

ARCHITECTURAL AND HISTORIC PRESERVATION OF OLD HOUSES

BALTAZZI'S OLD PROPERTIES IN ISTANBUL

Houses- Appartments - Mansions-Yalis - Hans and Farms

Introduction

I am happy to have concluded this research which I had in mind for a long time. I was of course encouraged by the positive trend of continuing group research on the history of Levantines. This work is also aimed as a message to encourage the preservation of the architectural and historical heritage of the city of Istanbul and I am grateful for the help from friends and the efficient assistance of my offices in both cities.

The Baltazzi famiy, although since the XVIIIth century were living in Izmir have also maintained close relations from that time with the capital Istanbul due to their business activites in finance and banking as well as due their close relations with the Ottoman Court. Some other Levantive and Greek families such as the Whittals, the La Fontaines, the Mavrogordato, the Sevastopoulos to cite a few also acquired a range of proprieties and hade members of these numerous families resident in both cities and various neighbourhoods.

1- HOUSES

The emminent authority on Ottoman Banking History Pr. Haydar Kazgan and many other authors mention that the first permission to a foreigner to own a house was given in recognition of the services rendered to the Sultan to my great great grand father the Banker Emanuele Baltazzi around 1850 whereas the official permission for foreigners to own real-estate was granted only in 1867.

Where was this house situated? Akylas Millas in his "Pera Crossroads of Constantinople" gives as location the Bonmarche at Istanbul Grand Rue de Pera (today Istiklal Caddesi of Beyoğlu) saying "The Bartoli brothers famous for Au Bon Marche department store occupied the ground floor of a neo-classical building

erected in 1870 on the site of the residence of Manolaki Valtadji efendi which burnt in the frequent fires which occurred in Pera". The Bon Marche should be in the today's area of Adakule. (Note 1a – 1b)



Photo No: 1 Bon Marché



Photo No: 2 Akylas Millas Pera the crossroad of Constantinople

The guests of the French Embassy situated in the vicinity in the opposite side of the Grand Rue de Pera (today Beyoğlu İstiklal Caddesi) were mentioned in that they were socialising with their neighbours the Baltazzi (Note 2). Murat Belge mentions in his Istanbul Guide that many houses opposite the Maison de France disappeared or were badly damaged as the house of the famous music printer Commandinger at Nur-u-Ziya Sokak (former Pologne street) where in 1847 the composer Litz resided while he gave several concerts with his Erard piano which was subsequently bought by a Baltazzi for 16.000 piastres for his fiancée (probably Spiridone for Smaragda Karatheodori, a talented pianist).

Some writers such as like Mustafa Cezzar (Beyoğlu in the XIX Century) mention that the first house for which it permission was given to Baltazzi was at the heights of Tophane. This brings us to another Baltazzi property mentioned by the well know researcher and writer Seddad Eldem who in his Turkish Houses Ottoman Period book emphasises the following:

“The oldest konaks in Beyoğlu were a pair of houses known as the Amiralis and Baltaci konaks. They had elongated European style windows but otherwise they were particularly Turkish in style, were built on a traditional scale, and bore the fruits of local crafts men’s skills under later buildings in this style which were built with imported material and skills.

One of the oldest mansions of the period still standing is the Baltaci brothers’ house in the neighbourhood of Katip Mustafa Celebi. It consists of two identical wings in a long high facade. From the 1830 onwards Beyoğlu became the Avenue of Greek and Armenian merchants and Levantines dukes when very similar mansions have been built”.

Eldem mentions also that Allahverdi house which predates the Baltaci mansion and was a wooden house of similar conception. The nearby Mavrocordato and Köceoğlu houses are among the most important houses of the post 1860 period as the mansions of Corpi and Lorando, Tubini, Slavaart in Tozkoparan. Later stone villas were also built in the Siraselviler district. There were however entirely on European models and bore little relation to the Turkish vernacular tradition.



Photo No: 5 Baltazzi Impasse



Photo No: 6 Baltazzi Mansion now Taksim Ticaret Lisesi



Photo No: 7 Baltazzi Mansion now Taksim Ticaret Lisesi

The writer Said Duhani mentions for the period of the end of the XIXth century that in the Telgraf sokak there lived the writer Willy Sperco and Alfred Caporal as well as the street being frequented by Pierre Loti and Claude Ferrere.

In the Quarter of Katip Mustafa Çelebi near to our Telgraf Sokak, on the Kuyu sokak no 11 at site of the former Naum Pacha Mansion there is now a Restaurant called Naum Pacha. Naum Pacha was from a Syrian/Lebanese Christian family. He assumed high posts in the Ottoman Administration and became Ambassador at Paris. The family besides this mansion owned the land where the famous Naum Theater was built which burnt in 1879. It was situated where the present Çicek Pasajı the 'Cite de Pera' of Christakis Zografos built by the architect Zannos / Zanni Kleanthis. Naum Pacha's son Said Duhani lived here in these Naum apartments and assumed the functions of Director of the Touring Club and wrote two books in French about Pera. 'Vieilles Gens Vieilles Maisons' and 'Beyoglu quand il s'appelait Pera', both of which have been translated in to Turkish.



Photo No: 8 Koceoğlu Mansion – The Cinema Atlas and The Passage



Photo No: 9 [Naum Pacha Mansion](#)



Photo No: 10 Cicek Pasaji



Photo No: 11 [Mavrocordato apartments](#) in the Mustafa Katip Celebi Quarter, currently for sale

There were several Baltazzi properties in this neighborhood as indicated by the following list.

THE TRANSFORMATION OF THE "MODERN" AXIS OF
NINETEENTH-CENTURY ISTANBUL: PROPERTY, INVESTMENTS AND
ELITES FROM TAKSİM SQUARE TO SİRKECİ STATION

by

Lorans Tanatar Baruh

Appendix M: List of buildings erected in Galata, Pera, Stamboul between 1868 and 1914

BUILDINGS	# OF FLAT	AREA	TOTAL AREA	ADDRESS	DATE	REF
BALTAZZI	2	145	290	RUE TACHTA KALE	1881	GD 1905
BALTAZZI APP			0	RUE TOM TOM 9	1894	AO 1905
BALTAZZI APP			0	RUE TCHOUKOUR DJOUMA 8	1894	AO 1914
AGOPIAN HAN (ANCIEN BALTAZZI HAN)	4	714	2857	RUE VOIVODE 67	1895	AO 1909
BALTAZZI HENRI APP			0	RUE TOM TOM 29	1905	AO 1905
BALTAZZI	3	530	1590	RUE ALADJA HAMAM	1905	GD 1905
BALTAZZI	3	235	705	RUE YECHIL DIREK BAKAL	1905	GD 1905
BALTAZZI APP			0	RUE TCHOUKOUR DJOUMA 9	1914	AO 1914

As mentioned by the researcher and friend Osman Öndes for the Eminonu Hans of Whittals and Baltazzi these appartement properties were made for investment purposes and the Baltazzi did not live there. Henri (Heinrich) Baltazzi son of Theodore mentioned in a property was living in Austria at his Castel Schloss Leesdorf - Baden not far from Vienna.



Photo No: 12 Castel Schloss Leesdorf - Baden, Residence of Henri Baltazzi

In the Annuaire Cervati of 1891 it is indicated that at the Tchoukour Djouma (Çukur Cuma) street no: 8 there were the following tenants at the Maison Baltazzi:

- 1- Quintavalle- homme d'affaires.
- 2- Cociffi professeur de piano.
- 3- Rossi employee.
- 4- Friedmann
- 5- Roch employé de la compagnia Italiana di navigazione



Photo No:13 School of St Pulcherie

Not far from the Telgraf Sokak there is the School of St Pulcherie at Çukur Çesme sokak No 7. We investigated the former Baltazzi properties of Tchoukour Djouma (Çukurcuma) No 8 and 9 but we could not reach satisfactory results. There have been wide transformations particularly on the streets and on the door nos etc. and we succeed in going until the no 6 as shown by the image No:14 and reach a Hamam. It is said that all existing properties were build after 1871. The Della Suda apartment built in 1891 is now functioning as a hotel, Faik Pacha Apartments. Della Suda was an Italian family of Pera originated from the island of Syros/ Syra - Greece. Giorgio (Faik Pacha) born in 1814 was a famous pharmacist with a pharmacy at the Grande Rue de Pera. His son Francesco was an eminent teacher of pharmaceutical sciences. The Museum of Innocence of Orhan Pamuk is in this quarter, at Çukurcuma Caddesi (Avenue), Dalgıç Çıkmazi, no 29.



Photo No: 14 Cukurcuma Hamam



Photo No: 15 [Faik Pasha Apartments](#)



Photo No: 16 The Museum of Innocence

We found while researching for the Baltazzi properties on Tom Tom Sokak that in the intersection of the streets of Sefer Bostanı and Baba Ocağı there were two Baltazzi properties. The Sükrü Efendi (ex Baltazzi) and a Baltazzi (Note 3) building will be restored together with the nearby Azarian and Tibaldi Apartments in an urban renewal project called Tomtom Gardens.

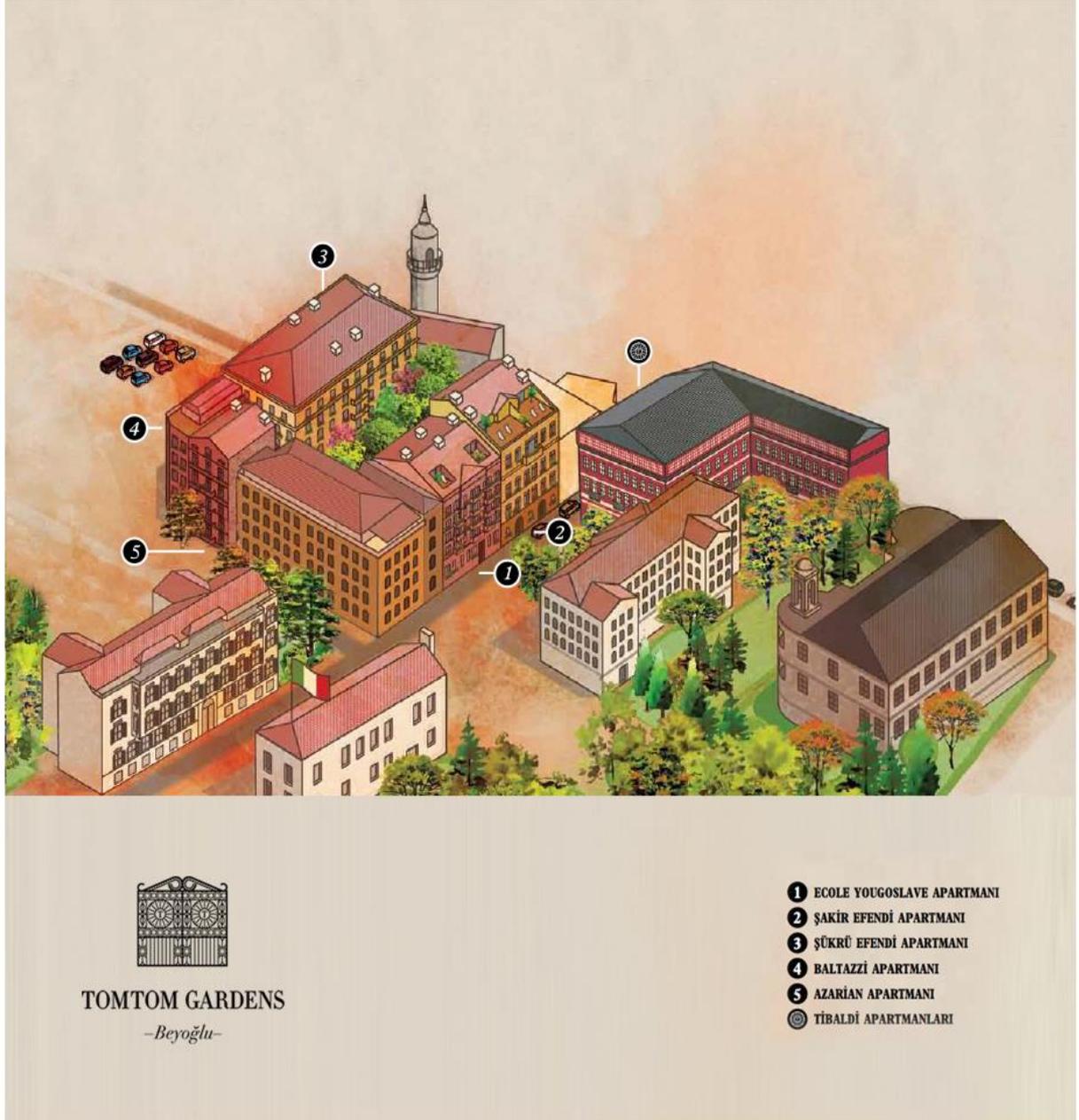


Photo No:17 Tomtom Gardens Urban Project, <http://www.tomtomgardens.com/english/residence.php>

As mentioned by the writer Aysen Şatıroğlu (Kent Merkezinde Yoksullasan Bir Bolge: Tomtom Mahallesi / An Impoverished District at the City Center, the Tomtom

Quarter) this quarter was one of the most beautiful quarters of Pera and the Levantine mansions were rivalling the nearby Embassy building.

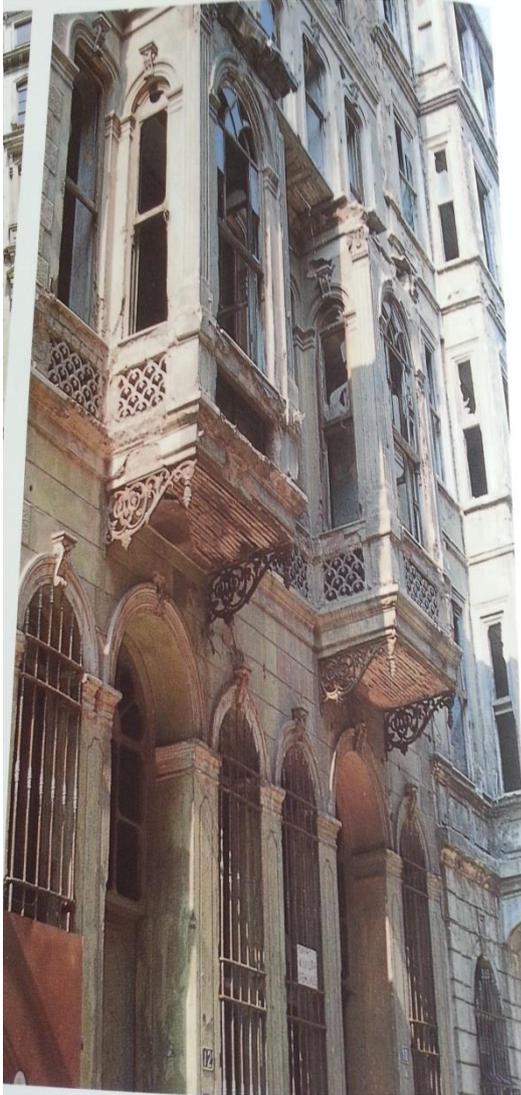


Photo No: 18 Babaocagi Street
(XIX. Century Istanbul, Mustafa Cezar)

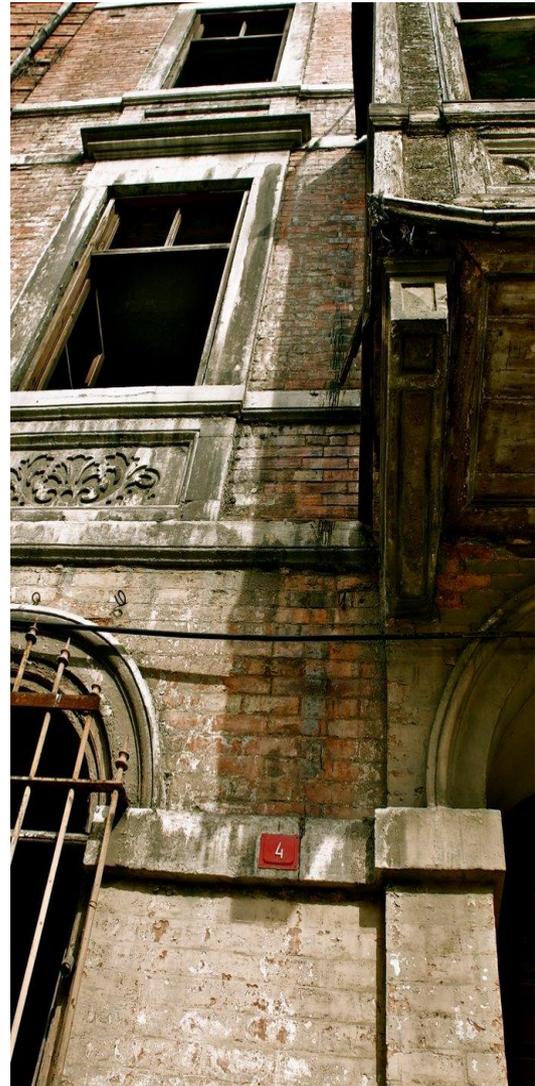


Photo No: 19 Present state of a house
of the Tomtom Gardens Project

The street leading from the Italian Consulate onwards retains a quite elegant view with the Palazzo Venezia, the Italian School and the Italian Hospital. At the Palazzo Venezia location was the former residence of the Levantines Salvago and their heirs Testa a villa was built in Turkish style single storied of wood and mud with an external gallery alongside the facade. (Vittorio Graziano - Ambasciate d'Italia in Turchia).



Photo No:20 Palazzo Venezia



Phot No: 21 The Italian Hospital

We find for no 9 (ex. Baltazzi ?) Tomtom Kaptan Street a quite abandoned pink painted house adjacent to the Italian Consulate. Our researches continue. Just to the opposite left corner side of the pink building there is an edifice functioning as hotel, Tomtom Suites www.tomtomsuites.com. It is said that this was a property of the French garde malades nuns.



Photo No: 22 Tomtom Kaptan Sokak No 9 ex.Baltazzi?



Photo No: 23 Tomtom Suites - Tomtom Kaptan Sokak

Actually we are glad to see within the project of architectural and historic preservation of the old Levantine houses of Pera that the old mansion at Galatasaray/Pera of Milo Zenovich, a Serbian who came from Serbia around 1880 and was active in the sea trade, became the House Hotel of Galatasaray

<http://webcache.googleusercontent.com/search?q=cache:uFfwxDVSwCkJ:www.thehousehotel.com/the-house-hotel-galatasaray.1.aspx+&cd=1&hl=tr&ct=clnk&gl=tr>

and that the former Residence at Pera of the Parma family tailors to the Ottoman Court is now the Armada Istanbul Pera Hotel www.armadapera.com/pg_en. Similar successful restorations are being made in the nearby old Levantine Apartments such as those of the Rizzo family of Cihangir Aslan Yatađı Street (former Araslar). Marianne Rizzo was the wife of John Francis Rizzo, a family of Italian origin and Maltese and British citizenship who bought in 1894 this property from a Greek family.

We know also that the Baltazzis were associate-owners of the Byzance Hotel of Pera where also Edmondo de Amicis stayed. This hotel was located between Postacılar and Nuruziya Streets. The building does not exist anymore, (Mustafa Cezar- XIXth century Beyođlu).

Another popular hotel of the XIXth century was the Hotel Beler situated close to the Cinema Atlas (ex. Köceođlu).The hotel was a former property of the Mavrocordatos.

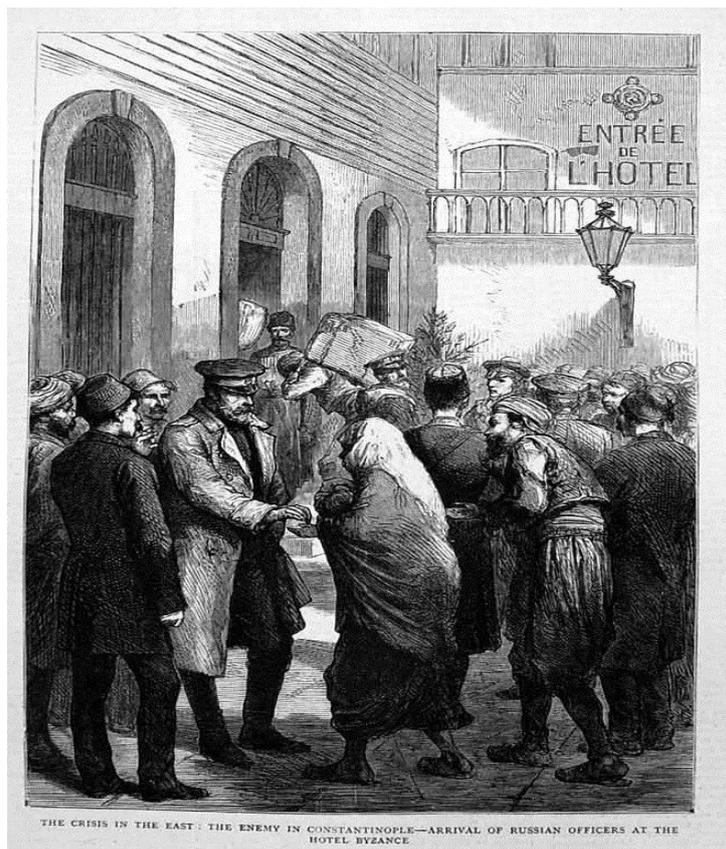


Photo No: 24 Hotel Byzance

Leonidas Baltazzi (1829-1895) membre du Conseil d'Administration de la Regie des Tabacs had a residence at Grande Rue de Pera 74 (Annuaire Oriental 1894). Leonidas was the master mind of the Tobacco Regie project as well as of a mining project in cooperation with the Government.



Photo No: 25 Leonidas Baltazzi - Grande Rue de Para No 74

CERCLE D'ORIENT

The Cercle d'Orient of Pera (Beyoglu) built in 1883 by the Levantine architect Vallauray and where Aristide Bey Baltazzi and his son Alexandre were founder-members is included after long debates in a restoration project together with the nearby old cinema buildings.



Photo No: 26 Cercle d'Orient

Terminating with Pera I would like to mention that at the old Municipality of Pera (6th District) many residents of this quarter were between 1850 and 1895 members

of the Assembly and the associated commissions taking decisions for the progress and the improvement of the quarter. We meet the following names: M. Cezarliyan, M. Tsamiz, Antoine Alleon, Naum Pacha, Abraham Camondo, C. Hava, C. Hanson, N. Privilege, Serendi, Aristide Bey Baltazzi, Lorando, E. Blacque.

MODA -KADIKÖY

The Baltazzi Mansion of Emanuele son's Spiridone Baltazzi (1826-1867) who rented it in 1863 to the Freres for a Pensionnat.

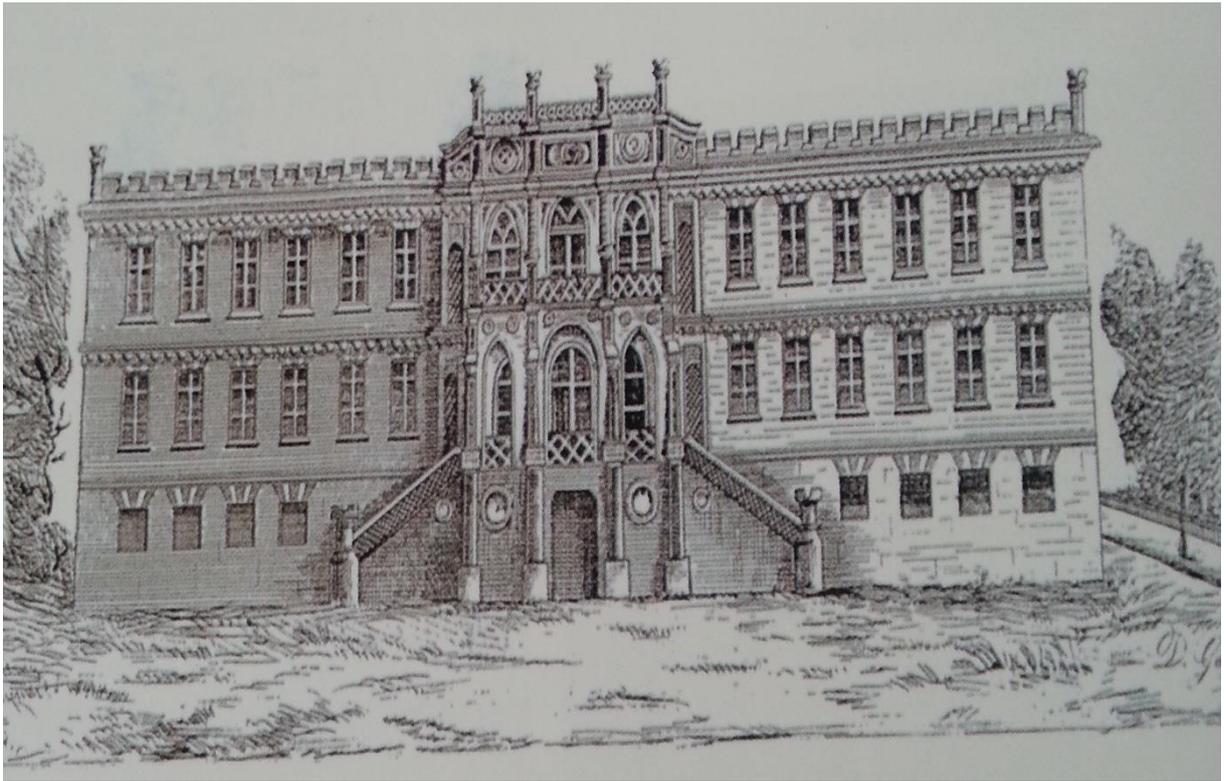


Photo No:27 [Baltazzi Mansion Moda](#)

YEŞİLKÖY - SAN STEFANO

Emanuele Baltazzi (1856-1915) son of Aristide Bey had a villa at this cosmopolitan quarter of Istanbul. Emanuele was with the Regie of Tobacco and was married to Smaragda Notara. No children.



Photo No:28 Emanuele Baltazzi Villa at Yesilkoy

2- YALIS

Rhonda Vander Sluis in her book "From the Bosphorus" gives an accurate definition:

"The seaside mansion known as YALI is an architectural phenomenon unique to the Bosphorus. The classic yali was of wood and was two or three stories high with an overhanging cumba (bay window). The building was invariably surrounded by flower gardens. The traditional colour of Yalis was a deep red known as Ottoman Rose.

European influences in the XIXth century was reflected in the architectural style of seaside mansions. Art Nouveau, neo-baroque, classical and fanciful, eclectic styles competed with the traditional yali".

a) YENIKÖY

The Yalis at Yeniköy of the Baltazzi's and of their close relatives the Karatheodoris. Two sisters Karatheodori married with Baltazzis. Smaragda married Spiridone and Zoi an Evangelino cousin of Spiridone. Emre Aracı in his book 'Naum Tiyatrosu 19 Yüzyıl'da İstanbul'un İtalyan Operası' (The Theater Naum - Italian Opera in Istanbul during the XIXth century) mentions that Mariani the famous conductor

went to Yeniköy to visit Mrs Baltazzi who was back from London to find her more beautiful than ever. She played a sonata from Beethoven and he commented in Italian "suona benissimo" she played very well.



Photo No: 29 Yeniköy Karatheodori Yalı



Photo No: 30 Yeniköy Baltazzi Yalı

In Yenikoy also lived our relatives the Mavrogordato and Fotiadi. The great Greek poet, one of my favourite Costantinos Cavafy (Kavafi) sejournd with his

parents (his mother was a Fotiadi) in Yeniköy between 1882 and 1885. In a biographical note written by him he mentions: "I am from Constantinople by descent but I was born In Alexandria." There is a bust of him in the garden of the Panagia Greek Church of Yeniköy.

The majority of the Yeniköy - Neohori population was Greek. Actually there are 3 Greek Orthodox churches and one Catholic - Armenian and one Orthodox - Armenian as well as one synagogue. Wealthy Armenians and many European and Ottoman diplomats had their Yalis here.

Not very far from our Yalı is the beautiful neo-classical yalı of Sait Halim Pacha. The first owner was a Greek noble family the Vlastos. It is currently the most unique event venue on Bosphorus.



Photo no: 31 Sait Halim Pasha Yalı

We see amongst the inhabitants of Yeniköy: The Şişmanoğlu, Paspalis, Stravolo - Michelini, Tucker, Tingiroğlu, Kuyumciyan, Allahverdi, Evgenidis, Dino, Dadyan and Munir Pacha.

b) TARABYA

The name comes from the Greek Theraphia, cure healing. A favorite entertainment spot in the XIXth century with hotels, yalis, etc.

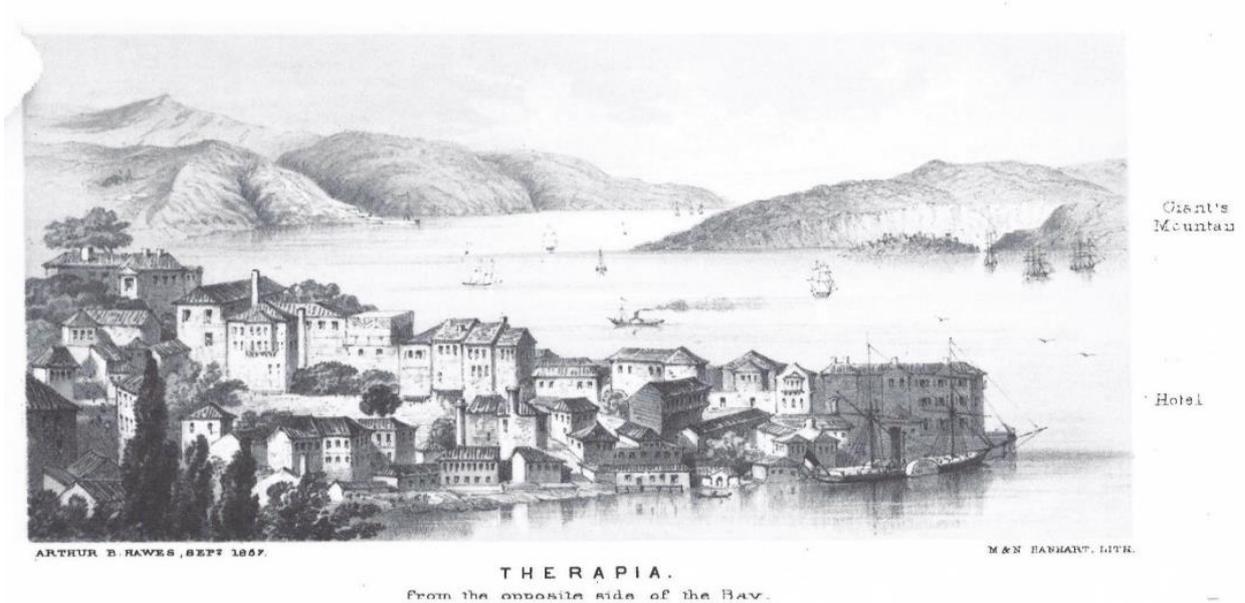


Photo No: 32 Therapia

The famous bankers Zarifi residence on the sea side, our relatives the Mavrogordatos, the Sevastopoulos and the Fotiadi had beautiful mansions/yalis. As well as the Woods, the Zografos, the Crepin, the Razzi, the Privileggio and many others. Between Yeniköy and Tarabya there is the Huber's Mansion.



Photo No:33 The Huber's Mansion

We still can see the beautiful summer Embassies, the Italian one designed by Aranco in Art Nouveau style which needs restoration. In addition the coastline is dotted with the summer ambassadorial residences of the British, the German and the French which was the former residence of the Phanariot Greek Prince Ipsilanti.



Photo No:34 Italian Summer Embassy at Tarabya

Here in Tarabya, we know there were in the beginning of the XXth century three Baltazzi Yalis/Mansions side by side. There is an official mention in 1970 that a property was build at the place of Petula Hotel and three Baltaci Houses, <http://www.envanter.gov.tr/anit/smo/detay/41891> .



Phot No: 35 Three Baltazzi Yalis at Tarabya

This should be the location of the famous yalı of Theodore Baltazzi (1796-1860) brother of my great great grand father Emanuele. The Yalı was the residence of Theodore and his wife Elisa born Sarell is described as a palace with a garden of all varieties of exotic plants and flowers. It was situated between hotel Petula and the Italian Summer Embassy built by d'Aranco and had as neighbours Crepin on the left and Dr. Muchlich on its right.



Photo No:36 Theodore's palace in Constantinople, which was the birth-place of all his children (on the far right of picture).



Photo No:37 Elisabeth (Eliza) Sarell - a famous beauty

(1823-1863)



Photo No:38 Aristide Bey Baltazzi

(1831-1887)

Foreign visitors have mentioned their impressions as follows:

1) "In the evening I went to Madame Baltazzi's born Sarell, pretty lady, pretty house and pleasant family party. I played my first rubber of whist since I left England".

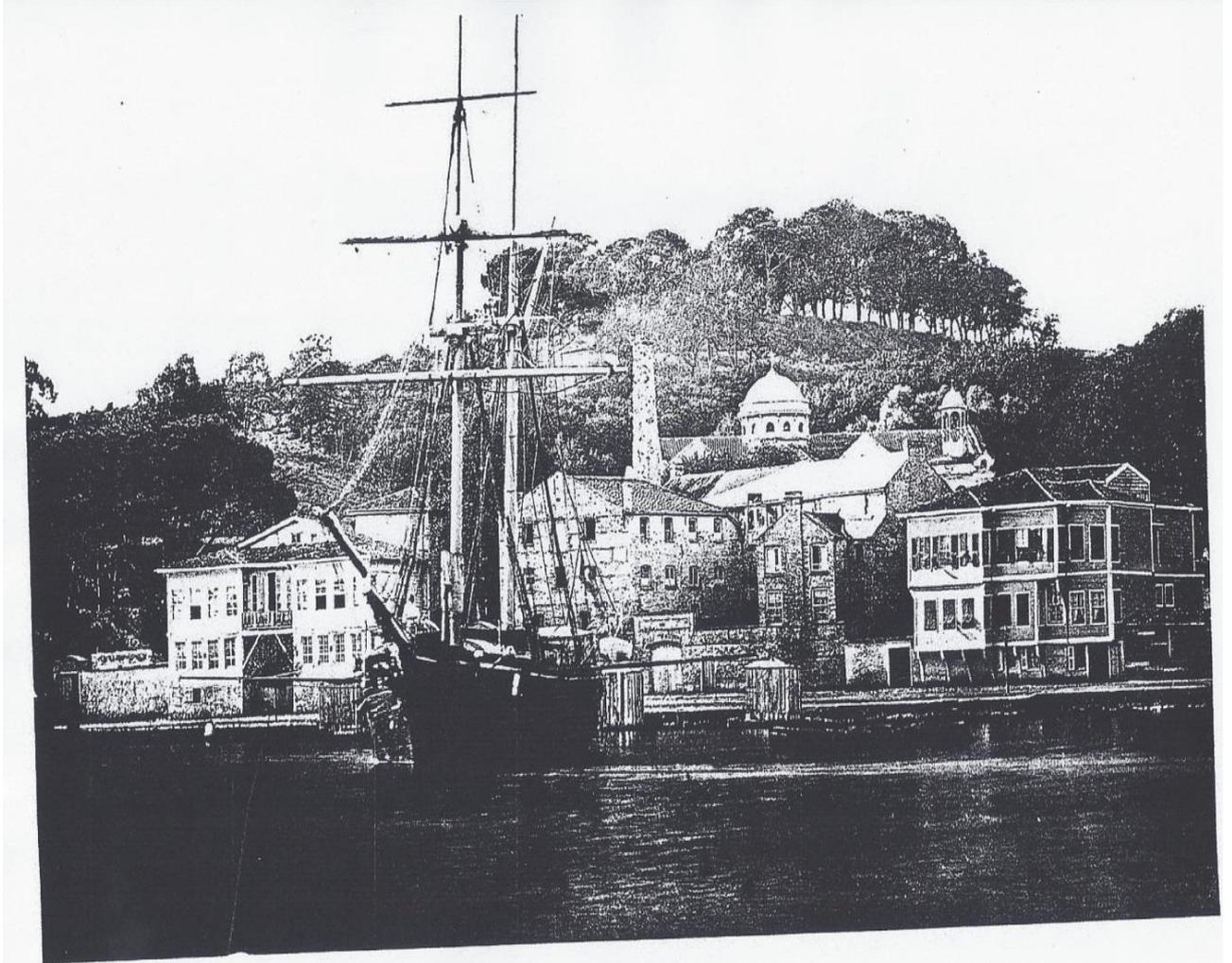
(George William Frederick Howard- Diary in Turkish and Greek waters 1854, Page 95)

2) Nassau W. Senior - A journal kept in Turkey and Greece in the Autumn of 1857 and the Beginning of 1858, page 7. "On each side of the town along the shore are fine houses built in the Turkish style, the upper stories projecting far over the lower ones and surrounded except where they abut on the sea by terraced gardens planted in avenues of cypress, stone pine and oriental plane. The finest of them is the Sultan's kiosk next to it, that of Mr. Baltazzi then come the summer palaces of the French and English Embassies".

3) "There are some charming houses here (Tarabya). The first large one from our Hotel is that of Mr. Baltazzi. Through the trellis arches of the walled gardens we caught a tantalising glimpse of the loveliest Eastern flowers in their fullest beauty - three terraces one above another-the walls clothed with luxuriant creepers and the hills of Therapia behind". (Constantinople during the Crimean War 1858 - Mrs Edmund Hornby page 43)

Theodore's daughter Elisabeth was the great benefactor of an elementary girls school at Tarabya to which was given her name Elisabethion.

Emanuel's other son Aristide Bey Baltazzi was a banker and vice minister of Finances and his son Alexander also a banker at the Baltazzi Han of Rue Voyvoda is likely to have lived in a Yalı below the Agia Paraskevi Church. Alexander (1863-1896) was also a founder member of the Sport Oriental, Grande Rue at Therapia.



Tarabya
Tarabya
1876

Anonim, Albümin kâğıt: 164 x 114 mm.
Anonymous, Albumen paper: 164 x 114 mm.

Photo No: 39 Therapia, on the left end should be Alexandre Baltazzi Yalı (ref: Seddad Hakkı Eldem, The Yalis of the Bosphorus, page 282 – TA 8)



Photo No: 40 This Yalı at the exit of Tarabya, towards Kefelikoy is indicated by the writer Murat Belge-Boğaziçi'nde Yalılar-İnsanlar (Yalis and the People of the Bosphorus) as a Baltazzi property.

c) BÜYÜKDERE

Not far from Tarabya along the coast at Büyükdere, my dear friend Christophe Alleon's family who were our partners at the first Bank of the Empire, Banque de Constantinople, had a mansion where Lamartine was also hosted.



Photo No: 41 A view from Büyükdere

We see also in Büyükdere the mansions of Azarian, Robertson, Agopian, Bacet, Caporal, Gadbo, Hubsch, Roberts, Baron von Etten Fields, Abraham Pacha, Donald Riddle and the Russian and Spanish Summer Embassies. Also in this neighbourhood are two churches, a Greek-Orthodox Aghia Paraskevi (1831) and the Armenian Catholic one which are both still functioning.



Photo No:42 Azarian Yalı, now the Sadberk Hanım Museum

There are still in the Asiatic Coast many interesting yalıs such as in Kandilli the beautiful Red Yalı which was the property of Count Ostrorog a Polish born legal advisor to the Porte. His wife was Jeanne Lorando from the levantine family of bankers. There were also living nearby the British Levantine families of the Cumberbath (Consuls) and the Hanson (bankers).



Photo No: 43 The Red Yali

2- HANS

- a) **BALTAZZI HAN:** The Baltazzi Han at Voyvoda avenue (Banks Quarter) today's Bankalar Caddesi situated close the former Ottoman Bank has a history which goes back at least to 1868 with the mention in the Indicateur Cosmopolitain. The Han still keeps its original structure to which were added two floors in 1904. The Han's name in 1890 changed from Baltazzi Han into Agopian Han. The Han was used by the Deutsche Orientbank then Banca Commerciale Italiana and currently Akbank which is also the owner and is selling it.

**Akbank Mensupları Tekaüt
Sandığı Vakfı'na ait**

BALTAZZI HAN *(Commerciale Han)*



Photo No: 44 Baltazzi Han on sale

Voyvoda street besides its historical importance with the neighbourhood of Palazzo del Comune - Franchini Han, the St Pierre han, where it is said that Andre Chenier was born and the still beautiful Komando Steps are situated was a the great centre of finances and banking in the second half of the XIXth century. In the 1868 indicateur Costantinopolitain we see amongst the Bankers well known names:

Evangelino Baltazzi, Charles Couteaux, Glavany Sons and Co., Lorando Brothers, Jacques Salzani etc. concentrated mostly in the Hans named Cavafian, Vitalis, Glavany and Baltazzi.

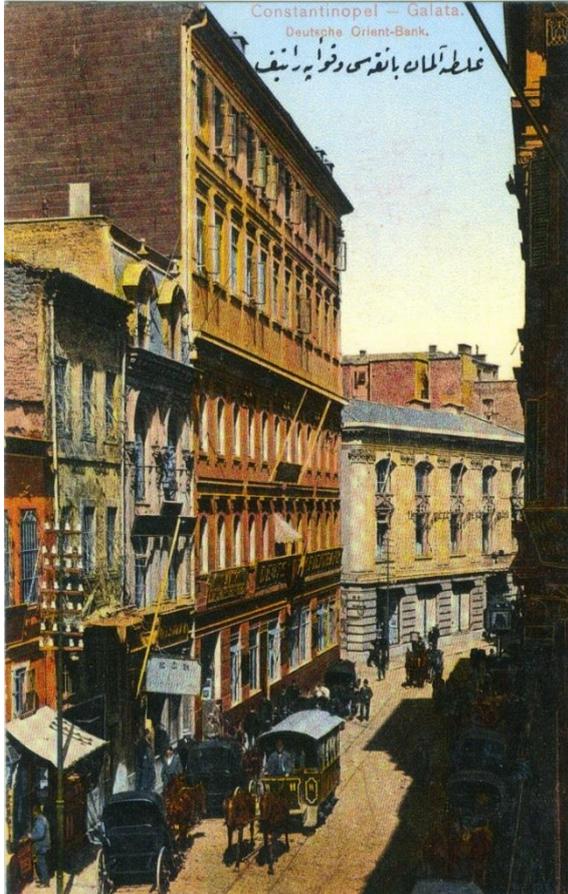


Photo No:45 Baltazzi Han at Voyvoda Av.- Bankalar Caddesi



Photo No: 46 Rue Voyvoda

According to Edhem Eldem (Voyvoda Street from Ottoman times to Today) the 1880's were one of the most decisive moments in the history of the street. No fewer than eight of the major buildings still standing today were built during this decade.

The Annuaire Oriental for 1889-1890 indicates in the Baltazzi Han the following names:

Caro Vincent, Banker

Reiser C. Reiser E., Traders

Italian Chamber of Trade

Konschil Jules, Ingenieur

Maurer M, Lawyer

Fetaki (Nic J) commissionaire

Administration of the newspaper La Turquie

We can still admire in this street the buildings of Ottoman Bank built by Alexandre Vallaury 1890-92 and of the Assicurazioni Generali Han built by Giulio Mongeri in 1909 as well the Hans of about the same period the General Han (probably the former Azarian Han) the İş Bankası building which probably is a descendant of Helbig and Castro Hans.



Photo No: 47 Ottoman Bank

It will not be fair to omit the little jewel Hezaren Han built in 1902 by Vallaury. Here there were the offices the Tombeki Company, E. Evgenidis, the Gaumont films, the Austrian Phoenix Insurance Company and Elie Burla and Co.

Another Han built in the 1880 by the same architect Vallaury is the one of Demirbank, the first owner who commissioned to build it should be the Societe Ottomane de Change et de Valeurs of Clado, Evgenidi and Barker. The building was

used by this Company until its liquidation in 1901-1902 after which became the British Consulate from 1903 to 1940.

b) THE EMINÖNÜ BALTAZZI HANS: The Baltazzis as confirmed by our contributor Osman Öndeş was like the Whittalls who also owned Hans in this commercial district of Istanbul. They were renting them out. I was able to identify two from the book Eminönü of the Municipality.

1- Baltaci Han: It is within the complex of hans of the Grand Bazaar (Kapalı Çarşı). It is believed that it was built in the XVIIIth century. A commercial han of two floors and one courtyard. It has lost its original architecture. It should be the first on the list of Lorans Tanatar Baruh – with the indication rue Tachtakale.

2- Baltaci Han: It is located at Yeşildirek at Kalmazlı Street. Only the façade has kept a part of his original architecture. It is the seventh in the list buildings of Lorans Tanatar Baruh.

For more info see: <http://www.en.iamistanbul.tv/news/hans-in-istanbul.html> Hans in Istanbul where Baltaci Munheddin Han is included.

3- Osman Öndeş mentions also another Baltazzi/Baltaci Han: At Eminönü Mahmutpasa Mahallesi. This Han is between Bezciler and Sultan Mektebi Streets. It was a small building but had a lot of land and gardens which could be seen until 1926. It should be the sixth of the Lorans Tanatar Baruh list. The neighbour han was the KASTARIANO Han.

4- FARMS

The Baltazzi were recognized as mentioned also by Philip Mansel in his Levant book the biggest landowners of the Western Anatolia during the XIXth century with their farms in Ayvalık (Macarunia), Foça, Ali Ağa, Menemen, Bergama, Turgutlu (Kasaba), Söke, Akhisar, Tire, Bornova and Buca evaluated conservatively by some authors to total over 300.000 acres. It should be more as only the six farms of Tire - Torbalı ceded by Emanuele Baltazzi to Lamartine are evaluated to 39,000 hectares.

I know also that we had a farm in Yalova. The Baltacı Çiftliği (Baltazzi Farm) which still keeps its name is now I think under the administration of the Atatürk Çiftliği. In a book about the Ottoman Sultanate and the real estate of Abdulhamid II (note 4) it is mentioned in a list of real estates and revenues ceded to the Treasury of the State a revenue of 3.000 Kuruş (piastres) for the villages around Yalova under the Baltacı (Baltazzi) administration.



Photo No:48 [Baltazzi Çiftliği](#) (A kiosk at Baltazzi Farm Yalova)

As emphasised in my article the Bankers of the Sultans there were quite complicated systems called "iltizam" bankers such as Theodore Baltazzi who were given the right to purchase the right of collecting taxes in the provinces of the Empire. Some rights extended to Istanbul such as for Theodore Baltazzi as the right to administer the toll on the first Galata Bridge which was financed by his bank.

A recent discovery was from the Map of 1897 of the Environs de Constantinople of Colmar von der Goltz who in the Memoire:

<http://dipnot.hypotheses.org/524> accompanying the map stated:

"The Farm of Samandjian located to the south of Alemdağ bore the name of its rich Armenian owner. It later becomes the Kiosk of Halim Pacha. After the death of the Pacha it was recalled "Baltazzi Farm" of the name of the first owner who had it built".

We know also that Prince Halim Sait Turhan the founder of the Jokey Club who died in 1960 was the recent owner of this Baltaci Farm, a horse breed farm at Alemdağ (Istanbul). It is well known that the Baltazzi who should be according Goltz be the first owners were passionate about horses and had horse bred farms in the Austro-Hungarian Empire and in USA etc.

<http://www.levantineheritage.com/note50.htm>).

Two other levantine owners of big properties/farms in Istanbul were the Whittalls and the Tubinis who had properties /farms in this Region of Alemdağ besides the well known ones of Moda for both plus the Yakacık for the Whittalls (see Levantine Heritage site). In the Alemdağ Çekme Village History on the internet (Çekmeköy tarihi <http://cekme koy.bel.tr/eng/cekme koy-tarihi>) it is mentioned that several properties and land in the Çekme Village were registered in 1844 to the name of Angelica TUBINI a wife of a Tubini.

Note 1) a : Behzat Üsdiken in the Istanbul Encyclopedia confirms also this residence of Emanuele Baltazzi (1797-1855) and adds that Emanuele sold this property which was at Grande Rue de Pera at No: 354 later on to his Bank associate Jacques Alleon who in turn rented it out (at least till 1935) to the Bartoli Brothers who were the owners of Bonmarche. It has to be noted that in the meanwhile (1854) the Company Şirket-i Hayriye brought from England through Emanuele Baltazzi and his sons the first ferries to Bosphorus and that many Bankers and trader families start to live in their Bosphorus Yalıs such as in Yenikoy, Tarabya, Büyükdere etc.

Note 1) b : B. Üstdiken also mentions in his Pera and Beyoğlu book that Jacques Alleon's brothers, Jean Alleon had a three storey house on the Grande Rue de Pera along from the Galatasaray School opposite the ex-Tokatliyan Hotel and Antoine Alleon had a large mansion at Dervis Street (currently Peremeci Sokak).

Note 2: The Beauties of Pera



Smaragda Baltazzi with her daughter

La Baronne Marie Durand de Fontmagne (Nee de Melfort) in a letter (1857) to her cousin Marie de Melfort, wife of the French Ambassador, mentions:

"For the first time I saw the beautiful world of Pera together. I had never seen such beautiful eyes and so pretty women together... From all these beauties I gave my preference to the one called "the Pearl of Constantinople" who definitely deserved this title. Delicious features, a set of exquisite grace and gentleness, such was the charming Smaragda, Mrs Spiridone Baltazzi, born Carathéodori".

Note 3: These should be those indicated in the Pertevitch map No 32 between 1071 - 1072 at street Tcoukour (Çukur) No 9 Mansion Chukri Efendi former Baltagi and close to it a Mansion Baltagi which share a view on Tomtom Street. Both are closely connected to the Tomtom quarter (see map). I am grateful to Christophe Alleon for his help in this research.

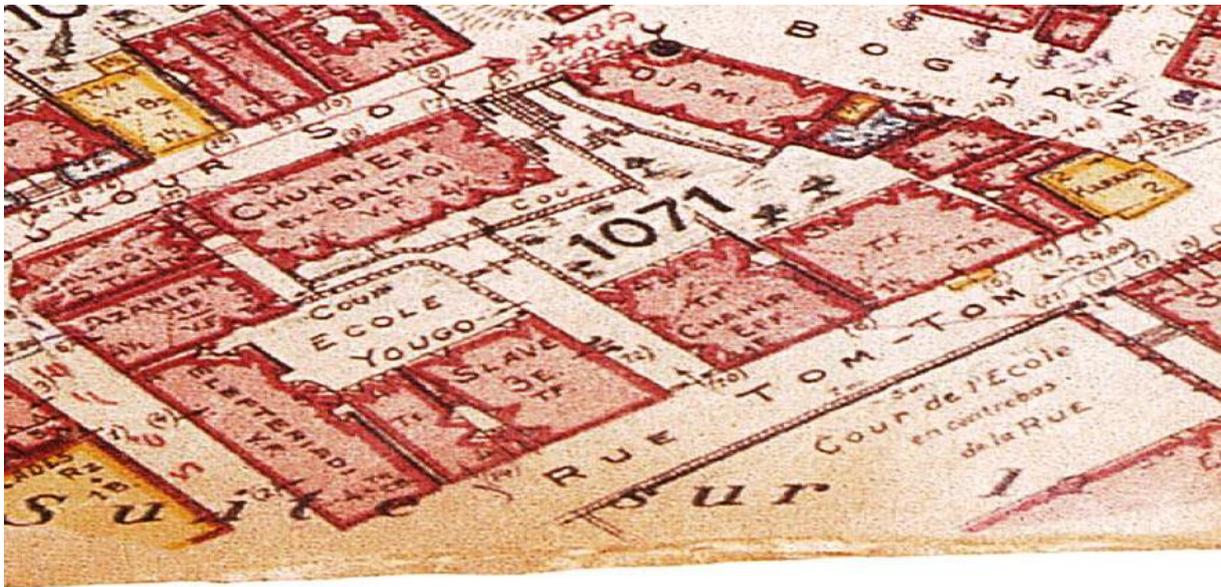


Photo No: 49 The Pertevitch Map

Note 4: Osmanoğulları'nın ve II. Abdülhamid'in Emlakı – Vasfi Sensozen – Türk Tarih Kurumu Basımevi – Ankara 1982 (The Real Estate of Osmanoğulları and II. Abdülhamid - Vasfi Sensozen, Turkish Historical Society Printing House – Ankara 1982).