

The Italians of Istanbul between 1873-1910 and their properties: An analysis through the property petitions addressed to the Italian Embassy

“... giro per Via Voivoda e m'indugio a Tepe-Basci, e vo su fino al Taxim, e dal Taxim, fino ai lontani quartieri di Pancaldi e di Sciscili; e non v'è ripeto, luogo dove, a mia notizia, non abiti qualche nostro connazionale. Nei primi piani signorili e nelle alte soffitte, nei negozi du lusso e nelle bottegucce umili, nei villini eleganti e nelle casette povere. Nè è possibile di far venti passi in un luogo, o di star dieci minuti in un ritrovo, senza che all'orecchio vi giunga qualche brandello di discorso in italiano, che poi magari si piega e si tramuta, nel seguito della conversazione, in greco o in francese.”¹

Giuseppe Zaccagnini, 1909

Approximately hundred years ago in certain parts of Istanbul, you would feel yourself as you were in an Italian city. Istanbul like other Mediterranean port cities Alexandria, Smyrna and Salonica, had a cosmopolitan and multilayered nature. Italians were one of the elements that contributed to this manifold existence. The Italians were a very strong element in the fabric of areas like Pera, Galata and Kadikoy until the Italo-Turkish war in 1911. According to Angiolo Mori, who has lived in Istanbul for eight months and carried the duty of director of *La Rassegna Italiana*, the official bulletin of the Italian Chamber of Commerce, there were around 14,000 Italians living in Istanbul in 1906.² But it would be a mistake to think of them as a uniform and unilateral community. Some of them have been living here for a long time, and some of them were very recent immigrants with the intention of temporary residence. They were from various social classes and ethnicities and each had a unique experience of Istanbul. This diversity is partially the reason of the confusion between the terms Italians, Franks, Levantines and the Latin community in the Ottoman history context.³ To sum up there were different chronological, ethnic and religious layers all bundled up under the generic term the Italian community. The term “the Italians” was more of a heterogeneous mosaic rather than a monobloc.⁴ These people left their footprints in the city and in history for us to trace. Who were they and what kind of role did they play in the real estate scene of Istanbul? In this paper some very important records that are once well-known but now forgotten, will be presented to the reader through two specific cases.

¹ “...I turn to Voivoda Street and then I linger on Tepebasi, and I go until Taksim, and from Taksim until the far away districts of Pancaldi and Sisli; and I repeat, there is not any place, as far as I know, where our compatriots do not live. On the first gentlemanly floors and in the high attics, in the luxurious shops and in the humble workshops, in the elegant villas and in the poor huts. It is not possible to take twenty steps or hangout for ten minutes, without hearing a fragment of a speech in Italian, which then maybe will bend or turn, for the rest of the conversation, into Greek or French.” Zaccagnini, Giuseppe. 1909. *La Vita a Costantinopoli*. Torino. Fratelli Bocca Editori: 75

² He also says, although there are 8000 citizens were registered in the Embassy's ledgers, considering the unregistered people this number seems like the most sound one. Mori, Angiolo. 1906. *Gli Italiani a Costantinopoli*. Modena. Antica Tipografia Soliani: 210

³ So far the most comprehensive work written on the definition and the confusion of these terms belongs to Schmitt, Oliver Jens. 2007. *Les levantins - cadres de vie et identités d'un groupe ethnoconfessionnel de l'empire Ottoman au “long” 19e siècle*, Istanbul. Isis. For an etymological essay on the term Levantine from the Ottoman point of view, see Eldem, Edhem. 2006. “Levanten kelimesi üzerine” In *Avrupalı mı Levanten mi?*, edited by Arus Yumul, Fahri Dikkaya, 11-22. Istanbul:

⁴ Girardelli, Paolo. 2007. “Sheltering Diversity. Levantine Architecture in Late Ottoman Istanbul” In *Multicultural Urban Fabric and Types in the South and Eastern Mediterranean*, edited by Maurice Cerasi, Attilio Petruccioli, Adriana Sarro and Stefan Weber, 113-40. Beirut: Beirut Texts and Studies, Herausgegeben vom Orient-Institut.

The Petitions

I have discovered these documents during my research completely by chance. These documents are in the possession of a secondhand bookdealer who does not provide detailed information about the acquisition of them. There are approximately forty big sacks full of archival material left by Italians, unfortunately only seven out of forty had been explored. The selection was made randomly. These documents contain court cases, official correspondence, notarial acts, army conscription documents, papers regarding the Italian schools, etc. These documents once belonged to the Italian Embassy of Istanbul and were kept there. It can only be hoped that the rest of the records will stay extant and they will become part of a public archival center soon. Authenticity of the documents that are used for the dissertation has been cross-checked by using the other existing archival libraries. My research is focusing on the property petitions addressed to the Italian Embassy in Istanbul by the Italians, chosen among these documents.

The property rights of foreigners had been a complicated issue in the Ottoman Empire. There were the ideals of the state and the de facto applications of these ideals. The Ottoman State tried to close the gap between the present situation and the ideals, however the problems were caused by the essential categories of land, especially the religious foundation (*vaqf*) category, not only by the abusive practices of the people. The land in the Ottoman Empire had been divided into five categories: *miri* (state land), *mülk* (private land), *vaqf* (religious endowments), *mevat* (unused, waste) and *metruke* (abandoned). These categories had also subdivisions. When one considers the most of the land in Istanbul was under the *vaqf* category, one understands the complexity of the problems deeper. The private property was the exception rather than the rule in the Ottoman Empire⁵. Furthermore the case of private property became more complicated by the fact that in *miri* and *vaqf* categories of land, one purchased the right to use the land rather than the land itself. But the purpose of this paper is not the problems related to private property⁶, rather it is to enlist the properties of two prominent Italian families.

The foreigners did not have the right to own property until 1867 in the Ottoman Empire with the exception of the land permitted to the embassies. But even this was not a definite date when the absolute right to own property granted to foreigners. After the promulgation of the 16.06.1867 (7 Safer 1284) law about the property ownership rights by foreigners⁷, unless a foreign state had signed a protocol with the Ottoman state, the citizens of that state did not gain property purchasing rights. But the lack of legal rights to register their properties under their names did not prevent foreign people to buy property in the Ottoman lands. They have invented ways of circumventing these constraints: The most common way was to register the property under one's wife if she had previously Ottoman citizenship. This chronologically advantaged maiden citizenship was very useful, although the concept of dual citizenship did not officially exist. In the Ottoman law theoretically you were either an Ottoman or a foreigner, you could not be both. But in practice you could act slowly to transfer your previous Ottoman properties to other Ottomans and it seems the state did not confiscate or demanded that these properties should be transferred to still Ottoman members of the family. In the archives, there are a lot of petitions regarding the correction of nationality written on the title deeds. So although

⁵ One should not take this as a negative sign for the lack of a modern centralized state, rather it was a sign showing the priority and preference given by the Ottoman state to keep the political and social tensions under control. For a more detailed account see: Islamoğlu, Huricihan, 2000. "Property as a contested domain: a reevaluation of the Ottoman land code of 1858" In *New Perspectives on Property and Land in the Middle East*, Edited by Roger Owen, Martin P. Bunton, Cambridge, Mass. : Harvard CMES, 3-61.

⁶ For further reading on this issue: Baruh, Lorans Izabel. 2009. *The Transformation of the 'Modern' Axis of Nineteenth-Century Istanbul: Property, Investments and Elites from Taksim Square to Sirkeci Station*. Istanbul: Boğaziçi University, Ph.D. Dissertation, 20-39.

⁷ For a translation of the legislations regarding property rights of foreigners in French, see Aristarchi Bey (Gregoire), 1873. *Legislation ottomane, ou Recueil des lois, reglements, ordonnances, traités, capitulations et autres documents officiels de l'Empire Ottoman*, Volume I. Constantinople: Imprimerie Frères Nicolaides, 19-26

you were officially Italian, you could register your property as if you were an Ottoman. Another way was to entrust a local and register your property under her or his name. How this mechanism of trust worked we do not have a detailed account. But your name and good standing was at stake in your community and thus the real owner guaranteed that his own rights would be respected counting on the honour of the local person. The law was promulgated in order to officially register these lands to their real owners. So it should be perceived not as a granted right, but rather as an adjustment of law to the social realities.

Italy signed the protocol regarding the property rights on 23.03.1873. So officially now the Italians could register their properties on their names and carry on property related transactions. If you were a foreigner and you wanted to have any type of transaction related to property, you had to bring a letter from your embassy as a proof of your identity and your citizenship. In order to receive this document called '*ilmuhaber*', Italians had to address a petition to their embassy, specifying the details of the property and of their transaction. The petitions also give biographical data as to their genealogy and to their origins, their age, and profession sometimes. As such, they are very valuable sources regarding the Italians of Istanbul. The documents that are used in this paper are these petitions written by Italians living in Istanbul. So far I have read and classified around 1,200 petitions. There are approximately 4,300 petitions until the Italo-Turkish war, this total number is calculated from the numbers given by the embassy and written on the right corner of the petitions. Angiolo Mori mentions a register that provides the number of the full list year by year of the transactions carried by Italians in his book.⁸ Some of these petitions were written in French rather than in Italian. But rather than taking this as a sign of their ignorance of Italian, one should consider that French was accepted as the *lingua franca* of official writings in the Ottoman Empire.

A typical petition gives information about the author of the petition, his job, his father's name, his place of birth. It also supplies us with detailed information about the properties: if it is a shop or a house, or if it is made of stone or wood, the address, the price and the size of the property. The type of the transaction is also always stated: sales, inheritance, or mortgage or asking for a lost deed. If the petitioner is a woman generally her marital status and her husband's name are given. Also some husbands signed the petitions as a proof of their consent to transactions. The petitions start from 1873 and end with 1910, before the Italo-Turkish war. A caveat regarding these petitions is, they were the requests made by the people to receive the *ilmuhabers*. It is not known if the intention was carried into action or not. One would think people would not take the trouble to get the documents and pay for the fee of the documents, unless they were really serious about their intentions. Yet, one can not be sure, if these actions were completed without consulting the Ottoman land registers, which are for the time being closed to public, even for research intentions. A detailed analysis of these petitions will be published after the conclusion of my Ph.D. dissertation.

Corpi and Dandria Families

In this paper petitions addressed by the members of the two prominent families namely, Corpi and Dandria, will be presented. They were two of the so called Levantine families. Although they had Italian origins, through marriage with the members of the local Christian families, these Italians formed a hybrid culture.⁹ These two families had numerous properties throughout the city. For this paper 38 petitions addressed by one branch of Dandrias¹⁰ and 15 petitions addressed by the various members of Bernardo Corpi family were used. The other petitioners have the same last name with the famous Dandrias, but it is very difficult to build a whole family tree to ensure who is who. So only the samples that are strictly related to the one branch of family were selected for both cases. Dandrias similar to Corpis were originally from Genova, both families were designated themselves as *oriundo*

⁸ Mori 1906, 213

⁹ On Levantine community and hybridity, see Yumul, Arus. 2006. "Melez Kimlikler" in *Avrupalı mı Levanten mi?*, edited by Arus Yumul, Fahri Dikkaya. Istanbul: Bağlam. 39-50.

¹⁰ There are 75 petitions addressed by the people with the last name Dandria and 61 petitions addressed by the people with the last name Corpi in the database.

di Genova in the petitions. However before they settled in Istanbul, they lived in Chios for centuries. In one petition dating from 3rd August 1898, Bernardo Corpi's nephews and nieces were selling a piece of land through the procuration of Domenico Psalty in Chios, attesting to the still existing ties with Chios. Also one has to mention the importance of marriage alliances among the prominent families. In our case one Stefano Dandria married to a Giraud. Also Corpi's mother was a Tubini and Bernardo Corpi's daughters were married into Glavany and Tubini families. Already rich and well-established families thus did not only seek equal social standing in these marriages but also propagation of their families' properties.

A full genealogy is beyond the scope of this paper, but a limited presentation of the two prominent figures representing each family will be given. The repeated names in Levantine families certainly does not make the job of a historian easier. In one case, the petition regarding a property is not there but in another petition he addressed Michel Dandria, Stefano's brother stated that, he resides in the Dandria Apartments. So thus there is written proof that the Dandria Apartments belonged to this branch of the family. According to a notarial act done on 22.08.1898 Stefano Dandria was born in Chios on 22nd March 1836. His father's name was Ignazio and his mother's name was Maria Marcopoli. He had four brothers and five sisters. He was married to Caterina (Catinco) daughter of Domenico Giraud. Caterina was born in 1846 in Istanbul. They had ten children who survived infancy: namely. 1. Maria, wife of Domenico Mainetti, 2. Ester, wife of Ignazio Marcopoli, (Ottoman citizen) 3. Anais, wife of Antonio Vitalis, (Austrian citizen) 4. Angela, wife of William Jones, (English citizen) 5. Erminia 6. Ignazio 7. Aimee, wife of Gregorio Cassapian, (Ottoman citizen) 8. Louise, wife of Leonce Latour, (French citizen) 9. John 10. Mercedes, wife of Ignazio Gioacchino Leonardo Coressi.

Stefano Dandria states his job as a *commerciante*, tradesman¹¹. The company Fratelli Dandria was founded in 1845 for exporting cereals. They had their own cargo ship named Stefano Dandria, carrying cereals to Genova, Naples and Venice from Istanbul. They were also active as insurance and maritime agents representing important companies in Istanbul. Stefano Dandria's transactions regarding property during his life time is quite extensive. (Image 1) He bought and sold exactly nine pieces of land in Pangalti, on the main street going from Taksim to Sisli starting in 1887 up to 1905. One of these was carried for charity, either donated by him or registered under his name for a charitable organization.¹² These pieces of land were in various sizes and values. Unfortunately so far the petition regarding the purchase of this big piece of land has not come up. There is another transaction he carried not for his personal aims but for another charity or national institution. In 1888 he bought from deceased Giuseppe Santoro's three children two attached stone houses and a shop below, on Grand Rue de Pera, Impasse Boghas for 425,000 piastres. This property was donated as *vaqf* by the heirs of Santoro, to be used as *asile infantile* (nursery school). After 10 years he gave a petition to transfer the same property, listed as land this time, to his highness Duke of Genova, Tomaso for 220,000 piasters. However it is not known if this transfer was actualized. Because in another petition given by his daughter Mercedes dated 09.06.1908, roughly two months after her father's death, she says "my father bought these houses from the children of deceased Giuseppe Santoro in 1888. We will transfer these to someone appointed by the Italian government." She gives Pasage Hazzapoulo as address which is adjacent to the prior address. So either she is talking about different but adjacent property, or the above mentioned transfer had not taken place. This is the only explanation why after Stefano Dandria passed away, his heirs demanded from the Italian government to appoint another trustworthy person to lend his name as proprietor. Stefano Dandria died on 11th

¹¹ Marmara, Rinaldo. 2008. *Gli Italiani di Costantinopoli nel periodo dell'apogeo e la loro influenza linguistica sul greco levantino*. Istanbul: Istituto Italiano Di Cultura, 63.

¹² Because a person's name had to be written on all the title deeds, not a institution's or a company's name, generally a trustworthy person was chosen among the community's prominent men and the institution's properties were registered under his name. When a property transaction regarding a charity was executed, the fee concerning the issuance of the *ilmuhaber* was waived by the embassy. This is always stated on the margin of the document as "senza spese", free of charge.

April 1908 at the age of 72. His wife had died on 19th July 1901, seven years before him. After his and his wife's death, his children applied for registering their inheritance shares under their names. Here is a full list of all the properties in his time of death. (Image 2) Among the properties listed, there is one building that is next to *Casa d'Italia*, the Italian Cultural Center in Istanbul. (Image 3-4) The petition regarding the purchase of the house or the land has not surfaced in the database, yet. As generally the case, unfortunately, there is not any information about the architect. The year 1882 is inscribed on the entrance. It is in neoclassical style with elegant decoration works above the windows. Also just behind this building, there is another massive building marked as Apartments D'Andria in the insurance map drawn by Charles Goad in 1906 showing the two buildings and the Passage D'andria. (Image 5) Image 6 was taken from the window of Casa d'Italia showing the Apartments Dandria. Today both of the buildings are open to public. One is used as a state clinic and the other one is serving as a night club. There used to be a passage under the first building connecting the Kabristan street to Grand Rue de Pera. The passage was referred to as Passage Dandria. Today unfortunately the entrance to the building is closed and a wall is erected thus turning the passage to a dead-end street. As can be seen in the charts, Stefano Dandria and his wife, both, invested in all types of real estate: they bought and sold shops, houses and land. They were active agents in the real estate scene of Istanbul.

The other prominent figure that will be presented is Bernardo Corpi. He was born on 3rd April 1815 in Chios and died on 7th November 1878 in Istanbul at the age of 63. His father's name was Angelo. He had two brothers and two sisters. One of his brothers was Ignazio Corpi who died without children. He was married to Sophia, daughter of Vassiliaki Copsida. Again, almost no biographical data exists on Sophia other than she was born in 1815 in Istanbul. In the petitions, she signed her name in Greek characters. They had 9 children, in addition to two other children who did not survive after infancy: 1. Achile, 2. Demosthene, 3. Basile, 4. Vittoria Eufemia(Fanny), wife of Vittorio Trombi, 5. Angela, wife of Alfred Glavany(French citizen), 6. Athina, wife of Aristide Tubini(French citizen), 7. Amelie, wife of Demetre Vidovich (English citizen), 8. Rose, wife of Antoine Tubini (English citizen), 9. Alexandre

In addition to being bankers, Corpis owned a mill in Cibali district in Golden Horn. It was constructed by Bernardo in 1865 and later directed by his son Demosthene. They employed around 100 workers. They had the monopoly for distributing bread to the Ottoman navy. Bernardo Corpi was also the director of the charitable organization *Associazione Commerciale Artigiana di Pietà* in Costantinopoli. There is only one petition by Bernardo himself for selling a piece of land in 1875, because he died relatively soon once the Italians gained their property rights in 1873. (Image 7) But through the years his wife and heirs sold a lot of properties. The most important sale of the family was done in 1889. Sophie, with Catherina Corpi, the sister of Bernardo and the widow of Giovanni Corpi, sold to *La Société de la Régie Co-intéressée des Tabacs de l'Empire Ottoman* one *han*(business complex) and a shop for 15,000 TL. (Image 8) This was one of the most expensive transactions in the database. Later this *han* was torn down and the Ottoman Bank building was constructed over this piece of land. The most substantial Corpi properties were mostly scattered in two districts: Pera and Cibali on the Golden Horn. (Image 9) But they also had other properties in Galata, Kadıkoy and Arnavutkoy. Perhaps the most well known property owned by this family is the *Palazzo Corpi* that was built by Ignazio Corpi and later inherited by two of his siblings' progeny: Bernardo and Caterina. This Neo-Renaissance style villa was designed by Giacomo Leoni. Soon after the construction was completed Ignazio died in 1882 and the building was leased to the U.S. government to be used as the U.S. legation and residence from 1903 and as the U.S. embassy and residence after 1906. Finally the heirs sold it to the U.S. government in 1907. Again unfortunately no petition regarding the purchase of the building or the patch of land it stands on, or the inheritance transfer from Ignazio to other Corpis, has come up in my research so far.

Conclusion

Although a more accomplished conclusion would have been possible, if we had less missing data, nevertheless the existing evidence gives us some insight about the investment patterns. As can be seen in the details, although the expected Pera and Galata districts had the most prominent place among the transactions, places such as Cibali and Kadıkoy also played a key role. In the case of Stefano Dandria, he made a considerable investment in land in Pangaltı district, probably selling with a large profit. In total he sold land worth of 113.000 piastres in 7 transactions. Because we do not have the petition regarding the initial purchases and the value, we do not know exactly how much profit he made through this investment. In addition to investing for profit, both Stefano Dandria and Bernardo's brother Ignazio Corpi were the patrons of large and important buildings in the Tepebası district, both built in the neo-classical style. These buildings were initially intended for residence of their families.

All the addresses belonging to two families that are in Pera area in this list have been visited in order to document what is left of these families' legacies. One hopes to discover buildings standing with dates and the architects' names inscribed on the facade of the buildings. Unfortunately most of the buildings were torn down and replaced by modern buildings. The ones that are still standing generally have gone through drastic additions and changes losing their original characters.

These property transactions are also showing the interactions between the various elements of the community. Unfortunately although the larger database shows otherwise, the limited samples here indicate that Italians only bought and sold to other foreigners and to Ottoman Non-muslim citizens. Most of the properties were in Pera and Galata, neighborhoods with larger foreign and non-muslim population. This also explains why the muslim Ottomans are missing in the transactions. But in the bigger picture, the interaction between foreigners and muslim Ottomans were as common as the non-muslim Ottomans. When one analyzes the entire database, one will see the old idea a transaction between a muslim Ottoman and a foreigner is atypical is not valid anymore. In some of the petitions the borders of the properties are delineated, thus giving us an idea who lived next to whom. Although rare, there were muslim Ottomans living next to the non-muslim Ottomans and foreigners.

There are myriad of possible further studies that this research can lead to. One can conduct a study based on the role of gender or ethnicity in property transactions. Likewise the real estate values through time can be traced looking at the value of a certain plot of land or a house. The transformation of neighborhoods from patches of land to buildings, as in the case of Pangaltı can be exhibited. Another different aspect that can be explored is the role of the Italian Embassy in the lives of the Italians, especially in relation to property investments. Since these sources are not studied yet, there are a plethora of questions to be asked and to answered for future researchers.

Image 1: Transactions of Stefano Dandria

Date	Address	Type of property	Counterparty	Price	Transaction	Borders
04.04.1882	Pera, Kabristan street, No: 4	house	mrs. Angela tubini, daughter of Ignazio		Buying	
06.10.1900	(near Unkapani) Ayazma kapısı, ayazma street, no:506, hoca hayreddin mah,	one part of mulk of a shop		1,000 piastres	Buying	
07.02.1889	Pera, Asmalı mescid, impasse byzance, no: 2	property	Austrian citizen Annette Fabri		Buying	
09.03.1905	Pangalti, kaia street, no:24-26-28(houses), no:30 land	three houses and land		each house 10,000 piastres, land 3,200 piastres	Selling	
09.10.1889	Pangalti, Buyukdere Avenue, no: 7-9	one lot of land	Jean xxx		Selling	1. Buyukdere Avenue 2. Anderlich Street 3. land of Madame Pandria 4. land of Zenop's daughter Brigitte
11.01.1908	Pera, Venedik street, no:8	a house		60,000 piastres	Selling	
12.09.1887	Pangalti, Buyukdere Avenue land, pangalti street two houses	land and two houses with shops underneath			buying for charity	senza spese (free of charge)
12.11.1888	Pera, Venedik street, no:8	stone house	deceased Giuseppe's children: Enrico, Guglielmo, Maria Santoro	75,000 piastres	Buying	
13.09.1894	Pangalti, Buyukdere street no:65	one lot of land		15,000 piastres	selling	
14.12.1889	Pangalti, Rue Anderlich no 45-47	one lot of land	Madame Arnik Gukbachian	5,000 piastres	selling	1. Rue Anderlich, 2. Jean Keckich and land of Xenop's daughter Brigitte, 3. land of Dandria 4. mulk of Napoleon
18.11.1902	(near Unkapani), Ayazma kapı, ayazma street, no:506	a stone shop	Apik Efendi Uncuyan, son of Carabet, ottoman citizen	35,000 piastres	selling	
19.09.1894	Pera, Huseyin aga mah, rue hacı ahmed, no:9	a stone house	bedros aristian, ottoman citizen	68,000 piastres	buying	
22.06.1888	Pangalti, grand rue de Buyukdere no:65 10 pies 19 parmak facade, lenght: 36 - width: 11 pies, total: 396 pies square. according to the official plan these two lots of land has a surface of 536 pies and 6 parmak square. total: 527. pies 6 parmak total facade: pies 14, 19 parmak	two lots of land	Daughter of Mates, Madame Carmela, Georges Joscolo's wife, ottoman latin citizen	20.000 piastres	selling	1. buyukdere caddesi 2. boghos' daughter madame lucica's house. 3. my land 4. Antonio Fantassia's son mister Antoine's land

22.06.1888	Pangalti, grand rue de buyukdere no 65	a lot of land: 4 pies 17 parmaks facade: lenght: 36 pies, width: 3 pies 17 parmak, total: 141 pies 6 parmak square.	Antonio Fantassia's son Antoine, latin ottoman citizen	10,000 piastres	selling	1. buyukdere caddesi 2. Madame carmela Joscolo's land 3. my land 4. Ohannes' daughter Joulik kirmisian(kırmızıyan)'s land
24.01.1888	Pangalti, Buyukdere street no:61(house) no:65 (land)	a wooden house and a lot of land 321 pics	Madame Arout Serkissoff	wooden house: 40.000 piastres, land: 8000 piastres	selling	it has a facade on Hoca street
24.09.1898	Macrikoy, no:8, house, no:47 land	a house and 548 pic 8 parmak land		a house 20,000 piastres land: 10,000 piastres	selling	
24.09.1898	Pera, Jurnal street, no:5, huseyin aga mah,hacı ahmed street, no:9,	two houses	his nephew isidore dandria, son of nicholas	40,000 piastres-50,000 piastres	selling	
26/2 septembre 1887	Pera, Asmalı mescid street, no:31	property			selling	
28.03.1908	Pera, Grand Rue de Pera, no:272 and Impasse Boghas no:2 and 4	land	His Highness Duke of Genoa, Tomaso, son of Eugenio	220,000 piastres	transfer	
28.05.1896	Pera, huseyin aga mah, rue alepli, no:31.	a stone house	Mrs. Augustine Devedji, maiden name Carabet, and Miss Euphrasie Carabet, both Ottoman citizens	50,000 piastres	buying	
29.08.1888	Pera, shop: grand rue de pera no:272 houses:impasse boghas no:2-4	two attached stone houses and a shop underneath	deceased Giuseppe's children: Enrico, Guglielmo, Maria Santoro	425.000 piastres	buying	1. grand rue di pera, 2. impasse boghas, 3. kirechane, 4. a bakery, so called bahcivanoglu and a caffe belonging to Aznavour
29.08.1888	Galata, Arap cami mah. Persembe pazarı street. No:30-32	a shop	deceased Giuseppe's children: Enrico, Guglielmo, Maria Santoro	80.000 piastres	buying	
29.08.1901	Pangalti	145 arşın land	Jean Barthelemy	15,000 piastres	selling	1.Kaya street 2.Poyraz street 3. Cefikci onik's house 4. land of Stefano Dandria
24.09.1898	Pera, rue nouvelle, no:27, Katip Mustafa Celebi Mah.	a house	Isidore, son of Nicola Dandria, Stefano's nephew	50,000 piastres	selling	

Image 2: Transactions of Stefano Dandria's Heirs

Date	Petitioner	Address	Type of property	Counterparty	Price	Transaction	Borders
13.02.1889	Catinco, Stefano's wife	Fener, Balat cad. No:54	a wooden house		280 tl	selling	
08.08.1888	Catinco, Stefano's wife	Galata, gumruk street, no:56-58 galata	two shops		1100 tl	change of nationality then selling	1. building of mr. maimunoglu, mr. capadgi and mr. chenik 2. israelita han 3. Mr. camondo, Mr. musambacı and mehmet aga's shops 4. street
11.02.1888	Deceased Domenico's daughter Catinco, Stefano's wife	Galata, bereketzade mah. Zurafa street, No:15	a stone house		100 tl	selling and from waqf to tevzii intikal	1. dimitro scendelegi's house, 2. sofia dudu's house, 3. son of abraham, israil's house, 4. street
1887	Catinco, Stefano's wife	Galata, Bereketzade cad. 21-23	two stone houses		60.000 piastres	selling	1. Jacob's house 2. xxx 3. Goldenberg's house 4. public road
23.02.1900	Catinco, Stefano's wife	Kadıkoy, rue moda no:117	a land 212 pies, 6000 piastre- 114 1/2 pie land 3000 piastre- a house of 700 pies 40000 piastre			selling	
17.08.1896	Catinco, Stefano's wife	Prinkipo, rue icadiye, no: 6	a wooden house with a garden	Mrs. Ziotza, daughter of Stamati, ottoman citizen	35,000 piastres	buying	
17.02.1909	Ignazio Dandria	Pera, Bizans street, Asmalı mescid mah, no: 2	a house			putting under hypothec	
16.10.1908	All the children of Stefano	Pera, rue mezarlık, asmalı mescid, no: 13-49-49bis-49bisbis	a house sırf mulk and two shops		420,000 piastres	They are selling to eachother	
16.10.1908	All the children of Stefano	Pera, Byzance street, no:2 asmalı mescid mah	a house sırf mulk		210,000 piastres	They are selling to eachother	
02.01.1909	Ignazio Dandria, Mercedes, John, Herminie(Erminia) Dandria	Pera, Minaret street, no:3, kalafatçıbası yunus aga mah,	a wooden house				

17.06.1908	All the children of Stefano	<p>The properties registered under Caterina:</p> <ol style="list-style-type: none"> 1. a wooden house, prinkipo, strada icadiye, no:53 2. a bakery, pera, kamer hatun mah, aynalı cesme sok, no:8 3. a house, pera, kamer hatun mah, keklık sok, no:3 4. a house, pera, sarı lutfi mah, strada minare, no:3 5. a house, pera, sarı lutfi mah, strada sumbul, no:4 6. a shop, galata, kemankes mah, topcular cad, no:28 <p>The properties registered under Stefano:</p> <ol style="list-style-type: none"> 1. 1/3 of an apartment (no:49), and two shops (no:49bis ve 49ter). Pera, asmalı mescid mah, mezarlık sok. 2. 1/3 of an apartment , pera, asmalı mescid mah, hotel byzance,no:2 3. a house, pera, bedreddin mah, kabristan sok, no:4 4. 2/3 of a bakery, kadıkoy, osman aga mah, yağlıcı cad, no:12-14-16 5. a land, pera, grande rue de pera, no:272 and impasse boghas, no:2-4 	various properties			transferring onto themselves, the property registered under their deceased parents	
09.06.1908	Mercedes Dandria	Pera, Pasage hazzapoulo	Houses			His deceased father Stefano bought these from santoros in 1888. we will transfer these to someone appointed by the Italian government	
16.10.1908	All the children of Stefano	Pangaltı, rue fransız hastanesi, and grand rue de pera:no:1-3-5-7-225-227-229 houses and shops---- one shop: Galata, rue persembe pazarı, no:30-32.	houses and shops		pangaltı ones for: 200,000 piastres-shop: 80,000 piastres	selling	
16.10.1908	All the children of Stefano	Pera, Topcular street, no:28	a shop(mulk and gedik)		175,000 piastres	They are selling to eachother	
16.10.1908	All the children of Stefano	Pera, rue zumbul, no:4, sarı lutfu mah	a stone house		70,000 piastres	They are selling to eachother	
16.10.1908	All the children of Stefano	Pera, rue kabristan no:4, beder alaeddin mah	a stone house with garden		150,000 piastres	They are selling to eachother	
16.10.1908	All the children of Stefano	Pera, rue minaret, no:3	a wooden house		60,000 piastres	They are selling to eachother	
16.10.1908	All the children of Stefano	Pera, aynalı cesme sok,no:8 kamer hatun mah,	a bakery(mulk and gedik)		75,000 piastres	They are selling to eachother	
16.10.1908	All the children of Stefano	Kadıkoy, osman aga mah, rue yağlıcı, no:12-14-16	a bakery(without gedik)		63,000 piastres	They are selling to eachother	
16.10.1908	All the children of Stefano	Prinkipo, rue icadiye, no:56	a house and garden		42,000 piastres	They are selling to eachother	

Image 3: Facade of the building next to Casa d'Italia, now a state clinic



Image 4: back of the same building



Image 5: Goad map showing the two buildings and Passage Dandria



Image 6: Apartment Dandria, today a nightclub



Image 7: Petition addressed by Bernardo Corpi

All' Illustre R. Consolato
 d' Italia in Costantinopoli
 1809 x Angelo
 Io sottoscritto Bernardo Corpi suddito
 Italiano, intestatario d' un Terren-
 no vacuo sito in Pera a Sabis
 ayatch, N.º 84 di picchi 170, avente
 due facciate l'una sulla via Sabis
 e l'altra sulla via Ciopluti Ces,
 mi, - avendo venduto lo stesso
 Terreno alla sig.^{ra} Maria Mille
 (finta Domenico) moglie del suddito
 francese Edoardo Mille, per la
 somma di Lire Turchesche 510,
 faccio rispettosa istanza
 per la trasmissione della presente
 all' Ufficio del R.º Dragoman
 nato Italiano, dal quale im-
 ploro il rilascio degli imphaber
 necessari per effettuare avanti
 l' Autorità locale la vendita
 di cui si tratta.
 E mi rassegno con ossequio,
 Costanti 11 Febbre 1875
 Per Bernardo Corpi
 Mico Vaccaro
 Per procura
 Visto. Essendo il signor Bernardo
 Corpi suddito di S. M. il Re d' Italia
 come consta dalla rilasciatagli Paten-
 te di Naturalità e non avendo mai appartenuto alla sudditan-
 za Ottomana si manda la presente istanza al R.º Dragoman nato
 per fini richieste.
 Costantinopoli 11 Febbrajo 1875
 Il R.º applicato
 M. Marafakhi
 art. 9.º e 10.º
 di St. 21
 (1875)




Image 8: petition addressed by Sophie and Caterina Corpi

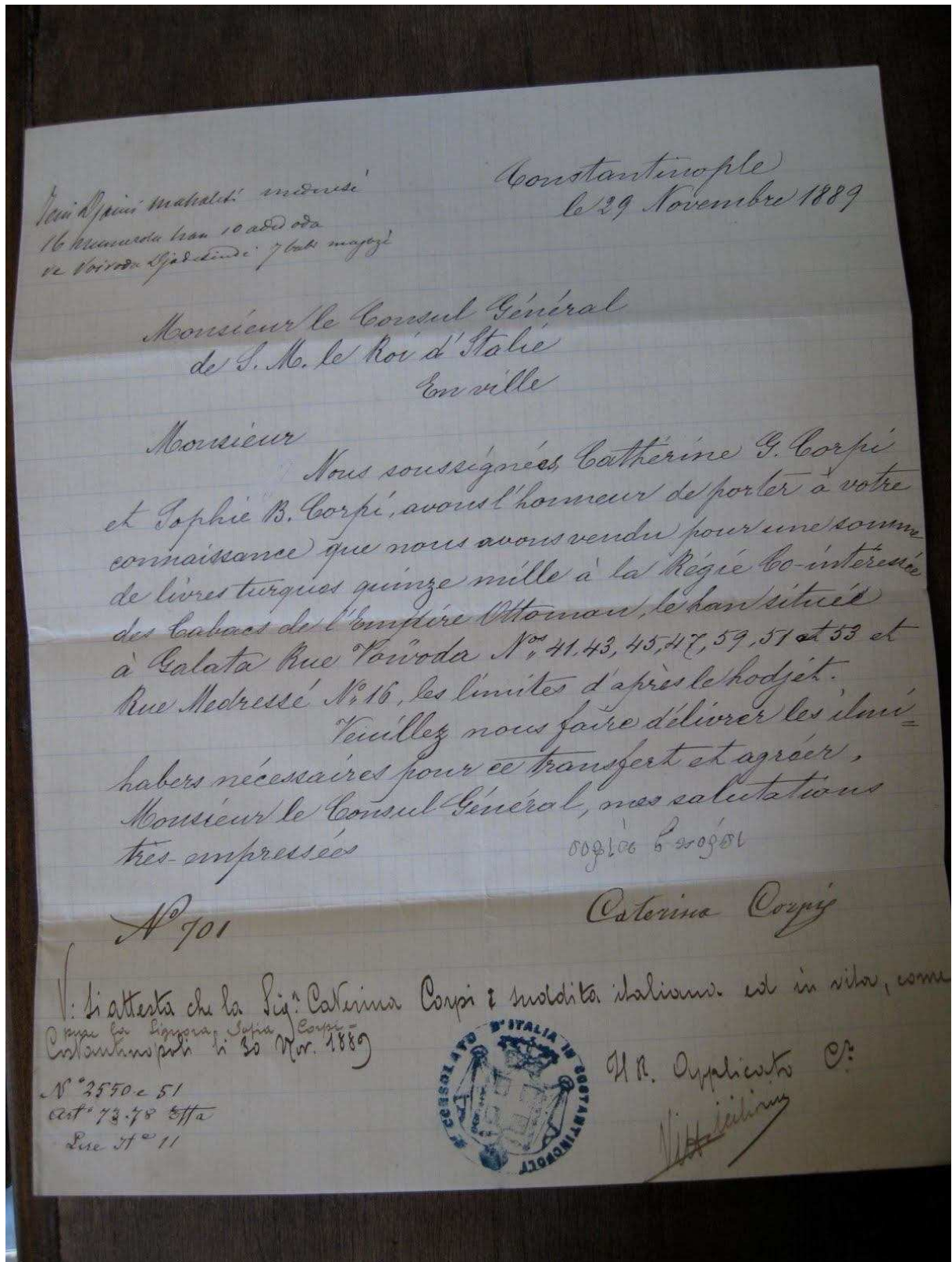


Image 9: Transactions of Bernardo Corpi and his heirs

Date	Petitioner	Address	Status of property	Type of property	Counterparty	Price	Transaction	Borders
06.03.1882	Sophie Corpi	Pera, venedik street, no:12		a burnt stone house	Mrs. Helene, Zafiri's daughter, greek citizen		selling	
07.08.1905	Demostene	Pera, sururi mah, sururi cıkmazı street, no:15		half a house	Greek citizens	15,000 piastres	buying	
11.02.1875	Bernardo Corpi	Pera, sakiz agaci street, no: 84	Waqf	170 pic land	Maria Mille, daughter of Domenico. French citizen, Francesco Eduardo Mille's wife.	510 tl	selling	one side is on sakız agacı street and the other one is on copluk cesme street
14.06.1884	Sophie Corpi	Pera , Minaret street, No.5		a house with xxxx	M.Edwards Richard, English citizen	500 tl	selling	
19.03.1903	Sophie and Achile Corpi	Pera, sofyalı street, no:5	13/16 belongs to Sophie, 3/16 belongs to Achile	a house	Michele Salomovitz, ottoman citizen	980 tl	selling	
26.09.1888	Sophie Corpi	Cibali, no: 186, next to the mill that belongs to Bernardo Corpi and sons		a house, a shop and a quay	Philomena daughter of Petro, ottoman citizen, latin reaya	100,000 piastres	buying	
28.11.1888	Demosthene Corpi	Cibali, Quartier sivricos, fener street, no: 209		a land(previously a house now empty)	Brothers Constantinidi(Costi, Francois and Jean, sons of Georges Constantinidi)	190 tl	buying	
29.10.1888	Sophie Corpi	Pera, Kabristan street, no 45		a house			lost the deed, requesting a new one	1. rue kabristan 2. rue minaret 3. Tubini House 4. Depuis' two houses
29.11.1889	Catherine Corpi and Sophie Corpi	Galata, voyvoda street, no: 41-43-45-47-49-51-53, a han and medrese street, no:16		han	La Société de la régie co-intéressée des tabacs de l'empire Ottoman	15000 tl	selling	
05.09.1905	Basile Corpi	rue kabristan, no:45, asmalı mescid mah une maison'un 1/8'i. rue fener, no:178 bir degirmen, (englobant 168-170-172-174-176-178-180-182-184-186-188 ve rue cibali iskelesi no:9 ve 12, ve bir depot rue fener no: 183. bunların 1/8'i bana ait ve demosthene corpi'ye satıyorum my share in the house on kabristan street for 20,000 piastres, mill for 100,000 piastres, depot for 5,000 piastres.					inherited from his mother, first transferring onto his name then selling	
18.02.1905	Achile, Demosthene, Basile Corpi, Vittoria(Fanny) Trombi, Angela Glavany, Athina Tubini, Amelie Vidovich, Rose Tubini, 1/8 share for each	Pera, sarı lufu mah, minaret street, no:7-9	mulk and waqf	two houses	Domenico Corpi	150,000 piastres	inheritance, first transferring onto his name then selling	

10.04.1896	Sophie Corpi	Arnavutkoy, kilise street, no:18		vineyard with sheepfold	Achile Corpi	15,000 piastres	inherited from his son, Alexandre Corpi. also Octavie Corpi, deceased Alexander's widow, now the wife of John Carrer, Greek citizen is co-heiress) selling it to her other son Achile Corpi	
17.03.1908	heirs of Sophie Corpi	rue kabristan, no:45, asmalı mescid mah une maison'un 6/8'i. rue fener, no:178 bir degirmen, (englobant 168-170-172-174-176-178-180-182-184-186-188 ve rue cibali iskelesi no:9 ve 12, ve bir depot rue fener no: 183. bunların 2/8'ini adımıza gecirmek istiyoruz merhum annemizden bize kalan.						
01.03.1884	Sophie Corpi	Kadıkoy, agabek street, the house is split into two as no:9-11		wooden house			change of nationality	1. Rue agabek, in the front, 2. Mr. Bahtiaroglu Athenas' houses, at the back 3. mr. Dulguere Samique's house, on the left 4. Baktiaroglu Athenas' house on the right
22.09.1885	Sophie Corpi	Kadıköy, Mühürdar street, no.64		land of a burnt house with its garden		100,000 piastres	selling	1. the house and garden Mrs. Sophie 2. the house of Mrs. Vangele 3. the house and the garden of Mrs. Catingo 4. Mühürdar street