Industrial Tract' became the 'Windsor Tract' or the 'Fernside Marina subdivision'.

This folder contains several letters between the parties involved detailing the transactions. Augustin Keane, Attorney, represented the heirs excluding Edgar. [Keane was the husband of Mildred, who was daughter of heir Mabel Cohen.]

Kate McAnaney

10 Jun 2026