



## Greenville Center, Inc. records 2335

---

This finding aid was produced using ArchivesSpace on September 14, 2021.

Description is written in: English.

Describing Archives: A Content Standard

Manuscripts and Archives

PO Box 3630

Wilmington, Delaware 19807

[askhagley@hagley.org](mailto:askhagley@hagley.org)

URL: <http://www.hagley.org/library>

---

## Table of Contents

---

Summary Information .....	3
Historical Note .....	3
Scope and Contents .....	4
Administrative Information .....	5
Controlled Access Headings .....	5
Collection Inventory .....	6

---

## Summary Information

---

<b>Repository:</b>	Manuscripts and Archives
<b>Creator:</b>	Greenville Center, Inc.
<b>Title:</b>	Greenville Center, Inc. records
<b>ID:</b>	2335
<b>Date [inclusive]:</b>	1950-1998
<b>Physical Description:</b>	2.1 Linear Feet
<b>Language of the Material:</b>	English .
<b>Abstract:</b>	Greenville Center, Inc. was incorporated in Delaware on August 3, 1960 for the purpose of developing a shopping center at the northeast corner of the intersection of Buck Road and Kennett Pike in Greenville, Delaware. The records of Greenville Center, Inc. consist of an assortment of records from two sources--those of Greenville Center itself, kept by stockholder Arthur McGeorge, and a smaller portion from Peter H. Greeley of the Greenville Manor Homeowners' Association. They describe the mechanics and difficulties of building and operating a small but upscale suburban shopping center and restaurant.

[^ Return to Table of Contents](#)

---

## Historical Note

---

Greenville Center, Inc. was incorporated in Delaware on August 3, 1960 for the purpose of developing a shopping center at the northeast corner of the intersection of Buck Road and Kennett Pike in Greenville, Delaware. It was organized by local investors, including Harry P. Bissell Jr., B. H. Bolling Jr. (1926-2007), and Arthur McGeorge Jr., with the support of Stewart E. Poole, Irénée du Pont Jr. (1920-), Edward B. du Pont (1934-2017), Reynolds du Pont (1918-1980), and Pierre S. du Pont III (1911-1988).

Prior to this time, the only shopping facility in the area was located further north on Kennett Pike. It was built by the Shield's Development Company in the early 1950s, and contained Shield's lumber yard and hardware store, Johnson's pharmacy and lunch counter, and Janssen's, a private supermarket. These establishments provided necessities to the surrounding estate country. Rather than competing with these established businesses, the Greenville Center originally contained mostly professional offices and a new post office.

By the mid-1970s, however, the surrounding estates had begun to be subdivided, creating the need for more retail facilities. Between 1977 and 1980, the company added 50,000 square feet, about one-third office and two-thirds retail space, along with an expansion of parking and site work. The company desired a quality restaurant as the flagship occupant of the new retail building, and arranged with the operators of The Greenery in downtown Wilmington to open a second restaurant called The Greenery Too. In order to accomplish this, the investors in Greenville Center created a new company called The Greenery Too, Inc., through which they provided financing for the new restaurant.

On June 30, 1978, Greenville Center, Inc. absorbed Greenville Manor Corporation, a firm with basically the same investors that had built a housing subdivision called Greenville Manor immediately to the east of Greenville Center in the early 1960s. Soon afterward, the company attempted to form a partnership to rehabilitate the Monroe Park garden apartment complex that had been built on the west side of Kennett Pike in the 1950s, but was unable to come to terms with the owners.

Having successfully developed the entire tract, the investors in Greenville Center decided to sell the property and apply the capital to new development ventures. They sold the Greenville Center to Greenville Center Associates, L.P., on March 12, 1982, and Greenville Center, Inc. was dissolved shortly thereafter.

However, some of the Greenville Center investors continued as investors in The Greenery Too, Inc. The restaurant was not entirely successful; the operation was sold in 1988 to David J. Wilk, who redecorated it and operated it under the name of the Polo Club, with The Greenery Too, Inc. holding the underlying loans. Wilk was no more successful than his predecessor and had difficulty making his loan payments. Residents of the adjacent Greenville Manor objected to his engaging live bands and offering outdoor dining and entertainment. In the mid-1990s, the restaurant was sold again to Dietz Enterprises, Inc., who redeveloped it as the Brandywine Brew Pub. It, too, lasted less than a decade.

[^ Return to Table of Contents](#)

---

## Scope and Contents

---

The records of Greenville Center, Inc. consist of an assortment of records from two sources--those of Greenville Center itself, kept by stockholder Arthur McGeorge, and a smaller portion from Peter H. Greeley of the Greenville Manor Homeowners' Association. They describe the mechanics and difficulties of building and operating a small but upscale suburban shopping center and restaurant.

The records of Greenville Center, Inc. include the company's minute book, agreements, building permits, financial statements, and a full-page advertisement from the illustrated Sunday supplement of the local paper. Records of The Greenery Too, Inc. include financial statements, notes on financing and officer loans, and files on the struggle to find a successful operator for the restaurant. There is a small amount of material on Greenville Manor, and there are site plans for both the shopping center and housing development. There are also files or reports on several surrounding developments, including the Powder

Mill Square shopping center, the Shield's shopping center, Greenville Square, and the Monroe Park apartment complex.

[^ Return to Table of Contents](#)

---

## Administrative Information

---

### Publication Statement

Manuscripts and Archives

PO Box 3630

Wilmington, Delaware 19807

[askhagley@hagley.org](mailto:askhagley@hagley.org)

URL: <http://www.hagley.org/library>

### Revision Description

Laurie Sather 2021

### Access Restrictions

Some restrictions apply. Please contact an archivist for more information.

### Use Restrictions

Collection is located in remote storage. Please allow 48 hours for delivery.

[^ Return to Table of Contents](#)

---

## Controlled Access Headings

---

- Housing development
- Shopping malls
- Financial statements
- Agreements

## Collection Inventory

Title/Description	Instances
Center Management Company - balance sheets and income statements, 1989-1990	box 1
The Greenery Too, Inc. - buyout of Harry P. Bissell Jr., 1985	box 1
The Greenery Too, Inc. - financial statements, 1982-1988	box 1
The Greenery Too, Inc. - financing, 1982	box 1
The Greenery Too, Inc. - officer loans, 1984-1998	box 1
The Greenery Too, Inc. - officer loans - Harry P. Bissell Jr., 1982-1986	box 1
The Greenery Too, Inc. - officer loans - Robert H. Boiling Jr., 1983-1988	box 1
The Greenery Too, Inc. - officer loans - Arthur McGeorge, 1983-1988	box 1
The Greenery Too, Inc. - procedure book, undated	box 2
The Greenery Too, Inc. - proposed operation by Polo Bar & Grille, Inc., 1988	box 2
The Greenery Too, Inc. - sale of Polo Lounge & Ashby's Clam Bar to David M. Dietz/Dietz Enterprises, Inc., 1994-1998	box 2
The Greenery Too, Inc. - sale to Morris F. Mayr and Ferdinand Wieland, 1986	box 2
The Greenery Too, Inc. - sale to David S. Balk and David J. Wilk, 1988	box 2
The Greenery Too, Inc. - taxes, 1983-1988	box 2
The Greenery Too, Inc. - taxes - accountant's reports, 1983-1986	box 2
Greenville Center, Inc. - minute book, 1960-1982	box 2
Greenville Center, Inc. - advertisements, 1964	box 3
Greenville Center, Inc. - agreements, 1978-1979	box 3
Greenville Center, Inc. - county permits, 1978-1979	box 3
Greenville Center, Inc. - The Greenery Too - financial, 1982	box 3
Greenville Center, Inc. - incorporation papers, 1960-1961	box 3
Greenville Center, Inc. - liquidating trust, 1983-1988	box 3
Greenville Center, Inc. - Monroe Park, 1980	box 3
Greenville Center, Inc. - Peter N. Greeley's file, 1958-1967	box 3

Greenville Center, Inc. - plan of liquidation, 1982	box 3
Greenville Center, Inc. - proposed addition to building no. 3, 1973	box 3
Greenville Center, Inc. - report by Bellevue Holding Company, 1977	box 4
Greenville Center, Inc. - sale to Greenville Center Associates, L.P., 1982-1983	box 4
Greenville Center, Inc. - site plans, undated	box 4
Greenville Center, Inc. - soil and foundation report, 1976	box 4
Greenville Center, Inc. - survey map, 1963	box 4
Greenville Manor Corporation, 1960-1991	box 5
Greenville Manor Homeowners' Association - complaints against Polo Club Restaurant, 1992-1993	box 5
Greenville Square - survey map, 1977	box 5
Polo Club Restaurant, 1988-1993	box 5
Powder Mill Square, 1978	box 5
Red Clay Reservation, Inc. - sales contract, 1985	box 5
Shield's Development Company - shopping center, 1950-1962	box 5