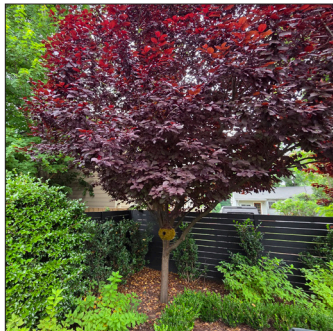




Highlights:

PAGE 3: FRUITS OF OUR LABOR



PAGE 8: CAC HOLIDAY ART SHOW



PAGE 24: NEW OPTIONS FOR HOBBYISTS



also ...

Where Dilworth Runs
Tardeo Club
New Italian Eatery, Arden
Fall's Great Air Show

Dilworth QUARTERLY

The cover image for the Dilworth Home Tour 2026. It features a photograph of a house with a red door and a stone fireplace. The text 'THE 2026 Dilworth Home Tour' is overlaid on the image. At the bottom, a red banner contains the event dates: 'Friday, Oct. 2: 6-9 p.m. | Saturday, Oct. 3: 10 a.m.-4 p.m.'

THE 2026
Dilworth Home Tour

Friday, Oct. 2: 6-9 p.m. | Saturday, Oct. 3: 10 a.m.-4 p.m.

Details inside, starting on Page 13

CONTENTS

- 2 From the President
- 3 From the Editor
- 4 Where Dilworth Runs
- 6 Senior Scholars at Queens
- 8 CAC Holiday Art Show
- 10 Connection and Community
- 13 Dilworth Home Tour 2026
- 16 Feels Like Home
- 19 Porch Pours: Tardeo Club
- 20 Little Italy in the Neighborhood
- 21 New Front Doors in Dilworth
- 22 Charlotte Historic Preservation
- 24 Merchant News
- 26 Fall's Great Air Show

Deadlines for the next issue:

ADS: October 12

If you are interested in advertising in the Quarterly, email Mary Beth Sensabaugh at msensabaugh15@gmail.com. Rates and sizes can be found on dilworthonline.org. Ads received after deadline may be held for a later issue.

ARTICLES: October 17

Articles received after deadline may be held for a later issue.

Dilworth Quarterly is written by volunteers and published under the direction of the Dilworth Community Association. It is mailed four times per year to nearly 5000 households and businesses in the Dilworth community. While we make every reasonable effort to verify the integrity of our advertisers, we do not endorse products or services unless specifically stated.



Fall is Taking Shape in Dilworth

FROM THE PRESIDENT

Fall in Charlotte is here, one of the best times of year. Just like that, the heat has broken, porch lights are back on earlier, and Dilworth is gearing up for one of its busiest seasons of the year. On behalf of the Dilworth Community Association Board, I'm excited to share what's ahead.

This season is shaping up to be a memorable one with a full Home Tour, our favorite neighborhood Halloween traditions, and a new location for our DCA Board meetings through 2027.

Here's what to know:

The Dilworth Home Tour returns in early October, giving neighbors and visitors a rare look inside some of our neighborhood's most beautiful historic homes. We hope the timing helps all attendees and volunteers enjoy the tour a little easier – pushing back from our former mid-September date should

If you have interest in learning more and being a part of the DCA Board, joining a committee or volunteering, please reach out.

mean cooler weather. Ticket information and the details on our featured homes are highlighted in this edition or you can find the latest updates on our website at www.dilworthonline.org, (under the Events tab). We can't wait to see everyone out at our signature fundraiser of the year!

Trick-or-treating will once again bring costumes, candy, and crowded sidewalks to Dilworth on Halloween night. If you plan to hand out candy, please keep your porch lights on and walkways clear to help make the evening safe and fun for everyone.

Back to school looked a little different this year as the new Dilworth Elementary opened off Park Road on the former site of Park Road Montessori. Our former neighborhood school site is closed for

upfitting into a middle school. We look forward to welcoming the students of Marie G Davis Middle in the fall of 2027.

If you have interest in learning more and being a part of the DCA Board, joining a committee or volunteering, please reach out to me at president@dilworthonline.org. It will soon be time to take nominations for 2027 Board positions. If you have a passion for our community, love being involved in everything from fundraising, event planning, protecting our trees and greenspaces, to neighborhood safety and city development matters, DCA could be a great place for you.

As a reminder, the DCA meets the first Wednesday of each month. Please plan to join us in October for our social meeting at Morehead Inn. It is a great opportunity to mingle with neighbors and catch up on broader community matters. November and December meetings, and continuing into 2027, we will be at Covenant Church due to the construction at the former Dilworth Elementary and temporary closure of Tom Sykes Center. You can also keep up with the latest news by subscribing to the Dilworth Express or visiting our website <https://www.dilworthonline.org>.

On behalf of the DCA Board, we hope you enjoy everything this fall has in store for our wonderful neighborhood. See you on a walk outside.



The Fruits of Our Labor

FROM THE EDITOR

My wife, Jodi, and I love to garden but city living has always made us work for it, first in Chicago and now here in Dilworth. However, where there's a will, there's a way. We've found three ways to tuck fruit trees into our Dilworth garden.

Fruit Trees as Part of the Landscape

In the back corner of our garden live two cherry plums. The trees' thick crimson foliage gives us a living border and a little more privacy than our fence can manage on its own. In spring, they cover themselves in soft pink blossoms—a welcome sign that warmer months are on their way. And then, of course, there's the fruit: delicious right off the tree, and great for salads, jams and sauces. I will not lie; the trees can be somewhat messy, but much of the fall ends up camouflaged in the garden bed and clean-up is manageable.



Espaliered Fruit Trees are Ornamental and Productive

When we recently added a garage, we also gained a new planting opportunity. Against the garage wall, we planted a pear tree to soften the building's exterior and make use of an otherwise plain stretch of wall. Because space is tight, the tree is espaliered, meaning the branches are pruned and trained into a two-dimensional arrangement. We chose a Kieffer pear, largely because it's self-pollinating. It is thriving, but fruit production has been modest. We'd likely have better luck

with cross-pollination, so we're considering options for adding a compatible mate nearby. Gardening teaches you to be patient—and then to be flexible.

Pots for Protection

Jodi was keen to try growing a lemon tree. But lemons come with their own set of rules, especially once the weather turns cold. Our solution was to plant the small tree in a large pot that can be wheeled into the house for the winter. Fortunately, we have the perfect corner for it inside. Our only challenge was figuring out the watering schedule. Pots can dry out faster than you may expect, and overwatering is just as easy. After some trial and error, we're now in a good rhythm with the tree's leaves giving us feedback on how we're doing.

If you're dreaming of your own fruit orchard, here's what our ongoing experiment has taught us: The limits of small gardens can lead to some pretty creative solutions. Be patient, don't worry about making mistakes, and enjoy the bounty!



2026 DCA OFFICERS

Jennifer Flynn

President

Matthew Loveland

Vice President

Ken Wittenauer

Vice President

Franklin Keathley

Past President

Ken Wittenauer

Vice President

Courtenay Buchan

Treasurer/Secretary

BOARD MEMBERS

Term Expires 2026

Jennifer Flynn

Liz Lewis

Courtenay Buchan

Matthew Loveland

Term Expires 2027

John Fryday

Sis Kaplan

Fran Miller

Ken Wittenauer

Lisa Stewart

Trey Williams

Term Expires 2028

Ellen Citarella

Jill Walker

Rick McDermott

Jeff Turner

Kary Beaman

Jessica Revels

BOARD MEETINGS

Stay tuned via the Dilworth Express, our weekly e-newsletter. DCA Board Meetings are open to the public. Join us at 6pm the first Wednesday of the month at the Tom Sykes Recreation Center.

Time will be allotted for Q&A.

DILWORTH QUARTERLY STAFF

John Woodcock

Editor

Mary Beth Sensabaugh

Advertising Sales

Casey Horgan

Copy Editor

Wade Baker

Design

CONTRIBUTORS:

Thomas Bennett

Abbey Boggs

Ellen Citarella

Marilyn Drath

Jennifer Flynn

Mary Gaertner

Ruth Grissom

Pierce Kreider

Natalie Maude

Terry Loeb

Kanku Michelson

Fran Miller

Nancy Nicholson

Jessica Revels

Nina Rose

Nancy Williams

John Woodcock

Where Dilworth Runs: A Neighborhood Guide

By Thomas Bennett

By Thomas Bennett

Three summers ago in these pages, Officer J.R. Gilliland gave Dilworth's runners a warning worth remembering. Writing about the risks of sharing our streets with cars, he built his case on the blunt truth that drivers cannot be trusted to see you, which is why he wanted us running against traffic, lit up like Christmas trees, and mindful that a car doing 25 needs more than 50 feet to stop. As he put it, "The vehicle always wins!"

His advice holds up, though it left a question hanging that nobody has answered in the three years since. Once you know how to run safely in Dilworth, where should you actually run? This is my attempt at the answer.

The Latta Loop

Every runner needs a default, the route your legs know so well your brain can clock out, and I should confess up front that mine has made me predictable. While some of my neighbors log creative loops through the neighborhood, I have spent most of my miles circling the same 31 acres

of Latta Park, and I would argue there are worse habits. The park has been absorbing Dilworth's restless energy since 1897, when landscape architect Joseph Forsyth Johnson laid it out, back when it was big enough to host a baseball field where the Phillies and Dodgers played spring training exhibitions. The modern version is smaller but built for a morning ritual. Start at the tennis courts, run down one side of the park to St. Patrick at the far end, then come back up the other side. The full lap comes in a hair under two miles, short enough to talk yourself into on a hot morning and long enough to count, with an easy double if you are feeling ambitious.

The Editor's Four-Miler

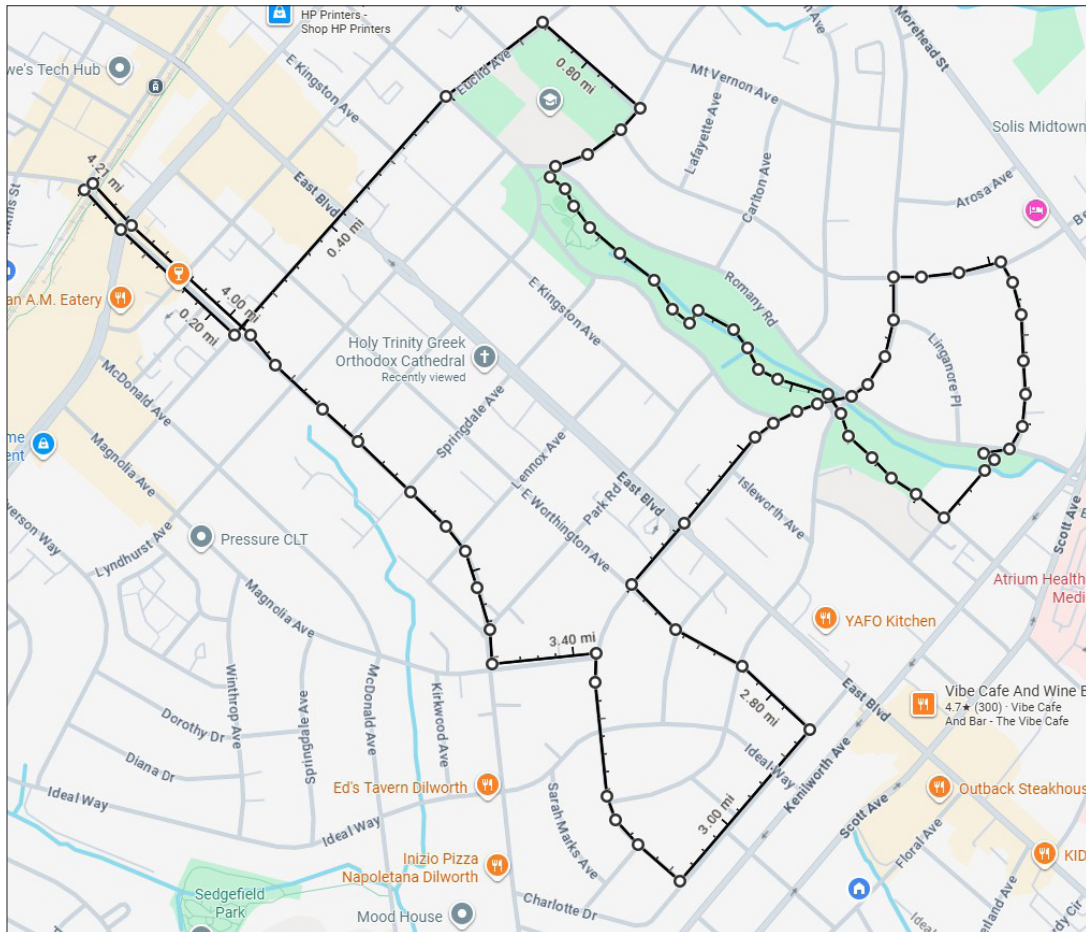
Our editor, it turns out, moonlights as a route designer. John drew up a 4.2-mile loop for his company's running group with three design criteria any summer runner will appreciate: cross as few busy streets as possible, spend as much time as possible in and around the parks, and stay under shade wherever the neighborhood allows. His group's field-tested version starts at the Rail Trail in the South End, and is easily tweaked for variety or to change mileage. The map accompanies this article. Steal it wholesale or trim it to taste.

And when four miles stops being enough, the long-run math is simple. Pick up the Little Sugar Creek Greenway and follow it south to Freedom Park. No traffic, no navigation, just miles.

The Shade Is Not an Accident

Here is the part I found genuinely delightful. In July, the difference between a good run and a death march is canopy, and in Dilworth, the canopy is planned infrastructure, negotiated street by street.

In 2011, the DCA's Tree Committee walked every street in the neighborhood and, together with the City of Charlotte, produced the Dilworth Street Tree Master Plan, a document that designates exactly which shade tree belongs on each street. Dilworth's original developers planted each street with a single uniform species, leaning hard on the willow oak, the same trees, planted between the 1890s and the 1920s, that make up an outsized share of Charlotte's entire street tree population today.



The monoculture had its costs. If you lived here during the canker worm years of the 2000s, you remember.

For runners, the Master Plan doubles as a shade map. The willow oak

streets, Dilworth Road East and West, East Boulevard, East Park Avenue, Berkeley, McDonald, and Mount Vernon among them, are the neighborhood's deep-shade tier, where a century of growth has knit the canopy together overhead. My unscientific ratings, from years of accumulated field testing:

- **Full canopy (run at noon if you must):** Dilworth Road East and West, East Park Avenue
- **Mostly shaded (fine until mid-morning):** East Boulevard, Berkeley, McDonald, and the streets ringing Latta Park
- **Bring a hat:** anything near South Boulevard, where the trees are younger and the pavement is honest about it.

Water Stops

Dilworth's aid stations, such as they are:

- **Latta Park:** Drinking fountains and a restroom at the west end of the park, near the basketball courts. In summer, the sprayground offers emergency cooling, dignity optional.
- **Dilworth Elementary:** A fountain by the tennis courts.
- **Freedom Park:** Technically a few steps past our southern border, but with restrooms and fountains it is the natural turnaround for long runs down the greenway.

Don't Run Alone (Unless You Want To)

Charlotte is in the middle of a run club boom. By one local shop owner's count there are more than 130 clubs across the city, and an outsized share of them meet within a jog of Dilworth, mostly at the breweries and coffee shops of South End. You could join a different group run every night of the week without ever crossing I-277.

Closer to home:

- **Morning Miles:** Dilworth's big Thursday morning club: a 6 a.m. meet at Backyard Brew on East Boulevard, then a guided four-mile run through the neighborhood with coffee waiting at the finish. It draws one of the biggest morning crowds in the city.

- **The Sole:** Thursdays at 6:15 a.m. from Charlotte Running Company on East Boulevard, with one, two, and four-mile options. One heads-up: the shop is relocating to Park Road Shopping Center this fall and the club moves with it, so check before you go.

For everything else, the Charlotte Running Club, our regional nonprofit, maintains the definitive list at charlotterunningclub.org/Run-Clubs, sorted by day and time and kept current by their board. If a group runs in this city, it is on that list.

Put It to Use

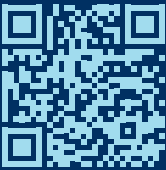
The fall race calendar fills up fast around here, and there is a distance for everyone. One date deserves circling, though. The Novant Health Charlotte Marathon comes through the neighborhood on Saturday, November 14. The course starts Uptown and winds through Myers Park, Dilworth, South End, and Wilmore before looping back, which puts the very streets in this guide on the race course. Run the full, run the half, or just post up on East Boulevard with a cowbell. Either way, the training window opens now.

And this guide is a first draft in the truest sense. If you have a route the rest of us should know about, a loop with a name, a shortcut with a view, a fountain I missed, send it in. The best neighborhoods are mapped by the people who run them.

DICKENS
MITCHENER
REAL ESTATE

Fran Miller
REALTOR®/Broker

(704) 488-0288
fmiller@dickensmitchener.com
dickensmitchener.com







AUTHENTICALLY
Dilworth.

GENUINELY
Charlotte.

SERIOUSLY LOCAL.

Let's Find Your Place In It.

Proudly Serving the Dilworth Community
as Chair of Dilworth Cares and a leader of the
Dilworth Home Tour for more than a decade.

Dilworth Neighbors Discover Community, Curiosity, and Connection

By Mary Gaertner

On Friday mornings from September to May, roughly 200 people gather just up Providence Road to hear lectures on everything from the history of firefighting to U.S. relations with China. There you'll find Senior Scholars at Queens (SSQ), an organization that provides lifelong learning opportunities for seniors and retirees. But don't let the word retiree turn you away. If your schedule is flexible and you're fifty or older, you're welcome to become a member. Engagement is critical for healthy aging!

SSQ was launched in 1972 with the support of AARP, the Senior Forum, UNC Charlotte, Queens University, Davidson College, and Johnson C Smith University. Today it continues to grow and thrive by combining the energy of a university environment with a welcoming community.

You'll regularly see Dilworth neighbor Merrie McGrath in the crowd. She has been attending SSQ for three years.

She says, "I really enjoy the meetings. The speakers are so knowledgeable, and I always learn something new."



The all-volunteer organization is a well-oiled machine. Throughout the year, a dedicated curriculum committee identifies current complex local, national, and global issues and developments in science, arts, health, and medicine. They work to secure speakers from universities, business, government, non-profits, as well as individual experts to share their insights. Then early on Friday mornings, an AV tech team arrives to set up sophisticated equipment used for the presentation and archival recordings. A membership and refreshment committee provides an opportunity to socialize prior to the start of each meeting. Highlights from past speakers include a preview of the new state-of-the-art uptown library, the future of human rights, the surprising benefits of genealogy, and the new science of chaos and complexity.

After attending my first few SSQ meetings, I had a mindset change. I was used to going to events, and after hearing the speaker, there was an ask – I needed to write a check, carry a sign, or call my representative, but this was different; SSQ is purely social and academic in nature. But the great thing about SSQ is you do not need advanced degrees or to be an expert on anything. You simply need curiosity and a willingness to engage.

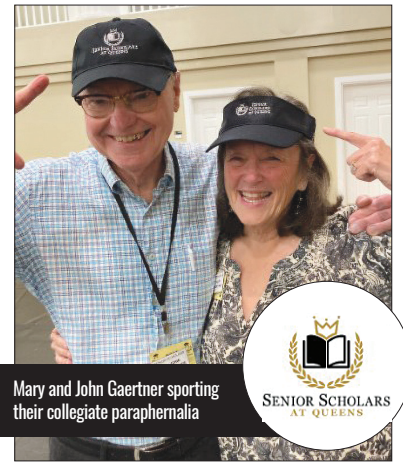
Another Dilworth neighbor, Nancy Nicholson, who is newer to SSQ, says, "I believe that Senior Scholars can help us be better citizens in our world, locally and beyond."

Meetings consist of a 45- to 50-minute presentation followed by audience questions, which are moderated by SSQ members. This Q&A time can sometimes be as robust as the presentation. SSQ members are comprised of retired business leaders, lawyers, judges, educators, veterans, and many others who have made a difference in their careers and want to remain mentally active and emotionally connected.

Along with weekly meetings, SSQ offers opportunities for social luncheons, field trips, and an annual spring retreat in the North Carolina mountains. Members also receive opportunities for discounted tickets to select Queens University activities.

"We both have curious minds," say neighbors Mike and Robin Hearn, "and think it's important to continue to learn, and SSQ is one of the great ways to do that. The lecturers are usually professors or other professionals talking about topics within their field of expertise, so it's like getting a synopsis of one of their courses or their field of endeavor. We've been going for many years and almost always learn something fascinating, even if we initially thought that the topic was not of much interest to us. And it's ridiculously cheap!"

Slated topics during the fall semester include a preview of the new Charlotte Museum of Nature, a look at immigration and Charlotte, and an exploration of whether classical music is still deemed relevant. If YOUR curiosity is piqued, come join us on Fridays at 10 a.m. at Providence United Methodist Church, 2810 Providence Road. For more information, visit seniorscholars.net.



FRAME WAREHOUSE
Guaranteed Lowest Price

**GALLERY QUALITY
AT WAREHOUSE PRICES!**

Visit Us At:
2400 Park Rd.
The Courtyard

FRAME WAREHOUSE
For Other Locations, Visit:
www.framewarehouse.net

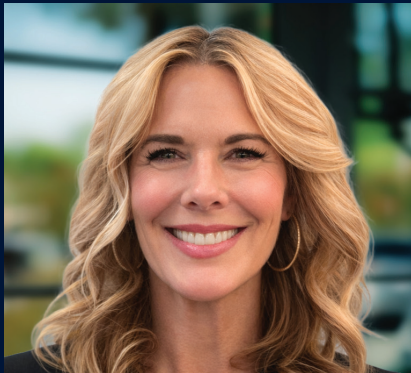
Your *Dilworth* Neighbors

There's something special about Dilworth. The tree-lined streets, welcoming front porches, and sense of community create a neighborhood unlike any other.

We're proud to call it home, too.

As your Dilworth neighbors, we bring firsthand knowledge of the market and a genuine appreciation for the lifestyle that draws people here. Whether you're buying, selling, or simply exploring your options, you can count on local insight from people who live where they work.

Helping neighbors move is one of our favorite things to do.



Marcy Basrawala

REALTOR®/Broker
704.280.1469
marcy@dickensmitchener.com



Amanda Blackburn

REALTOR®/Broker
704.516.9309
ablackburn@dickensmitchener.com



Liz Burgess

REALTOR®/Broker
704.654.0766
lburgess@dickensmitchener.com



Sarah Curme

REALTOR®/Broker
704.578.7011
scurme@dickensmitchener.com



Fran Miller

REALTOR®/Broker
704.488.0288
fmiller@dickensmitchener.com



Ali Stephens

REALTOR®/Broker
828.448.2360
ali@dickensmitchener.com



2330 Randolph Road, Charlotte, NC 28207
704.342.1000 | DICKENSMITCHENER.COM



DICKENS
MITCHENER
REAL ESTATE



Dilworth Neighborhood
Market Report

Charlotte Art Collective Holiday Show Set For Saturday, November 14

By Nancy Williams

The Charlotte Art Collective Holiday Show returns to the Dilworth area on Saturday, November 14 from 10 am to 4 pm at the Avondale Family Life Center, 2821 Park Road. Come enjoy this lively show and shop for one-of-a-kind handcrafted art made by CAC members – all artists who live and work in the Charlotte area. Admission and parking are free.

This juried show features a wide variety of artwork in painting, mixed media, watercolor, photography, pottery, glass, book arts, wood, basketry, handcrafted jewelry, leather purses, metal, fiber art, sculpture and more.

All current members plan to participate including Janet Borchardt, Shakeeka Brooks, Celena Burnett, Kelly Carlson-Reddig, Kathy Collins,



Hilde Deprez, Rachel Dortch (Dilworth resident), Celia Flock, Deepa Gopinath, Amy Hart, Janie Jones, Rosemary Peduzzi, Patrick Robertson, Richard Siegel, Rae Stark, Gena VanDyke, Tina Vincent, Nancy Williams (Dilworth resident), Renee Calder, and Michael Marx.

The show will also include five guest artists.

Miranda (M.E.) Leaver's

work is heavily influenced by her travels, color and the chaos in life. Her focus is painting and mixed media, but she works in acrylics, oils, and watercolors spanning contemporary to abstract styles. She is inspired by finding joy in life's challenges and creating art that speaks to the soul. Joy and escape are big parts of each piece she creates. She is based in Davidson and her focus for the show will be her paintings and scarves. She has participated in shows locally throughout the Carolinas and even had a piece shown at Times Square in New York City.

June Ni is a self-taught visual Charlotte artist who works primarily in watercolor and acrylic. Her work also includes abstract portraits that capture the energy of subjects. She decided to transition from a fast, structured career in technology to a slower pace which provided an

opportunity to slow down and pay more attention. Her work has been featured at the Mint Museum, and in shows throughout the Carolinas as well as the United States.

Kristi Gildewell's love of painting led to her transition from a 20+ year career in dentistry. With flowers as a focus, she creates original oil paintings inspired by Southern living. Her work is known for its bold color, rich texture and expressive brushstrokes that bring warmth and personality to beautifully collected homes. She also designs luxury faux (3D) orchid arrangements which provide timeless beauty without maintenance.

Rosa Murillo is a multidisciplinary artist and architect. Based in Huntersville, she is renowned for crafting colorful, three-dimensional wearable art using reclaimed wood, eco-resin, metals, and natural pigments. Every piece is designed and finished by hand in her studio. She cuts, sands, solders, paints, polishes, and layers each item individually. Her work is showcased in over 120 museums and specialty retail stores across the United States including the Mint Museum, the National Gallery of Art and the Smithsonian.

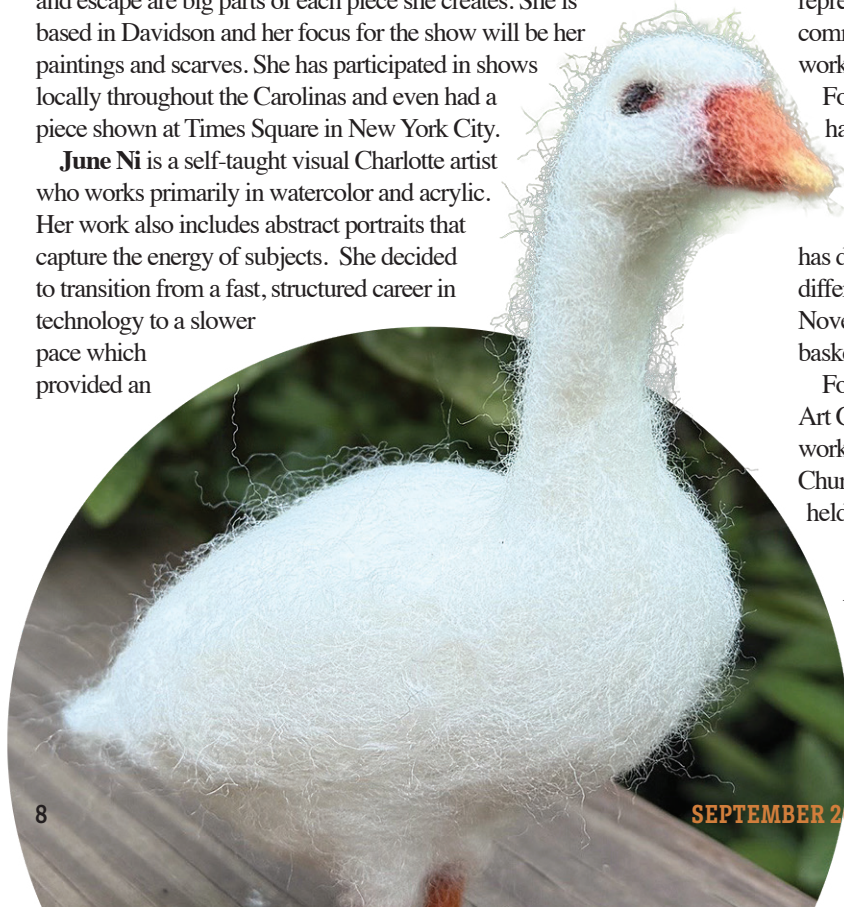
Julie Philip is a former CAC member who is returning for the holiday show. She is a fiber artist who specializes in Nuno felt tapestry and needle felt wool paintings and sculpture. She is well known for her small whimsical creations. She also creates eco-print silk scarves, and her work is available in local galleries. She loves sharing her expertise in workshops and classes.

Charlotte Art Collective began in the early 2000's as an informal group for artists to gather and present their work. Today many CAC artists are full-time professionals working in their own studios. Many are represented in galleries and receive commissions; they all offer their work for sale locally and beyond.

For over 15 years the show has included a giveaway of CAC artists' work. Donation proceeds benefit a local non-profit. Since 2014 the group has donated over \$12,000 to eight different organizations. Once more this November, two show guests will win a basketful of art made by CAC artists.

For the upcoming show the Charlotte Art Collective will support the mission work of the Youth Group at Avondale Church again, where the art group has held their shows for close to 20 years.

Learn more about Charlotte Art Collective at charlotteartcollective.org and @charlotteartcollective on Facebook and Instagram.



THE DESIGN | BUILD EXPERTS

KITCHEN & BATH | FULL SERVICE DESIGN | CUSTOM HOMES | REMODELING
INTERIOR DECORATING | HARDSCAPES | POOLS | OUTDOOR LIVING SPACES

342 Circle Avenue in Myers Park | JohnMorgan@ubgcharlotte.com | 704.307.4606
See Our Portfolio @ UrbanBuildingGroup.com



What Banana Bread Taught Me About Connection and Community

By Pierce Kreider

Long before I understood the meaning of community, my mom was quietly teaching it one loaf at a time.

When I was a toddler, my parents moved to Garner, North Carolina, which at the time was a quaint, quiet town where the neighbors all knew each other. To welcome our family, a neighbor baked a loaf of banana bread and brought it over to share. Over the years, that simple gesture of kindness grew into a tradition that brought our family, neighbors, and community together in ways we never could have imagined.

My mom (“Nani”) used to babysit children from the neighborhood, and one day, to keep all of us busy, she decided to make banana bread with us. One child mashed the bananas while another measured the flour, and we all eagerly took part. We loved spending time together in this way, and to this day we still talk about the wonderful memories of making banana bread with my mom.

For some of us, those afternoons making banana bread taught us practical skills, like how to bake. For others, it provided an opportunity to spend meaningful time with my mom doing something fun. It was also an early lesson in what genuine connection and community can look and feel like. I remember those moments as being filled with care, laughter, love, and conversations that helped us know one another more deeply.

As the years passed, making banana bread became one of the highlights of spending time with my mom and our neighbors. When we realized we were missing a banana or two, we would eagerly volunteer to stop by a friend or neighbor’s house to borrow one. And when word spread that “Nani was making banana bread,” neighbors would stop by to enjoy a warm slice. I even remember us being so excited when one of our neighbors entered the recipe in the North Carolina State Fair, where it won second prize!

My mom has often shared with me that making banana bread brought all of us together in both expected and unexpected ways. She said it was her way of staying emotionally connected to us and making sure we were doing well in our lives. In other moments, it became a simple way of saying, I care about you. I’m thinking about you. I’m here if you need anything. Looking back, I don’t think my mom realized she was teaching us anything. She simply believed that sharing food and time with others was what neighbors did.

I think, perhaps subconsciously, that this is one of the reasons I love living in Dilworth. It is a community that naturally creates its own “banana bread moments”—the small, everyday experiences that bring us together not only to celebrate our neighborhood, but also to foster meaningful relationships with one another.

I think about our community traditions like the Dilworth Jubilee, our Halloween celebrations, Latta Park preservation days, and even The Dilworth Quarterly. I also reflect on the quieter moments that often go unnoticed: welcoming a new neighbor, catching up with a friend, or showing up for someone during a difficult time.

Those moments may seem ordinary, but they remind me that community isn’t built through grand gestures. It’s built through the small acts of kindness and everyday moments that we share with one another. More often than not, it begins with something as simple as sharing a loaf of banana bread.

Kanku Michelsen is a long-time resident of Dilworth and owner of Dilworth Travel, a travel agency dedicated to the place that she calls home. Kanku is happy to share her mother’s recipe with her neighbors...just reach out to kanku.michelsen@dilworthtravel.com

CHARLOTTE'S BEST
2025 WINNER

TRINITY
EPISCOPAL
SCHOOL

Unique by design

Discover how Trinity's K-8 model
builds learners and leaders in the
heart of Charlotte

TEScharlotte.org

Your Neighborhood Realtor®

Michael
Baker

BROKER | REALTOR®
michael@hmproperties.com
704.526.9510
HMPROPERTIES.COM

corcoran

HM PROPERTIES

©2023 Corcoran Group LLC. All rights reserved. Corcoran® and the Corcoran Logo are registered service marks owned by Corcoran Group LLC. Corcoran Group LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each franchise is independently owned and operated.



SKY'S *the limit!*

An Exclusive Penthouse Opportunity

THE FENTON | 2 BEDROOM | 3 BATHS | DEN | 2,200 SQ.FT.

Here, you are surrounded by the benefits of living among the heritage neighborhoods of Dilworth, Eastover and Myers Park, as well as Charlotte's leading cultural attractions, shopping, dining and world-class healthcare institutions, including highly rated Atrium Health and Novant Health facilities. The community's impeccable finishes, elevated level of service, exceptional dining, vibrant social calendar and resort-style amenities make The Village on Morehead a premier address in Charlotte.

NEW spacious residences under construction

THE SHARON | 2 BEDROOM | 3 BATHS | DEN | 1,962 SQ.FT.

**RESERVE YOURS TODAY AND
MOVE-IN FOR THE HOLIDAYS.
HURRY! ONLY TWO REMAINING.**

IN-COMMUNITY CONCIERGE HEALTH AND WELLNESS SERVICES



SOPHISTICATED RETIREMENT LIVING

727 E. MOREHEAD STREET, CHARLOTTE NC 28202
704.831.8000 | WWW.VILLAGEONMOREHEAD.COM



THE *VILLAGE*
on Morehead



Robert Heyward Home Repair & Renovations

* For ALL of Your Home & Yard Needs *

704/364-3591

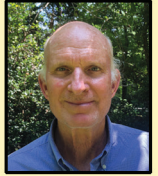
35 years locally owned and operated ... not a franchise

rhcllc1051@aol.com



FREE ESTIMATES

Our Excellent References can be contacted.



BBB
A+
Rating



DICKENS
MITCHENER
REAL ESTATE

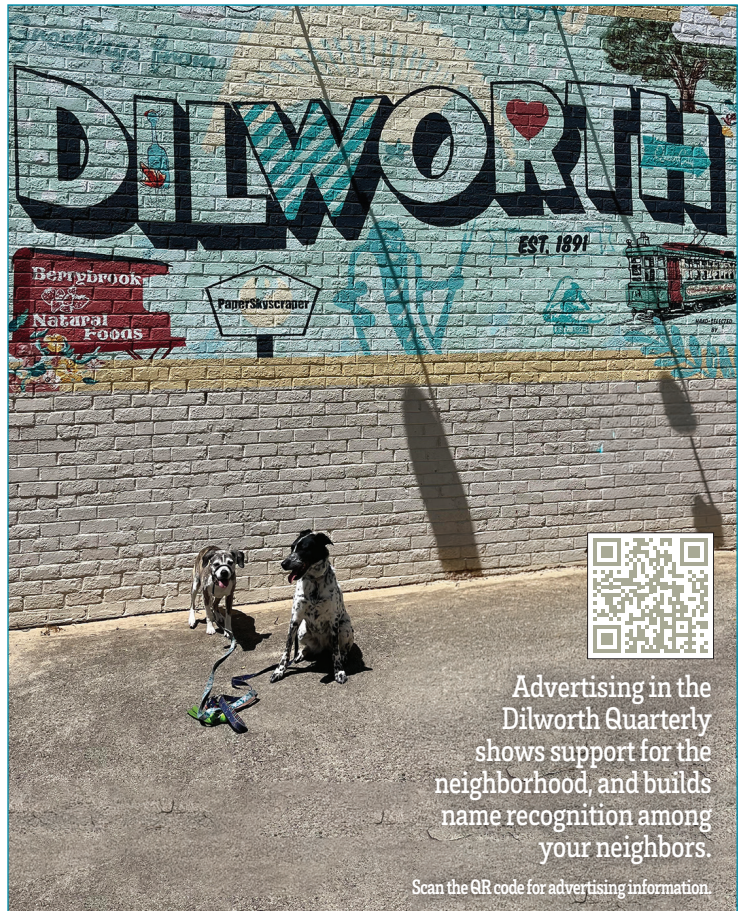
ASHLEY MULLINS ASKEW

REALTOR®/ Broker (NC/SC)

704.807.8822

ashleyaskew@dickensmitchener.com

Contact me for a free market analysis of your home.



Advertising in the
Dilworth Quarterly
shows support for the
neighborhood, and builds
name recognition among
your neighbors.

Scan the QR code for advertising information.

Dilworth Home Tour

... more fun than a barrel of monkeys!

By John Fryday

It's a very old saying, but a fitting one: you never know what you'll see or experience, but enjoyment is guaranteed. I have volunteered on the Home Tour for many years to support the DCA, but truthfully, I do it because I love the houses with the unexpected details, the folks touring I see probably once a year, and the chance to meet other docents inside a home. There has never been a disappointing house, for each reflects the love and imagination of the owner. It's a fascinating two days!

Volunteers working three-hour shifts are the engine that makes the Tour happen

along the way provide the stories that become memorable. On my last tour, I was amazed to discover four women who drive here from Danville, Virginia every year for our tour. An overheard comment from one to another led to a conversation with me and discovery of that fun fact. I could have talked with them all day about the homes they remembered over the years, each recalled in vivid detail. They just loved Dilworth, and the Tour gives them a special reason to come experience our city.

As for me, I light up in kitchens to die for. A screened porch with fireplace, disappearing TV, and motorized bug screens that vanish into the ceiling are mesmerizing to experience. The way bedrooms are arranged and furnished creates ideas that may solve a problem in your own home.. Bathrooms, whether tiny and luxurious five-star hotel quality, excite the mind with possibilities. And a 1920's Dilworth bathroom 'updated' to perfection is even better! A wallpapered entry hall, complete with a hidden panel that opened to the under-stair power room is sure to be talked about three tour homes away!

Volunteers working three-hour shifts are the engine that makes the Tour happen, and the rewards of seeing inside these homes and meeting the guests are truly more fun than a barrel of monkeys. Gather friends to buy tickets and stroll together through these wonderful homes, or volunteer and receive a free ticket. Either way, you will support the neighborhood's DCA, gather a wealth of ideas and inspiration- and have a great time doing it.



To volunteer, scan the QR code with your phone.




Preservan[®]

CHARLOTTE

Wood Rot Repair & Historic Preservation



Historic Homes • Residential • Commercial • Windows • Sills • Trim • Columns • Doors

Get Your Free Inspection Today!



charlotte@preservan.com



980-455-8718

52nd Annual Dilworth Home Tour: Seven Homes, Seven Stories

Discover the Charm, Character and Creativity of Dilworth

As the leaves begin to turn and autumn returns to Charlotte, one of Dilworth's most anticipated traditions returns with it. The 52nd Annual Dilworth Home Tour invites neighbors and visitors to step inside seven remarkable homes and experience the history, creativity and strong sense of community that make Dilworth so special.

This year's tour offers a wonderful mix of historic architecture, thoughtful renovations, modern design and deeply personal interiors. Each home tells a different story about living in Dilworth—whether preserving a century-old cottage, transforming a familiar home for a new chapter or building something entirely new within the fabric of the neighborhood.

Featured Homes



1001 Mount Vernon Avenue

Built in 1932 and owned by only two families, this gracious center-hall Colonial exudes a quiet Southern elegance that feels instantly peaceful and calming, blending original plasterwork, family antiques and modern pieces with thoughtfully expanded living spaces and an inviting rear porch.



1912 Winthrop Avenue

A longtime Dilworth family found room to grow in this reimagined home, where improved flow, an expansive kitchen island and meaningful artwork create spaces designed for both family life and gathering.



1165 Langanore Place

Yes, you read that correctly—the home that drew crowds during the 2024 tour is back following a major renovation, once again showcasing its incredible curb appeal and giving returning visitors an opportunity to step inside and see what's new in its remarkable next chapter.



536 East Tremont Avenue

Built in 2017, this modern Craftsman combines a clean, open floor plan with custom cabinetry, unexpected wallpaper and an outdoor bridge spanning the creek between the house and its covered gathering space.



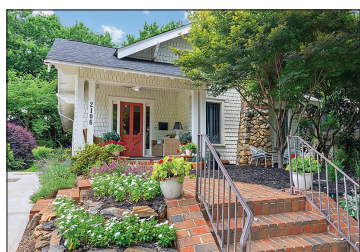
1926 Ewing Avenue

This 1920s cedar-shingle cottage pairs classic architecture and softly layered interiors with a newly completed covered porch, outdoor fireplace, two-car garage and charming guest apartment.



2325 Winthrop Avenue

Built in 2025, this Modern European-inspired residence with Belgian and Tudor influences showcases clean lines, warm natural materials, and an easy indoor-outdoor flow. Light-filled rooms, custom finishes, and thoughtful architectural details create a space that is both beautiful and highly livable, reflecting a deep appreciation for Dilworth's character and community.



2106 Sarah Marks Avenue

This 101-year-old Craftsman-inspired bungalow proves that exceptional design is not measured in square footage. Bold wallcoverings, interiors that are thoughtfully considered with an eye for both function and beauty, a spectacular new kitchen, and an unforgettable backyard oasis all reflect the homeowner's character.

Supporting Our Community

The Dilworth Home Tour is more than an opportunity to enjoy beautiful homes. It is a celebration of the neighbors, volunteers, homeowners and local businesses who help sustain the sense of community that has defined Dilworth for generations.

A portion of ticket sales benefits the Dilworth Community



Thank You to Our Sponsors

The 52nd Annual Dilworth Home Tour would not be possible without the generous support of our sponsors.

Tour Sponsor

- Tom Holley with Crazy Jane's

Gold Sponsors

- Fran Miller with Dickens Mitchener Residential Real Estate
- ReVision Design + Build
- Dilworth Animal Hospital
- Innovative Eye Care
- Libby Gonyea with Helen Adams
- The Village on Morehead
- Nick Wiles with Preservan

We are grateful for their investment in this beloved neighborhood tradition and their continued support of the Dilworth community.

Association's charitable arm, Dilworth Cares, with this year's recipient being the Dilworth Soup Kitchen. This partnership reflects the Home Tour's enduring commitment to service and helps ensure that our neighborhood's generosity is thoughtfully extended to those in need throughout our neighborhood and surrounding community.

Mark Your Calendars

Friday, October 2, 2026: 6–9 p.m.

Saturday, October 3, 2026: 10 a.m.–4 p.m.

Tickets are \$40. Additional ticket information will be available through the Dilworth Community Association.



You Spoke. We Listened!

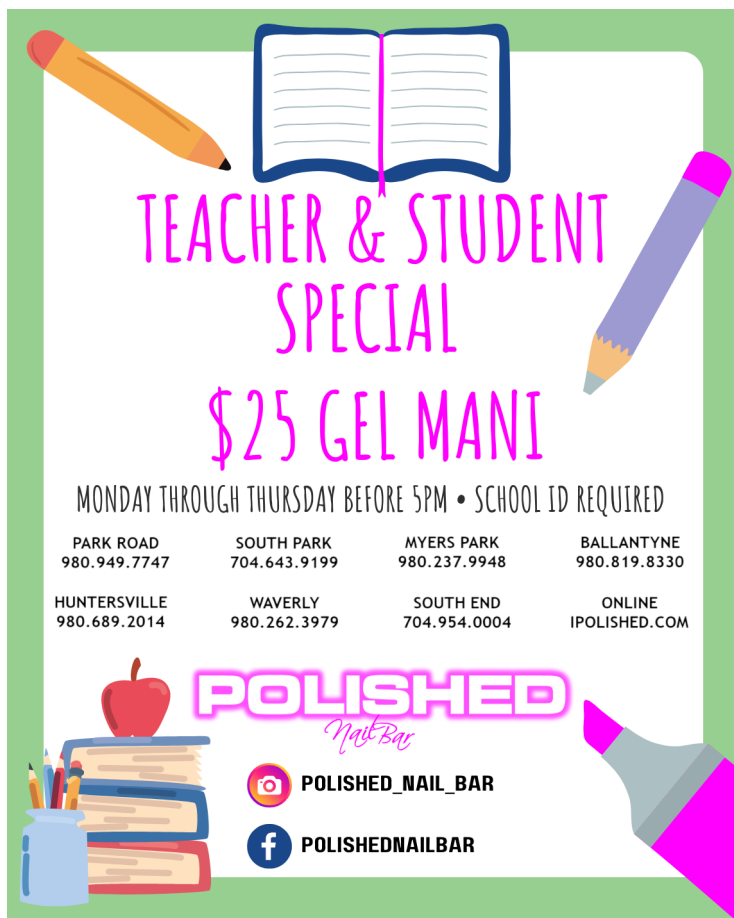
Volunteers are an essential part of making the Home Tour possible—and this year, every volunteer will receive one complimentary Home Tour ticket, a \$40 value.

Volunteer shifts offer a fun way to meet neighbors, see one of the tour homes and help continue a Dilworth tradition more than five decades in the making.

Whether you join us as a guest, volunteer or sponsor, we hope you will be part of the 52nd Annual Dilworth Home Tour and celebrate the homes, history and people that make our neighborhood unlike any other.



Scan for ticket information



TEACHER & STUDENT SPECIAL
\$25 GEL MANI

MONDAY THROUGH THURSDAY BEFORE 5PM • SCHOOL ID REQUIRED

PARK ROAD 980.949.7747	SOUTH PARK 704.643.9199	MYERS PARK 980.237.9948	BALLANTYNE 980.819.8330
HUNTERSVILLE 980.689.2014	WAVERLY 980.262.3979	SOUTH END 704.954.0004	ONLINE IPOLISHED.COM

POLISHED
Nail Bar

 **POLISHED_NAIL_BAR**
 **POLISHEDNAILBAR**

Community and neighbors make any place feel like home

By Sis Kaplan

After spending nearly 60 years in Charlotte, between Myers Park and Dilworth, I'm often asked how the two neighborhoods compare. My answer is simple: it is the sense of community and the neighbors that make both such wonderful places to live.

In Myers Park, I had a husband and daughter. In Dilworth, I live by myself. The truth is, I have loved both. When I lived in Myers Park, I was working all the time. Between work, a husband and a child, I had little time for anything else—but we had great neighbors.

My husband is deceased now, and my daughter and her family live on the same block where she was raised. Those changes, along with my move to Dilworth, gave me the time to become active in the Dilworth community. I have served as president of my building's condo association and remain very involved. I am also on the board of the Dilworth Community Association, which I very much enjoy, and I have been involved with the Home Tour over the years. As is so easy to do in Dilworth, I quickly made new friends and found good neighbors, which has meant a great deal to me. Of course, I still have my old friends, whom I see regularly, but the friendly and more diverse community of Dilworth has been a very pleasing experience. I loved my work, and that made my years in Myers Park good years. But I am especially pleased that my move to Dilworth more than 20 years ago has allowed me to see—and participate in—the changes to this great community.

STAYING OR SELLING THIS FALL?



As a Dilworth resident since 2000, I know exactly what makes our neighborhood special. With over 16 years at **Howard Hanna Allen Tate**, I combine deep local roots with strategic marketing and trusted vendor relationships to ensure your home stands out. I'm dedicated to positioning your property for success and helping it sell for top value.

ELIZABETH PHARES Broker Realtor®

(704) 651-8562
elizabeth.phares@howardhannatate.com
elizabethphares.allentate.com

CONTACT ME TODAY!





Liven up any room with our beautiful one-of-a-kind hand-knotted rugs in a variety of colors, sizes, and countries of origin. Perfect for all decors, home and office.

We are a high-end exotic rug dealer in the heart of Dilworth.

Cleaning, restoration, and appraisal services also available. Trades considered.

RUGculture

316 East Boulevard • Charlotte, NC 28203

(980) 207-3287 • www.rug-culture.com

Monday-Friday 10:30-5:30 • Saturday 10:30-3:30

Evenings and Sundays by appointment

30% Off Rug Cleaning!

Free Pickup and Delivery in
the Charlotte Metro Area.

RUGculture

316 East Blvd • (980) 207-3287

Please see our work on the Dilworth Home Tour at 1912 Winthrop Ave. October 2-3

Simply the Best

Sophisticated, fashionable yet comfortable interiors with YOU in mind:

• Modern and Transitional designs for your home or office • Fabrics, custom upholstered furniture, custom drapery and window shades, lighting, rugs, bed linens, case goods, original artwork, reupholstery, pillows and accessories • No design fees with purchase • Free local delivery

• Day and evening appointments available

Thank you for 30 years in business!



Pfahl Architects



CRAZY JANE'S

2502 Dunavant Street
South End, Charlotte, NC 28203
704-332-5454 | crazyjanesinc.com

Tardeo Club

By Abbey Boggs

I typically write *Porch Pours*, a column that has introduced me to neighbors I may never have met otherwise and reminded me that sometimes all it takes is a shared pour to spark a meaningful conversation. My hope has always been that these stories encourage us to slow down and connect.

This month, I'm taking a slight detour to highlight a new social ritual that feels at home in the spirit of *Porch Pours*.

When my friend Carlos told me about Tardeo Club, I was immediately intrigued. At its heart, it brings together many of the same things that make *Porch Pours* special: community, conversation, a shared glass, and being present.

Originally from Madrid, Carlos came to Charlotte to attend Belmont Abbey College and play tennis. Tardeo is inspired by a tradition in Spain, where late afternoons are reserved for gathering with friends over drinks before the evening begins. Tardeo is a Spanish word derived from *tarde* (afternoon) and *tapeo* (going for tapas). Often called the "daytime night-out," it's less about nightlife and more about lingering together.

The evenings begin with tennis at Latta Park, but, as Carlos puts it, "The racquet is just the doorway." What keeps people coming back is what happens afterward: strolling to a nearby wine bar, settling in over wine and tapas, and letting the conversation unfold. In many ways, Tardeo feels like *Porch Pours* with a racquet.

When I asked Carlos what first planted the idea for Tardeo Club, he laughed. "Honestly? A night out with friends. Someone asked me what I miss most about Spain, and without even thinking I said, 'My tardeos.'"

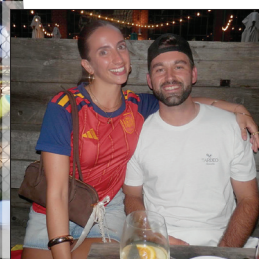
"Tardeo isn't a place or a thing you can pack in a suitcase—it's a feeling. That stretch of the day where you play, relax, share wine and tapas and good company, and time just disappears." Instead of simply missing that feeling, Carlos decided to recreate it in Charlotte. "I could build it. So I did."

One month later, Tardeo Club hosted its first gathering. During that month, Carlos built the brand and put the operational pieces in place—from reservations to the event structure—while Patri built the social media presence and captured the essence of the brand. "I didn't want to sit on the idea and perfect it into oblivion. I wanted it out in the world, with people on

the court. It was a month from feeling to first serve."

No tennis experience is required. Beginners and seasoned players rotate through the courts, making the evening welcoming and low-pressure. For Carlos, preserving the spirit of Spanish tardeo means creating a space where people can move their bodies and simply enjoy being together. "We want to create an environment where people forget to look at their phones or check the clock," Carlos says.

Choosing Dilworth felt natural. The tennis courts are a short walk to several wine venues, allowing the evening to flow seamlessly from tennis to tapas. As Carlos explained, "We wanted to make sure that wherever we walked after putting the racquets down truly embraced wine culture and Spanish culture in one."



Carlos and Patri

Although Carlos says he didn't have expectations going into the launch, he's been amazed by how quickly the community has grown. Close to 100 people have taken part, most returning whenever their busy lives allow. He credits much of that success to the team around him, especially Patri, whom he calls "the wizard behind the Instagram account," and Rocio, the club's other tennis professional.

What began as a simple idea has quickly grown into a membership community, complete with partnerships with local businesses, coaching opportunities, and its own merchandise. Despite its growth, the mission has remained the same—bringing people together. Everything else exists to support that simple idea.

Currently, Tardeo Club meets Tuesdays and Wednesdays at Latta Park.

Drop-ins and packages are available. Both include an all-levels social tennis session, a drink, and tapas.

Carlos is already thinking about what's next after Tardeo's initial success. His vision includes more events, larger gatherings, and expanding into additional neighborhoods and cities. He's also looking to partner with local organizations that share the goal of creating opportunities for people to gather and build community.

Carlos hopes Tardeo Club leaves people with a simple reminder, "Life is too short. Being present is the ultimate form of being thankful and of living life to its fullest."

*Check out Tardeo Club @tardeoclub on Instagram.

** If you'd like to be featured in *Porch Pours* for drinks and conversation, contact Abbey Boggs at: abbeykristineboggs@gmail.com.



Dilworth Welcomes New Italian Eatery

Your passport awaits for Little Italy in the heart of Dilworth at Ardente

By Nina Rose

Transport your taste buds to Rome with a celebration of Roman-style culinary craftsmanship. Inspired by the traditions of Rome and central Italy, Ardente transforms thoughtfully selected, locally sourced ingredients into delectable dishes made from scratch.

In Italian, ardente means “fiery”—a fitting name for Dilworth’s newest hot spot.

Owners, Madison and Raffaele Patrizi, fueled their inspiration of Ardente from the kitchens of Rome and central Italy with produce from local farms.

From pasta made by hand to wood-fired pizzas, savory bites and decadent desserts to a full Italian market and wine bar with olive oils, imported wine, beer, signature ravioli, ready-to-heat frozen meals, pastas, and more, Ardente offers an authentic taste of Italy (without having to leave the neighborhood). Whether you are stopping by for dinner, sharing a bottle of wine or bringing a taste of Italy home, Ardente is quickly becoming a new Dilworth destination.

The inviting wine bar is an ideal spot for a romantic date night or a lively night out with friends, offering an impressive wine selection.

Guests can choose from bread service, burrata bar, small plates, pizzas, bar bites, entrees, house made pasta, soups, salads, sandwiches, sides, dessert, and of course, Roman classics.

The Caprese salad boasts plump and juicy vine-ripened tomatoes layered with a cloud of fluffy mozzarella, topped with fresh basil and a generous drizzle of balsamic. As you take a bite, the caprese bursts with bright flavors of an Italian garden in this farm-to-table delight.

The Vegetariano sandwich is handcrafted with succulent grilled zucchini, fire-roasted tomatoes, hearty mushrooms, and homemade mozzarella. Served on homemade Italian bread with parmesan aioli, the sandwich begins with the crescendo of the crunch of the bread before giving way to the rainbow of veggies as they melt into the warm, oozing mozzarella. This sandwich deserves a standing ovation.

Pro Tip: Ask for an extra side of parmesan aioli for dipping your fries.

The Gnocchi Allá Trapanese features homemade fluffy gnocchi dumplings floating on fire-roasted tomato pesto and topped with a snowfall of house made mozzarella.

Pro Tip: Customize your dish by switching up the sauces. Substitute the vodka tomato cream, crema, fire-roasted tomato pesto, or garlic cream sauce to create your own Italian masterpiece.

Ardente, the third location of the Patrizis’ culinary concept, has grown from their home kitchen to local farmers’ markets and now boasts three thriving locations.

Co-owner and head chef Raffaele Patrizi shares the reasons behind their decision to establish their restaurant in Dilworth.

“It was a good opportunity and we love the neighborhood,” said Patrizi.

Located next door to the Dowd YMCA, Ardente can be found at 500 E. Morehead Street, Suite 100, in the former Capishe location. Complimentary parking is available in the adjacent parking garage with ticket validation.

Ardente is open Monday through Thursday from 11 a.m. to 9 p.m. and Friday and Saturday from 11 a.m. to 9:30 p.m.

The restaurant is closed on Sundays.

Nina Rose is a native Charlottean who enjoys pursuing her passion of foodie adventures. With her master’s degree in communication and wide-ranging experience leading food industry communications, she hosts local restaurant reviews on her Instagram channel, @thesouthernbites.



What 329 New Front Doors Could Mean for Dilworth's Merchants

By Pierce Kreider

For years, the broad stretch of land along South Caldwell Street, near the place where Dilworth, South End and Uptown begin to converge, has felt like an unfinished passage in Charlotte's urban story. It remained open and conspicuously quiet while cranes, apartment towers and medical buildings steadily transformed nearly every surrounding block.

That long pause is ending.

In June, The Fallon Company and Inlivian broke ground on Twelve03, the first phase of Centre South, a 16.7-acre mixed-use development planned for the site. According to JLL, the six-story building will contain 329 apartments, including 263 market-rate homes and 66 income-restricted units. The broader vision is considerably larger. If fully realized, Centre South could eventually include as many as 975 apartments, 405,000 square feet of office space, 36,000 square feet of retail, a 180-room hotel and a 1.5-acre public green space. Axios Charlotte reports that the first residents are expected to arrive in late 2028.

It is easy to understand why a project of that scale may concern some Dilworth residents. Years of construction will bring noise, dust and disruption. Hundreds of additional households will place new pressure on nearby streets and intersections. Centre South's planned restaurants, shops and services may compete with established neighborhood merchants rather than simply supplying them with customers.

Still, the first phase will introduce a meaningful new concentration of household spending.

Assume, conservatively, that Twelve03 stabilizes at 80 percent occupancy, producing approximately 263 occupied apartments. According to the Bureau of Labor Statistics, the average American household spent \$3,945 on food away from home in 2024. Applied to Twelve03, that represents slightly more than \$1 million in annual spending on restaurants, takeout and cafés, before accounting for fitness, salons, pet care, gifts and other neighborhood services.

Only a fraction of that spending will reach existing Dilworth businesses. At a modest capture rate of 10 percent, the restaurant-related effect would be approximately \$104,000 annually. At 15 percent, it would approach \$156,000. If the full development eventually reaches 975 apartments under the same assumptions, businesses beyond Centre South could compete for roughly \$308,000 to \$462,000 in annual food-away-from-home spending.

Those figures are illustrations, not forecasts. Some future residents will already live and spend elsewhere in Charlotte, while Centre South's own storefronts will absorb a substantial share of their purchases. Uptown and South End will also compete for their attention, offering dense collections of restaurants, entertainment and familiar destinations.

Dilworth, however, may possess a less obvious advantage: it is the easier and more inviting walk.

From the Centre South site, reaching the East Boulevard commercial district can feel more natural than navigating the wider roads, larger intersections and less comfortable pedestrian crossings leading toward Uptown or deeper into South End. That matters because neighborhood spending is often governed less by distance than by friction. People tend to repeat the trip that feels simplest, safest and most pleasant, particularly when they are choosing where to buy coffee, meet a friend or take an evening walk without a fixed destination.

That advantage will not market itself. Dilworth merchants should begin preparing a deliberate welcome for Centre South residents

through coordinated advertising, attractive walking maps, new-neighbor offers, shared events and targeted digital campaigns that present East Boulevard rather than South as the development's natural neighborhood main street. A collection of individual advertisements may promote particular businesses, but a unified message could sell something more powerful: an entire district that is close, walkable and already full of reasons to linger.

A development is often judged by its height, density and effect on the skyline. For Dilworth merchants, Centre South will be measured more quietly, through fuller weekday dining rooms, steadier morning coffee lines and hundreds of new residents gradually deciding which direction feels most like home.

The new customers will have several places to go. Dilworth's advantage could be that it is the most inviting.

Sources

JLL, "Construction Loan and Equity for Twelve03 in Charlotte, NC" <https://www.jll.com/en-us/newsroom/construction-loan-and-equity-for-twelve03-in-charlotte-nc>

Axios Charlotte, "Construction starts on long-planned South End affordable housing" <https://www.axios.com/local/charlotte/2026/06/24/construction-centre-south-affordable-housing>

U.S. Bureau of Labor Statistics, household spending data <https://www.bls.gov/opub/ted/2026/the-new-year-and-household-spending.htm>

Bell & Associates
PLLC

In the Business of Helping Yours Grow

Bell & Associates, PLLC, the Dilworth neighbor you can count on for a variety of financial, accounting, and tax services to individuals and small business.

Visit our new, improved website for more information:

bellandassociates.com

1201 East Blvd
704-525-9999



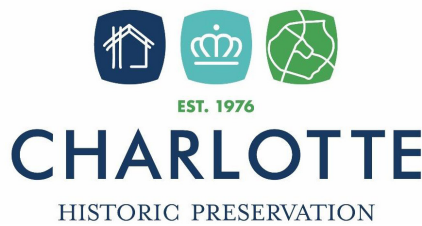
Next Up: Charlotte Historic Preservation

Dilworth Quarterly Contribution

At the end of our last report we announced the team's new official name – Charlotte Historic Preservation (CHP). This quarter's update will share a bit more about the new logo that was launched together with our team's rebranding. The new logo, shown here alongside this newsletter article, is made up of three unique icons, each reflecting the growing breadth of projects CHP will support in coming years. Below is a brief description of these three project areas, including examples of the initiatives planned for each.

The leftmost icon, a sketch of a house and chimney on a navy blue background, represents the “Academy & Training” project area. These future initiatives will seek to empower area residents – professionals and property owners alike – with practical knowledge about how to maintain

older and historic properties. Essential to this project area is the development of a curriculum offering real-world, practical training to tradespeople in specialized areas like historic window restoration, historic carpentry, and masonry



repair – three areas critical to the preservation of buildings across the city. Other possible trainings aim to encourage existing professionals to develop additional competencies in the nuances of historic preservation so property owners can feel greater confidence when selecting professionals to entrust with their historic homes and buildings.

The center icon, a teal background with a crown fit for Queen Charlotte, represents “Cultural Heritage Programs.” Under this umbrella, CHP will document, recognize, and celebrate the wide range of histories that shape Charlotte's unique identity, especially highlighting those that have been historically underrepresented. Unlike the regulatory designations of the HDC that prioritize the architectural significance and the physical integrity of the local districts, Cultural Heritage initiatives aim to protect other, often less tangible, elements like community memories, oral histories, legacy businesses, cultural landscapes, neighborhood identity, traditions, and public art that make Charlotte special.

Cultural Heritage initiatives will preserve these diverse histories through a variety of community building projects focused on developing educational and outreach opportunities, heritage programming, and commemorative tools. This work also aims to provide resources for decisionmakers weighing the potential impacts of their actions on community stability, neighborhood identity, and the places that matter to the city's diverse communities.

The rightmost icon, green with a sketch of the Charlotte's urban core, signifies the “Historic District Commission,” the project area we've been working on since the HDC was founded 50 years ago. CHP will remain committed to supporting the Commission, providing project guidance and Certificate of Appropriateness (COA) application assistance to property owners across the city's eight local districts. New Historic District Commission initiatives focus on creating an increasingly user-friendly application experience and enhanced clarity on our website and other public-facing resources. Additional projects will celebrate the history of the local districts and showcase successful projects.

As CHP expands into these new program areas, our team will build

upon existing relationships and develop new partnerships with both internal city departments – like Housing & Neighborhood Services, Economic Development, and the Office of Workforce Development - and external organizations, including neighborhood groups like the Dilworth Community Association. Although we're embarking on these exciting new projects in the upcoming years, know that the local historic districts, and their residents, will always remain central to our team's work.

Interested in what's going on with our team and new initiatives? Follow the department @cltplanning and keep an eye out for updates.

Need help navigating the HDC COA approval process or have questions for Charlotte Historic Preservation Staff? Reach out to us via email at charlottehdc@charlottenc.gov.

Additional Resources:

To find out more about our team's work, visit here: <https://www.charlottenc.gov/Growth-and-Development/Planning-and-Development/Historic-District>

Curious about the projects the Commission's reviewing? Take a look at the “Agendas” page of the website to access online copies of past and upcoming meeting agendas and presentation: <https://www.charlottenc.gov/Growth-and-Development/Planning-and-Development/Historic-District/HDC-Agendas>

Interested in taking a look at project approvals across all eight local historic districts? Search by property address on the interactive map available here: <https://charlotte.maps.arcgis.com/apps/webappviewer/index.html?id=01712dcac8e84307819c21e14ce24660>

Meet Officer Eric Bojaj

Community Coordinator, Providence Division

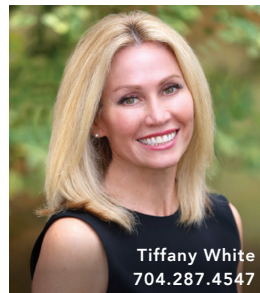
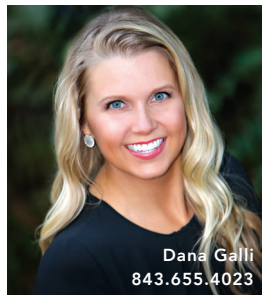
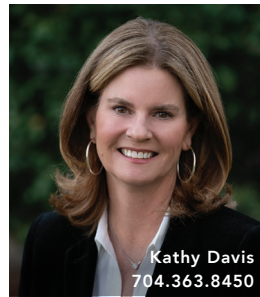
Hello, I'm Officer Eric Bojaj, and I serve as the Community Coordinator for CMPD's Providence Division. I'm dedicated to fostering strong relationships between our division and the neighborhoods we serve. With 16 years of service at CMPD, I bring a wealth of experience and a deep commitment to public safety. Before joining the Providence Division, I served as a community coordinator and detective in the North Tryon Division, where I gained valuable investigative and leadership experience. As a U.S. Army Sergeant/veteran who completed two tours in Iraq, I draw on a background of discipline, leadership, and service to others. In my role as your Community Coordinator, my goal is to promote public engagement, build trust, and strive to make Dilworth and the rest of the Providence Division a safer and more connected place for all residents.

Outside of work, I enjoy spending time with my wife of 22 years and my dog Pluto.

Editor's note: Have a question or issue to discuss with Office Bojaj? Please reach out to him at Eric.Bojaj@cmpd.org



Your Residential Real Estate Specialists for Dilworth and the Carolinas



corcoran

HM PROPERTIES

SOUTHPARK | WAVERLY | LAKE NORMAN | ASHEVILLE | WILMINGTON | CHARLESTON, SC | BLUFFTON, SC
704.552.9292 | HMPROPERTIES.COM

©2026 Corcoran HM Properties. All rights reserved. Corcoran® and the Corcoran Logo are registered service marks owned by Corcoran Group LLC.
Corcoran HM Properties fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.

Save Your Child's spot today!
**NOW ENROLLING FOR
 AFTER-SCHOOL**

**2026-2027
 SCHOOL
 YEAR**

**AWESOME
 BENEFITS!**

- **100% OFF REGULAR CMS
 TEACHER WORKDAY FULL-DAY
 CAMPS (*MUST RESERVE A
 SPOT!)**
- **DISCOUNTED HOLIDAY CAMPS!
 (*MUST RESERVE A SPOT!)**
- **INDOOR/OUTDOOR FUN!**
- **THE BEST COACHES!**
- **HOMEWORK TIME!**
- **MARTIAL ARTS!**
- **TUMBLING!**
- **PARKOUR!**



CALL/TEXT (704) 333-4155
cltbest.com/afterschool
LIMITED SPACES! HURRY!

MERCHANT NEWS

Heron House

The Heron is known as a symbol of transformation, balance, grace, and wisdom, which is exactly what Charolette Obringer and her team hope to bring to the busy lives of the residents of Charlotte. Heron House Mahjong is a unique, first-of-its-kind mahjong studio and boutique experience located right in the heart of Dilworth.



Officially opening in late June 2026, Heron House Mahjong is blending retail, hospitality, and community, working to foster in-person connection and spread joy through the game of mahjong. The Heron House offers open play sessions, membership programs, workshops, and private events, as well as a boutique

currently displaying a variety of American mahjong sets for purchase. Members and guests can play in one of four distinct playing rooms, each masterfully designed and curated, and named for a species of Heron, emphasising its identity and revealing a peaceful and playful atmosphere. Each element of the home has been meticulously crafted and caters to experts or first timers, creating a welcoming community that can transform a simple game into a meaningful ritual.

Drop by to discover all that Heron House Mahjong can offer, or visit HHmahjong.com to learn more!

1819 East Boulevard, Charlotte, NC 28203

Phone: (980) 224-7600

HHmahjong.com

Mint City Collectibles

The hobby of collecting offers a sense of nostalgia, purpose, and social connection. Opening in late 2025, Mint City Collectibles celebrates and encourages the enjoyment of collecting, trading, and playing with like-minded individuals.

Mint City is the premier place to buy, sell, and find community in card trading and collectibles. From Pokémon and sports cards to games and supplies, Mint City has something for every collector. The store features colorful art, display cases, and play tables, creating a welcoming environment, aiming to treat every collector like one of their own. On Thursdays, Mint City hosts "Pokemon Play Night" from 5:00-7:00 p.m., open to players of any skill level who wish to learn, improve, or participate in competitive play. Stop by on Fridays for featured sales or for "Trade Night," where you can share your collection, swap cards, and connect with fellow collectors.

Stop into Mint City Collectibles and speak to any of their knowledgeable staff, or visit mintcitycollectibles.com to learn more about the products they offer and any upcoming events!

2230 Park Rd, Suite 104, Charlotte, NC 28206

Phone: (980) 416-8751

mintcitycollectibles.com





ROB HALL GETS RESULTS!

ARE YOU CONSIDERING
SELLING YOUR HOME IN 2026?
— LET'S CONNECT! —

*Rob is a real professional and knows the market very well!
His communication is top notch and was a joy working with
him in selling our home!" ~ Dan & Linda K.*



4525 SHARON RD 3RD FLOOR,
CHARLOTTE, NC 28211

704-577-4787 | rob.hall@compass.com
Scan QR code below to view my webpage.



Where your pets are our family.



We're right around the corner.
Come see what all the excitement is about!!

704-808-PETS (7387)
www.DilworthAnimalHospital.com
820 East Blvd
Charlotte, NC 28203

The Dilworth Waystation: Welcoming Fall's Great Air Show

By Terry Loeb

The Dilworth Waystation:

As Dilworth neighbors settle into back-to-school routines and cooler evening temperatures, a massive, silent transit system is activating above our heads.

September marks the peak of two great autumn migrations. Millions of birds and insects are heading south for the winter.

Our tree-lined neighborhood, anchored by Latta Park, sits directly within one of North America's most critical flyways – the Atlantic Flyway. By day and by night, Dilworth's majestic oaks and residential green spaces serve as a crucial rest stop for these long-distance travelers. By making small, intentional adjustments in our yards and homes this month, we can create a vital sanctuary for these weary visitors.

The Night Shift: Migrating Songbirds

For millennia, a nocturnal spectacle of bird migration has been taking place over what is now Dilworth. Millions of songbirds – including colorful warblers (including the American Redstart, Black-throated Blue Warbler, Cape May Warbler, and Magnolia Warbler), thrushes (including the Hermit Thrush, Swainson's Thrush, and Veery), and tanagers – are traveling through the Piedmont. These tiny birds fly mostly at night, using the stars,



polarized light, and the Earth's magnetic field to navigate. They prefer to fly at night to avoid daytime predators. Cooler nighttime temperatures also help prevent their small bodies from overheating, while the absence of sun-driven thermal updrafts creates calmer flying conditions.

Urban sprawl, however, presents a major hazard.

Bright city lights confuse these nocturnal travelers, drawing them off course, exhausting them, and causing fatal window collisions. Fortunately, Dilworth residents can easily help by participating in the regional Lights Out Charlotte initiative, led by the Mecklenburg Audubon Society, where neighbors (both homes and businesses) turn off unnecessary exterior lights between 11 pm and 6 am from September through November. Even drawing indoor blinds or curtains at night prevents light from bleeding into the night, giving these exhausted birds a safer passage through our canopy. Additionally, keeping domestic cats indoors during this peak season ensures that birds resting in local bushes at dawn can recover safely without being hunted.

The Day Shift: The Monarch Butterfly Highway

As dawn breaks, the night shift ends and the day shift begins. September is the peak local window for Monarch butterflies as they make their incredible 2,000-mile, multi-generational journey to Mexico.



Front Porch Financial Advisory

Geoff Owen: CFP®, CDFA®, RLP®



Your Neighborhood Advisor!
Dilworth Resident Since 2002
DCA President 2008
Past Jubilee & Home Tour Chair



Grab a chair. Let's talk!
Walter Brem House
211 East Blvd.
Charlotte, NC 28203

Website: frontporchfa.com

Visit adviserinfo.sec.gov CRD 311329 for more info.

Unlike migrating birds that can store vast fat reserves before their flight, monarchs must stop and feed on nectar daily to fuel their journey. Habitat loss has made these fueling stations scarce, making our neighborhood gardens more important than ever. While native milkweed is fundamental for monarchs to lay eggs and the caterpillars to feed on, adult monarchs feed on nectar. You can support them on their journey by providing native late-season blooms in your yard. A few good fuel sources that thrive in Dilworth's ecoregion include Goldenrod (*Solidago* sp),

Blue mist flower (*Conoclinium coelestinum*), Ironweed (*Vernonia* sp), and Aromatic Aster (*Symphyotrichum oblongifolium*).

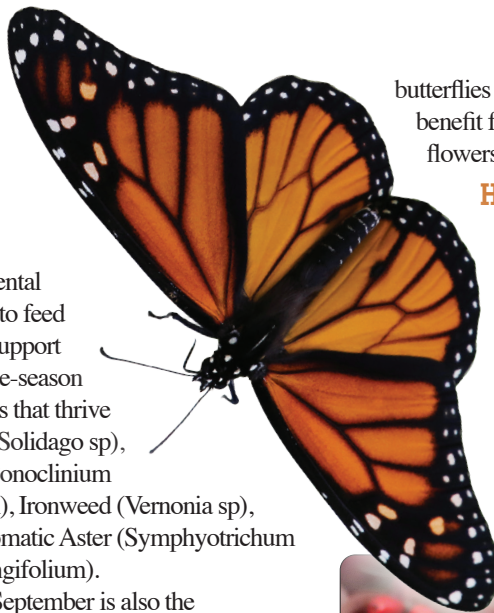
September is also the perfect time to embrace "lazy gardening." Hold off on deadheading fading summer flowers, as these seed heads provide vital nutrition for lingering birds. Crucially, avoid chemical pesticides so foraging butterflies can feed safely. Monarchs are just one part of a much larger autumn movement. Other migrants you

may observe include Green Darners (*Anax junius*) – a large dragonfly; hoverflies (family *Syrphidae*) – flies that mimic wasps; and painted lady

butterflies (*Vanessa cardui*) – a very fast-flying butterfly, all of which benefit from pesticide-free landscapes and abundant late-season flowers.

Hospitality Beyond Our Porches

Dilworth is celebrated for its historic charm, tight-knit community spirit, and beautiful tree canopy. This September, we have a unique opportunity to extend that famous hospitality into the skies. Every dimmed porch light, closed window blind, and pesticide-free garden flower turns a standard backyard into a vital link in a continent-spanning chain of survival. Let's work together to make Dilworth a safe harbor for the magnificent wildlife passing through Charlotte this fall.



reVision DESIGN + BUILD

The home
you want,
*beautifully
reimagined.*

REVISIONCHARLOTTE.COM
704.759.3920





Dilworth Community Association

PO Box 36023

Charlotte, NC 28236-6023

160+
DILWORTH PROPERTIES SOLD



LIBBY GONYEA

REALTOR®

Dilworth Resident for Over 15 Years

704. 975. 8513

lgonyea@helenadamsrealty.com

libbygonyea.helenadamsrealty.com



HELEN ADAMS REALTY