Bert Farrar (1873 - 1960)

Bert was born in Michigan on Christmas Day, 1873. By 1900 his family had moved to Seattle, where his parents ran a rooming house. In 1909 Bert teamed up with E. C. Burke to form Burke & Farrar, Inc., a real estate company. Bert's brother Guy Farrar was one of their employees. Although their main office was in downtown Seattle, the men were interested in selling Eastside property, and they purchased the Kirkland Development Company from Peter Kirk in 1910. In 1918 Bert also bought a share in the East Side Journal, a Kirkland newspaper.
Shoreline Map: Eastside/Kirkland


“Change Over Time: The Lowering of Lake Washington” was developed by Eastside Heritage Center in collaboration with the Bellevue School District.
### Map Key

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Corresponds to the line of mean high water level (saltwater) or mean lake level.

The historical mapping made no distinction between intermittent and perennial streams. Streams indexed with solid, inverted triangles are historical channels that have been filled, diverted to sewers, or significantly modified. Open triangles indicate historical streams that today enter the lakes or bays in a near-natural state.

The historical wetlands were freshwater marsh except in Salmon Bay, where salt and brackish marsh existed.

The historical forest vegetation was predominantly a mixture of Douglas fir, western red cedar, and western hemlock.

The historical grasslands included land that was logged prior to the surveys but not then developed for agricultural or urban use.

Limits of land cleared for agricultural use. The polygons represent plots of different ownership or fields for different crops.

Piers, wharves, warehouses, and mills extending from the shoreline.

Sites of filled or modified land where the filling has included general waste and demolition waste (Sources: Wilson, 1975; Phelps, 1978, p. 208).
BURKE & FARRAR INC.


We, the undersigned, E. C. Burke and Bert Farrar, citizens of the United States and residents of the State of Washington, do make, execute and enter into these articles of incorporation in triplicate, certifying as follows, to-wit:

1. Name: Burke & Farrar Inc.

2. Objects: To acquire, own, lease, occupy, use and improve real estate and lands and personal property, and to sell and dispose of same, and to buy, sell and lease real and personal property for others * * and generally to do a real estate and investment business in the State of Washington and elsewhere; * * to borrow money upon bonds, notes, mortgages or other obligations, * * and to mortgage and hypothecate any and all of the property of the corporation to secure the payment of the same * * .

3. Capital Stock: $300,000, 3000 shares of $100 each.

4. Duration: 50 years.

5. Number of Trustees: Two. (E. C. Burke and Bert Farrar, to manage its affairs during the first 3 months or until the annual meeting is held in 1909.)

6. Principal place of business: Seattle, King Co., Wash.

Signed: E. C. BURKE (Seal)  BERT FARRAR (Seal)

One witness.

Acknowledged in King Co., Wash., Feb. 17, 1909, by E. C. Burke and Bert Farrar, before Robert Patrick, a Notary Public in and for the State of Washington, residing at Seattle. (Notarial Seal.)

BERT FARRAR.


State of Washington, County of King—ss.

Bert Farrar, being first duly sworn on oath deposes and says:

That he is, and on Feb. 24, 1909, was Secretary of Burke & Farrar, Inc., a corporation under laws of the State of Washington; that at a regular meeting of the Trustees of said corporation held at its office in the City of Seattle, on Feb. 24, 1909, the following resolution was unanimously adopted, to-wit:

Be it resolved that the President and Secretary be and they are hereby authorized to make, execute and deliver any and all contracts for the sale of any and all lands of this corporation, and to make, execute and deliver all necessary or proper deeds, of conveyance for any and all lands of this corporation in behalf of said corporation.

BERT FARRAR, Secretary.

Subscribed and sworn to Feb. 24, 1909, before W. B. Stratton, a Notary Public in and for the State of Washington residing at Seattle. (Notarial Seal.)

Articles of incorporation of Burke and Farrar, Inc., February 17, 1909. Source: Eastside Heritage Center. L 95.16.
RECKON THE COST.

In our refusal to be drawn into any discussion wherein Burke & Farrar are concerned, it is possible that we have been too reserved for the good of all parties concerned and, in this one instance, we shall depart from our established rule sufficiently long to point out a few facts pertaining to matters of vital interest to the community.

There exists in this community an idea among some that the holding of such large tracts of land in and around Kirkland by one concern is not to the best interests of the town.

Some have gone so far as to make the assertion that the “Land Company” should be so burdened with taxes and assessments that they will be forced to turn loose their holdings to private individuals. This expression has come from official sources as well as from private individuals.

Suppose for a moment that Burke & Farrar should send representatives to the four corners of the earth and sell their Kirkland lots, thereby making this a town of absent land owners. How many have reckoned the cost to every business man and home owner in the community?

During the past ten years Kirkland has retained a steady growth, while Bellevue, Medina, Renton, Bothell and other neighboring towns have made little or no advancement. Hundreds of new homes have been built in this town and with few exceptions, they were financed directly or indirectly by Burke & Farrar. These homeowners could not and would not be permanently located in their own homes were it not for the Land Company.

A prominent Bellevue resident remarked to us several years ago that Bellevue would have outgrown Kirkland had it a concern like Burke & Farrar to bring people to the community and build them homes. As it is Bellevue a shorter distance from Seattle, claimed superiority of soil, and its beautiful location is only a hamlet while Kirkland is assuming the air of a city. The reason for the difference is their having no company with sufficient holdings to justify their advertising and boosting Bellevue.

If it had not been for the enterprise of the “Land Company”, Kirkland today would be a lake shore settlement in the same class as Medina and Bellevue.

Let Burke & Farrar sell their holdings, as they can within eighteen months at a handsome profit, and we will see the growth of the town suddenly stop. Then this company 90 per cent of the new residents of Kirkland have been brought to the community. With no concern to boost and advertise Kirkland and no one to build new home, we would soon take our place among the stagnant towns of this section.

Again, we want industries. Without the assistance of Burke & Farrar, sufficient money could not be raised in Kirkland to donate a fair sized factory site. People with small holdings are not benefited sufficiently to justify large contributions.

They could sell out Kirkland in a few months, buy up property elsewhere along the lake and divert the flow of new comers to their holdings. It would be money in their pocket.

Burke & Farrar have considered the selling of their property above described. Some of the firm favor this plan while others oppose it and, fortunately for Kirkland have prevailed.

These things are worthy of consideration. This concern is no burden to Kirkland. It is the one vitalizing influence that has made the town what it is.

The recent spectacle of a local man with a petty personal grievance running up and down the street with a petition for vacancy appointment on the council with a “knife Burke & Farrar” platform is nauseating, when East Siders compare what he and Burke & Farrar have done for Kirkland. He that is profiting from the efforts of the builders would now destroy them.

This statement is written without the knowledge of the company mentioned and its purpose is not for their benefit but for the good of Kirkland.

There is such a thing as killing the goose that lays the golden eggs and if the wishes of some are carried out that will be the result.

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KIRKLAND FARMS
Are Making Prosperous People

Yesterday---A Village
Today---A Town of Little Farms
Tomorrow---A City of Importance

What Does This Mean to You? The same opportunity that McIntyre took advantage of when he located in KIRKLAND---Read what this man has done on ordinary days wages---His place confirms the story.

A few years ago, E. L. McIntyre, tired of living in town and renting, although having no knowledge of farming, bought four acres of unimproved land at Kirkland, on which he paid $900 down, arranging to pay the balance on the monthly payment plan. He headed out a place for a temporary house, had the stumps hewn and then he and his wife arrived to themselves.

McIntyre worked it for four years after purchasing, during which time he had several hundred fruit trees set out. He now has 100 bearing trees from which two tons of cherries alone were sold last year at 10 cents a pound; besides a variety of other fruits, and this year's crop is already contracted for. An in-

Hundreds of Others are Duplicating McIntyre's Experience every day in KIRKLAND. Use Your Credit as he did - We Will Stand Back of You - It is to our interest to assist in making your little Suburban Farm a Success.

Large and Small Improved and Unimproved Farms on Your Own Terms

BURKE & FARRAR INC.

KIRKLAND, WASH.
REFERENCES
5000 Satisfied HOME OWNERS

Suite 203 New York Bldg., SEATTLE; WASH.

Advertisement from the Kirkland newspaper East Side Journal, June 5, 1919. Source: Bellevue Regional Library.
A few years ago R. J. McIntyre, tired of living in town and renting, although having no knowledge of farming, bought four acres of uncleared land at Kirkland, on which he paid $300 down, arranging to pay the balance on the monthly payment plan. He cleared out a place for a temporary house, had the stumps blown and the balance of the clearing he and his wife accomplished themselves.

McIntyre worked in town for four years after purchasing, during which time he had several hundred fruit trees set out. He now has 180 bearing trees from which two tons of cherries alone were sold last year at 10 cents a pound; besides a variety of other fruits, and this year's crop is already contracted for. An income has also been derived from chickens, live stock, garden produce etc.

Last year he built a new six room house, barn and garage.

All the time McIntyre was improving his place he was employed in town at an ordinary salary and had no help from anyone.

When he bought the property there were no roads or conveniences of any kind in this particular locality but the McIntyre home is now in a thickly settled neighborhood, faces a fine graded street, has electric lights, telephones, water piped onto the place and practically all city conveniences. Last week he refused $5,000 cash for this property.

Advertisement from the Kirkland newspaper *East Side Journal* (Close up), June 5, 1919. Source: Bellevue Regional Library.