



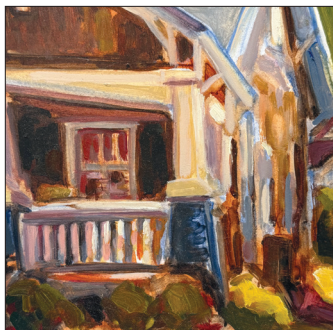
Dilworth QUARTERLY

Highlights:

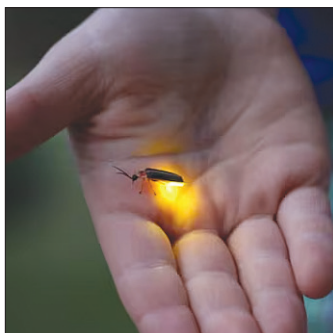
PAGE 7: DILWORTH LOVES RUTH ANN



PAGE 17: 2005 HOME TOUR



PAGE 30: STREETLIGHTS & FIREFLIES



also ...

Your New Editor

Land Use: The Pearl

Covenant's Rec Wing

Neighbor/Poet Stephen Knauss



Toasting Our Neighbors, One Porch at a Time

By Abbey Boggs

There are few things I love more than strolling through the charming streets of Dilworth-- greeting neighborhood cats, meandering through Latta Park, and admiring ever-changing gardens. During the pandemic, I found joy in watching people utilize their porches. Life gets busy—mine included—and it's easy to forget the simple magic of home. Porches have always felt sacred to me. It's where memories are made, stillness is found, and presence becomes palpable.

In 2020, porches took on new meaning — not just as gathering places, but through added personal touches — furniture, plants, twinkling lights. I'd pass by and think, "I'd love to have a glass of wine on that porch." I began wondering about the conversations floating through the air, and stories being told.

From there, the idea of Porch Pours was born.

Porch Pours is an invitation to foster connection right outside our doors. Between appointments, work, and obligations, it's easy to feel disconnected from our

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Deadlines for the next issue:

ADS: October 17

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

ARTICLES: October 17

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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 6000 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.



I Say Goodbye, He Says Hello...

FROM THE EDITOR

Dilworthians,

It's been a true joy being your editor for the past year and change. I achieved the goals I set for myself when I joined the Dilworth Quarterly team: Meet new and fabulous people, get to know my neighborhood better and tell great stories about Dilworth. I went from living here to feeling like I belong here, and that's a pretty special thing.

Thank you all for your help, ideas, articles, photos, encouragement and care. I felt it all, and I'm grateful. I hope your new editor – who y'all will love, by the way – will feel as warm and fuzzy as I do.

Speaking of...

Introducing John Woodcock: The New Editor of the Dilworth Quarterly. We're pleased to welcome John Woodcock to the DQ!

John and his wife, Jodi, recently moved to Charlotte from Chicago.



Selecting Dilworth as their new home was an easy choice, given the neighborhood's charm and vibrancy. They now reside on Floral Avenue, where they are quickly becoming part of the community.

John is a career railroader and is currently employed by TTX Company in the South End. Beyond his professional life, John is an avid outdoor enthusiast who enjoys sailing and fly fishing.

He can also be found leading his colleagues on after-work runs through Dilworth's tree-lined streets. Jodi, his wife, is equally passionate about her interests and career. She works at MillerKnoll, a leader in design and innovation. Jodi's hobbies include interior design and gardening, pursuits that reflect her creative spirit and love for cultivating beautiful spaces both indoors and out.

John is excited to serve in this role and looks forward to fostering community connections and sharing stories that celebrate the unique character of Dilworth. If you have ideas or suggestions for the Dilworth Quarterly, John welcomes your input at halcyonma@gmail.com. Please join us in welcoming John and Jodi to the neighborhood and to the Dilworth Quarterly family!

Selecting Dilworth as their new home was an easy choice, given the neighborhood's charm and vibrancy.

Charlotte Art Collective Holiday Show Set for Saturday, November 8

Charlotte Art Collective is delighted to bring their Holiday Show back to the Dilworth area on Saturday, November 8. Come to the Avondale Family Life Center, 2821 Park Road between 10 am and 4 pm, to find a wide variety of eye-catching art and craft. Shop for unique, one-of-a-kind handcrafted gifts for the holidays in an easygoing atmosphere. Admission and parking are free.

The juried show attracts a lively mix of established and emerging artists. It's always an enjoyable show with new artists introduced and favorite ones returning. With all CAC members participating along with three guest artists, the November show features 25 local artists with works in painting, mixed media, etchings, watercolor, photography, printmaking, pottery, handcrafted jewelry, glass, mosaics, book arts, basketry, wood, metal, leather purses and satchels, fiber art, whimsical sculpture and more.

Charlotte Art Collective began in the 2000's - an informal group for artists to gather, socialize, and present their work. Today many CAC artists are full-time professionals, some of whom are represented in galleries. Many receive commissions, and all offer their work for sale locally and beyond.

For over ten years each show's artists have donated work to benefit local non-profits. Since 2014 more than \$11,000 has been given to eight different organizations. Again this November, two show guests will win a basketful of art made by CAC artists.

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



What's going on in Dilworth?

Dilworth Express delivers important and timely information to your inbox every Tuesday morning.

The Express is your best way to receive time-sensitive information concerning our neighborhood. Each week, we inform you about any proposals or actions city and county agencies have taken affecting Dilworth, as well as:



- Neighborhood events and festivals
- Neighborhood alerts
- DCA meeting information
- Zoning & land use issues
- Dilworth business news
- Community events, workshops, seminars, & classes

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You can also register by emailing express@dilworthonline.org. Connect to all things Dilworth. Sign up today!

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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.

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Faith, Fitness & Fun:



Inside Covenant Presbyterian's Recreation Wing

By Susie Jernigan

If you're looking for a place where your whole family can move, play, and connect — without having to navigate a crowded gym or sign up for pricey memberships — Covenant Presbyterian Church might just be your new favorite spot. Nestled in the heart of the Dilworth neighborhood and an integral part of the church campus, Covenant's Recreation Wing is more than a gym — it's a community hub where faith, fitness, and fun come together under one roof.

Whether you're a parent seeking summer activities for kids, a teen looking for an indoor track or gym equipment, or someone trying to get back into a regular workout routine, the Rec Wing has something for you. It's intentionally designed to meet a wide range of needs and interests — no matter your age or fitness level.

Space for Everyone

One of the best things about the Rec Wing is its family-friendliness, conveniently located to its Dilworth neighbors. Parents love the flexibility of bringing their kids to preschool or our Child Development Center and then enjoying their own gym time or an energizing workout while knowing their little ones enjoy supervised activities nearby.

For kids, teens and adults, the facility offers a full basketball court to a variety of organizations. Gym members can utilize a full line of

cardio equipment, a full new line of resistance equipment, free weights, fitness balls, bars, bands, jump ropes and so on. There's plenty of space for personal training, solo sessions or a walk or jog around our indoor track. And recreation ministries director Kevin Harper says we're looking forward to adding some



new equipment this year as well. It's the kind of place where you can work toward your own goals while still being part of a bigger, welcoming community.

"The Rec Center at Covenant has been a place our entire family enjoys!" church member and children's ministry co-director Amber Brown enthusiastically says. "From children's activity camps and church basketball league, to adult fitness classes, walking the track on a rainy day, or weight-lifting, our family stays actively engaged in a healthy lifestyle."

Get Moving, Your Way

Not a fan of working out alone? You're not the only one. That's why Covenant offers individual training options for members who want some guidance, accountability, or a jumpstart. Whether you're just beginning your fitness journey or looking to level up, there's support to help you along the way.

Prefer a more casual experience? Walking the indoor track can be enjoyed rain or shine or sign up for group activities such as pickleball or yoga as they're offered. The Rec Wing isn't about pressure — it's about creating space for movement, wellness, and connection, however that looks for you.

Longtime church member Randy Ripple has enjoyed our recreation center practically since its opening in 1993. "The Covenant Recreation Center serves a lot of purposes every week," Randy says. "For me, it is a convenient place to work out, and I enjoy playing pickleball on the indoor courts."

More Than a Gym

You don't have to be a member of Covenant to take part. Neighborhood residents are welcome to join and enjoy the facilities as well. It's part of the church's broader mission to serve the community — not just spiritually, but physically and socially too.

Memberships are affordable, and the atmosphere is refreshingly unpretentious. You won't find flashy machines, loud music and mirrors everywhere. What you will find is space to move, people who care, free WiFi, and a church community that's actively living out its values through health and hospitality. Please check for even more detailed information on the Covenant website: <https://www.covenantpresby.org/recreation-ministry>. You can also email director Kevin Harper directly for a personal tour at kevin.harper@covenantpresby.org.



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Ruth Ann Grissom: Giving a Latta Love to Our Parks

By Liz Lewis

Dilworth resident Ruth Ann Grissom and her sister Amy Grissom were recently awarded the NC Governor's Conservation Achievement Award "Land Conservationists of the Year" for their decades-long effort to conserve and manage approximately 3,000 acres of one of the oldest landscapes in North Carolina near the Uwharrie National Forest.

Ruth Ann is also involved in another long-term conservation labor closer to home, the Dilworth Community Association's (DCA) Latta Park Project, which she heads up with fellow Dilworth resident Nancy Nicholson. They started out 10 years ago with the goal of making Latta Park more attractive to people and wildlife — enhancing beauty, usability and habitat in a heavily used urban park.

At Latta Park, using the experience, knowledge and cultivated resources garnered from 25 years working in the Uwharrie, Ruth Ann has worked with Nancy to address the obvious and hidden issues facing Latta Park.

They have led groups of volunteers to remove invasive plants and replace them with natives, looking to improve the quality of the park for birds, wildlife and humans alike.

They have also worked to insure tree canopy succession, partnering with TreesCharlotte, the DCA, the N.C. Native Plant Society, Myron Greer, and others to source, install, and water a variety of trees and shrubs suited to our area.

Advocacy is another important component of their focus, not only for Latta Park but for all of our county parks - this means meeting regularly with Mecklenburg County Parks & Rec, corresponding with elected officials and speaking at County Commission budget hearings.

They do all this with minimal funding, having built over the years a volunteer list in excess of 125 people who participate in

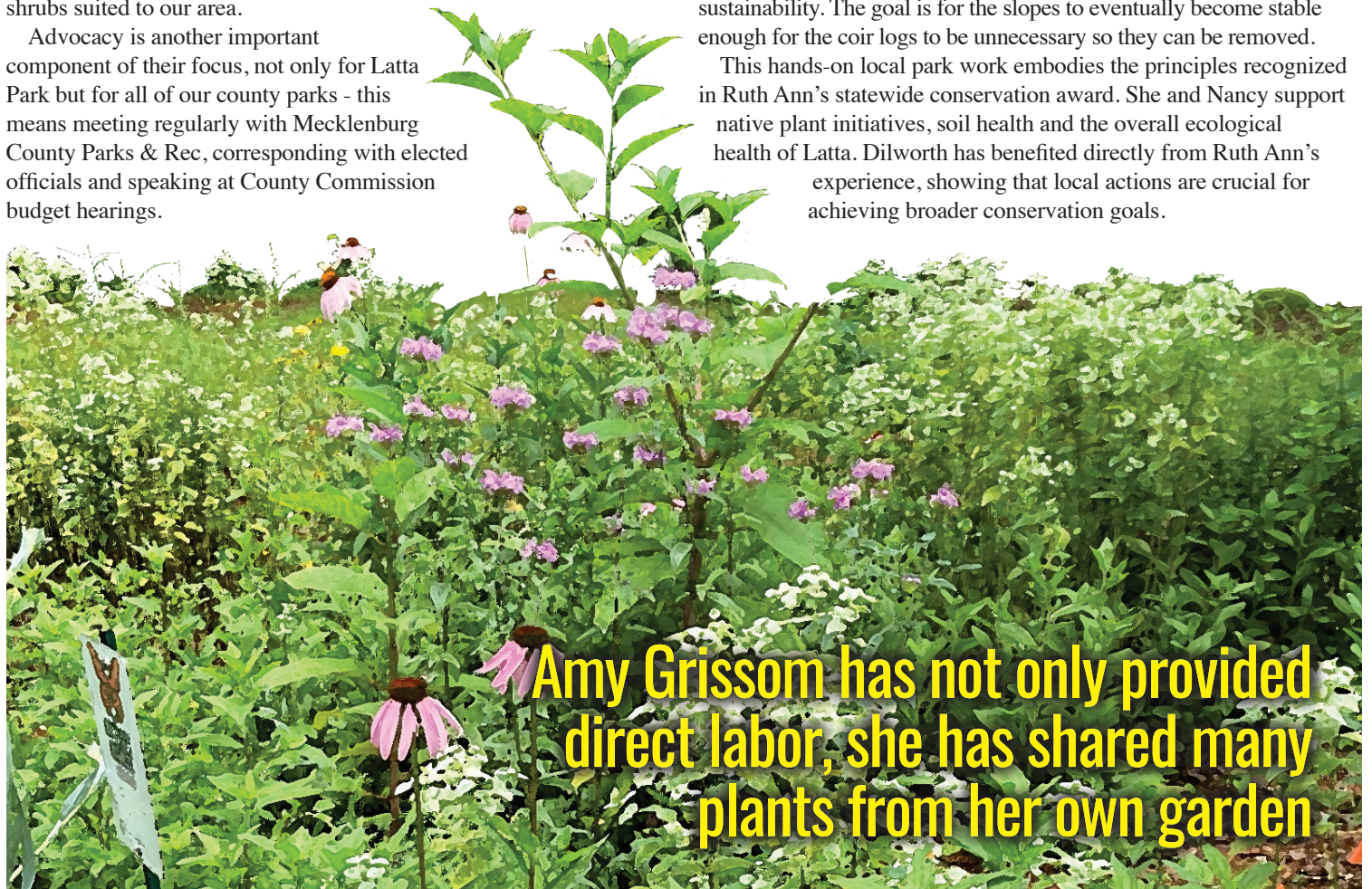


workdays, donate plants, advocate for parks countywide, and help in other important ways. For example, Amy Grissom has not only provided direct labor, she has shared many plants from her own garden, including all the bottlebrush buckeyes that are stabilizing and beautifying slopes throughout the park.

Erosion is one of the most challenging issues facing the park. Ruth Ann and Nancy advocate for current "best practices" solutions like adding strategic plantings to hold and improve

the soil, spreading yards and yards of mulch, using coir logs for water control, and working with Parks and Rec to improve mowing practices. The approach is to use mulch to build up lost soil in areas and have coir logs slow water runoff to keep pathways clear and mud-free after rains. While not ideal visually, the coir logs have proven beneficial for improving pedestrian safety and contributing to longer term sustainability. The goal is for the slopes to eventually become stable enough for the coir logs to be unnecessary so they can be removed.

This hands-on local park work embodies the principles recognized in Ruth Ann's statewide conservation award. She and Nancy support native plant initiatives, soil health and the overall ecological health of Latta. Dilworth has benefited directly from Ruth Ann's experience, showing that local actions are crucial for achieving broader conservation goals.



Amy Grissom has not only provided direct labor, she has shared many plants from her own garden

A Writer's Path Through Dilworth

Meet the Neighborhood's Most Famous Poet

by Julie Funderburk, professor at Queens University

You might have seen Sally Knauth walking two pugs, Tybee and Misty, around the neighborhood. Her husband, Stephen Knauth, is more likely walking at night, composing poetry in his head.

Steve and Sally have lived in their Dilworth bungalow since 1983. I live in nearby Oakhurst and know Steve through our weekly writing group. Both of us are fortunate to have been invited to join this group by Dannye Powell, the long-time Dilworth resident who passed away last fall.

In 1995, Dannye reviewed Steve's poetry collection, *Twenty Shadows*, for *The Charlotte Observer*. Dannye wrote, "Stephen Knauth's brilliant new poems will twist your guts, and offer, in return, lessons in love and loss."

The publisher of that collection, Four Way Books, is celebrating 30 years in the business by releasing *All Calm Beyond*, a beautiful new volume that unites *Twenty Shadows* with *The River I Know You By*, a subsequent collection from the same publisher. These books are especially powerful as a single, revised edition, as they were both written during a period of personal bereavement following a death in the family.

Steve and I have talked about how grief changes with the years. He says, "In the beginning, you're consumed with it, but over time, the pain, regret, guilt and anger, all of it, slowly recedes. Love doesn't die; it rises to the top."

It's Steve's most recent poems that I've been reading for our weekly writing group, the ones he's been imagining during those starlit walks. Happily, they have now won the Vern Rutsala Book Prize, and this fall, *Dear Dusk* will appear from Cloudbank Books. These new poems are filled with unexpected images that surprise,

There are lots of ghosts in Dilworth, if you've lived here a long time.

even as they carry ideas that feel inevitable. It's a book that's lighter in tone, with poems about growing older, memories of childhood, and stories of family.

These poems exhibit the imagination of his earlier work with an adept, measured voice, as seen in this stunning depiction of a heron: "Blue heron, bedraggled and godless, / exile from the halls of language, / vagabond of the water's edge, / standing for hours without complaint // as if patience itself is a way of faith. / He stabs the water, swallows. / Let my doubts be bright fish in that pond."

Since William Wordsworth, poets are known for taking walks,

The Old Man

He was shriveled to a nub
last time I hugged him—
what had I been afraid of?
The beast became
a sleepy pup in my arms.
I put him to bed
with buttermilk and vodka.
It felt good, too good.
Sometimes
I wonder if I miss him
or the wilderness between us.

—forthcoming in *Dear Dusk* (Cloudbank Books)

and as he explores the neighborhood, Steve also likes thinking about Dilworth's past. He was telling me about Latta Park, which used to be a lake, and says, "It's a ghost lake now, filled with beautiful trees. There are lots of ghosts in Dilworth, if you've lived here a long time. I like walking around, recalling the places that have disappeared. Martin's Hardware, Wad's, The Drum, the Rheinland Haus, The Venus. I'm beginning to feel like a ghost myself."

He says this, but the accolades are piling up for your neighbor Steve, who will soon have six books, with poems in national journals such as *Ploughshares*, *Prairie Schooner*, and *The Sun*. He's also received fellowships from the National Endowment for the Arts and the North Carolina Arts Council. Dannye Powell was right about Steve when she wrote, "You won't find better poetry anywhere."

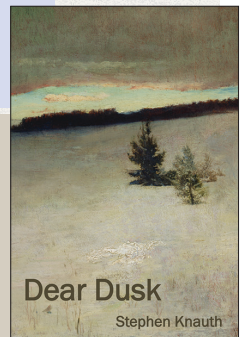


All Calm Beyond

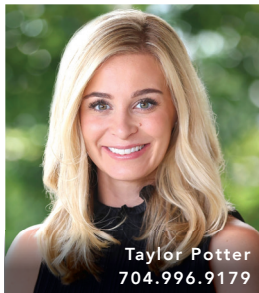
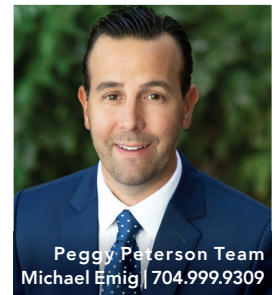
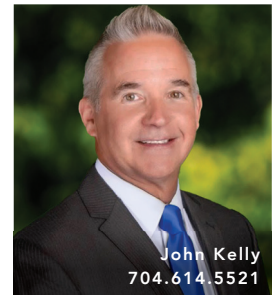
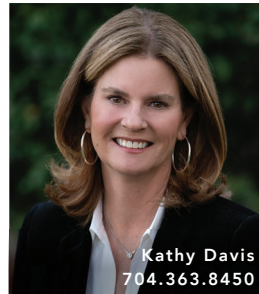
Four Way Books, 30th Anniversary edition, available now for pre-order and scheduled for release September 15 (fourwaybooks.com or Amazon).

Dear Dusk

Winner of 2025 Vern Rutsala Book Prize, a book of new poems from Cloudbank Books (cloudbankbooks.com) scheduled for release in September 2025.



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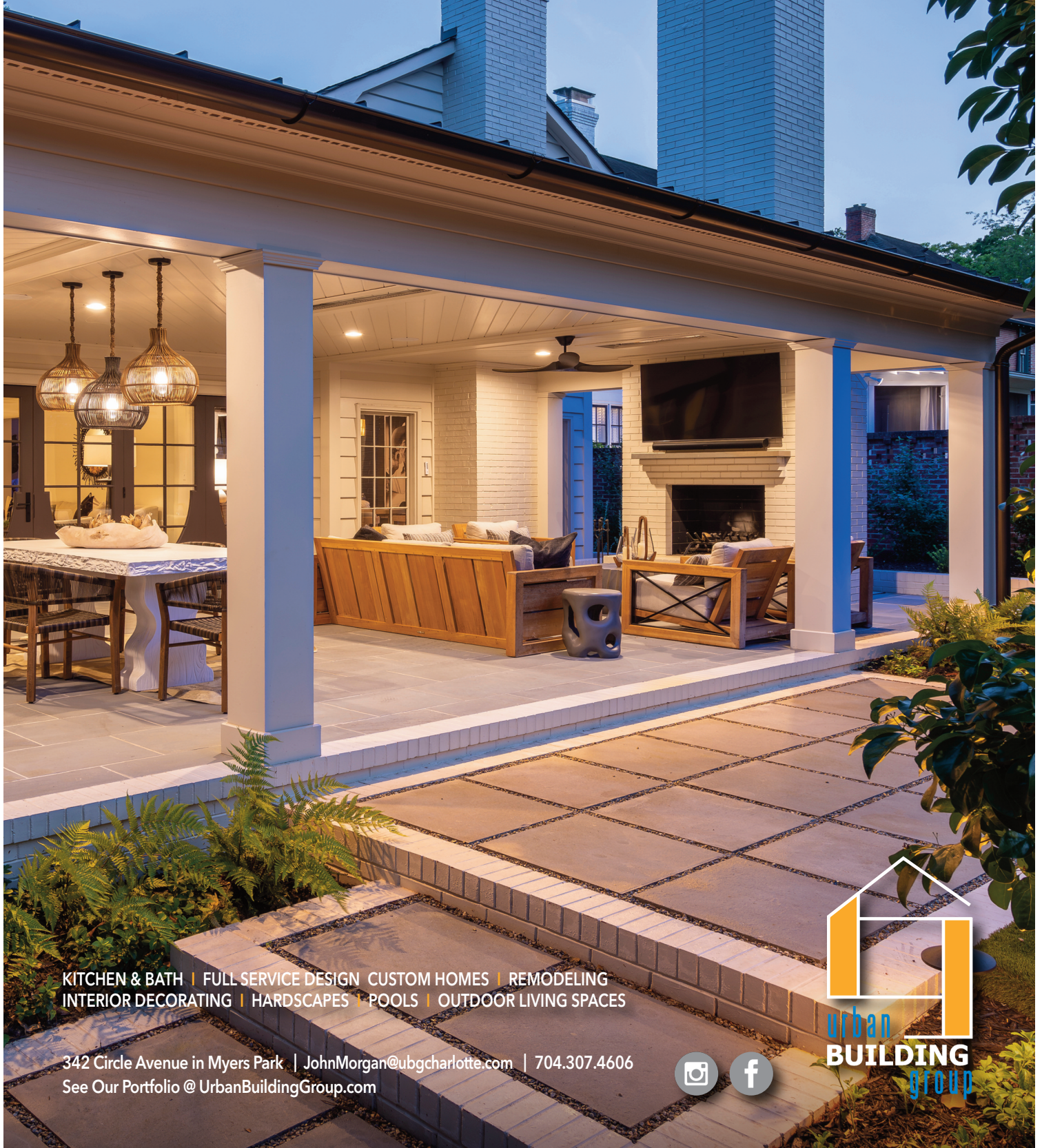
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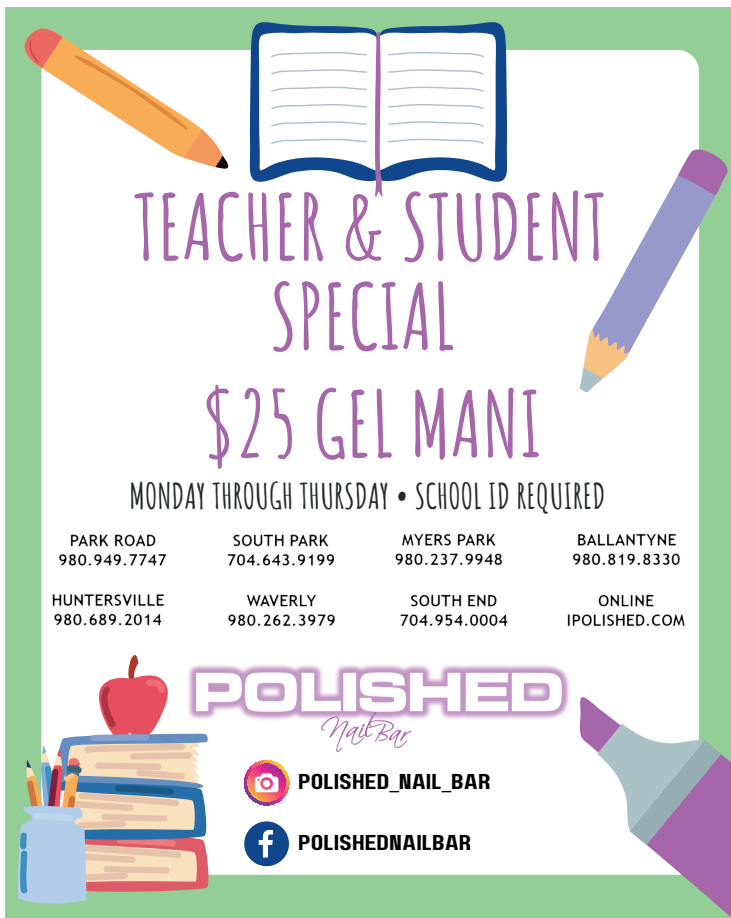
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CHEERS from page 1

neighbors. This is a chance to reconnect—one porch pour at a time.

It seems only fitting to begin the journey with one of Dilworth's beloved neighbors and wine connoisseurs: Mere—the heart behind *Mere's* and now *Mere's* Concierge. Mere has long been a visionary and connector, creating community through her love of wine.

One rainy May afternoon, Mere and I sat in her wicker rocking chairs. "This porch is a place of supreme comfort," she said, pouring our glasses. "It's held many beautiful moments"—whether alone, with one, or with many—over luscious cheese boards, generous pours, and rich conversation. We sipped a Sancerre—clean, with the right balance of acidity, freshness, and fruit. Despite the weather, it carried the predilection of summer.

Mere's love for wine began in her early twenties—through her parents, studying abroad in Europe, and her experience in Miami University's viticulture program. Owning a wine and cheese shop seemed fated, much like her path to her Dilworth home.

She moved to Charlotte in 2011 and bought her house in 2013. "I'd been looking, and my realtor called with a place I *had* to see," she recalls. "I was out on a run. I asked for the address, looked up—and I was standing right in front of it." She made an offer that day.

"This porch has been the best room in the house. It gets beautiful sun in the morning and cools off at night, and is so peaceful." It's here that *Mere's* was fueled by passion, conversation and, naturally, wine.

Mere's closed in December 2024, but it sparked something new: *Mere's* Concierge. "If you need wine—for everyday sipping, special events, client gifts—I curate a collection, delivered to your door." Mere excels at asking the right questions to tailor the ultimate wine experience. Orders can be one-time or subscription based. Mere partners with small retailers in Charlotte, NC and Jackson, WY, maintaining her focus on community.

In May, she collaborated with SE CLT and McColl Center for an exclusive art show, thoughtfully pairing wine with artists and their styles. One ceramic artist featured a remembrance portfolio on the Holocaust. Mere chose a German Riesling Trocken (translates from German to "dry"). Intentionality defines all *Mere's* work.

Life gets busy — mine included — and it's easy to forget the simple magic of home. Porches have always felt sacred to me. It's where memories are made, stillness is found, and presence becomes palpable.

Recently, Mere spent time in Italy and France to engage more in the European wine sector, where she sipped wine with the President of the European Wine Guild. Her time abroad confirmed what she already believed—wine is more than a beverage. It's an experience.

"Opening *Mere's* was something I always wanted to do. I knew if I didn't, I'd regret it. It was a risk—and a dream come true." The trust she built with customers lives on through *Mere's* Concierge.



Looking to try some of her favorites? Mere recommends Crémant—"elegant, bright and clean"—perfect for bubbly lovers, without the Champagne price. For the summer heat: a Gruner Veltliner or a slightly chilled Etna Rosso.

As our conversation wrapped, I asked, "If you could share a porch pour with anyone, living or gone, who would it be, and why?"

"I'm not sure the porch could handle my invites. There are many people that I miss, love, and respect. I'd bring them all together... for the party of a lifetime. The connections, friendship, and love would be infectious—so much energy in a single outside room."

*If you're interested in *Mere's* Concierge, contact Mere at: meredith@meresclt.com or 513-403-5615

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



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Love the idea of Porch Pours? Here's a proposal from one of our new neighbors.

Why Dilworth is Ready for Its Own PorchFest

By Thomas Bennett, Dilworth Resident

When I lived in Atlanta's Virginia-Highland neighborhood, one of the events that brought our community to life each year was PorchFest, a grassroots, day-long neighborhood music festival where residents offered up their front porches as makeshift stages for local musicians.

It was magical, walking from house to house, listening to jazz duos or indie rock bands, children dancing in front yards, neighbors mingling on sidewalks, and the aroma of BBQ and local beer drifting through the air. It wasn't just about music, it was about community, creativity, and connection.

Since moving to Dilworth, I've often thought, why not here? Dilworth, with its rich history, iconic front porches, and walkable charm, is practically built for something like PorchFest. We already pride ourselves on our sense of neighborhood. We wave to each other on walks, support local schools and events, and care deeply about the fabric of our community. A Dilworth PorchFest would simply build on what already makes this place special.

PorchFest began in Ithaca, New York in 2007 and has since spread to cities across the country. Atlanta alone now hosts multiple PorchFests in neighborhoods like Oakhurst, Kirkwood, and Virginia-Highland. What makes them so successful is that they're community-led. Neighbors volunteer their porches, musicians donate their time, and local businesses often help with snacks, drinks, or sponsorships. The events are free, low-pressure, and focused entirely on local talent and connection.

In Virginia-Highland, PorchFest started small with a dozen porches and a few hundred attendees. But year after year, word spread. Now thousands of people come out to enjoy over 100 performances in a single afternoon. Despite the growth, it never lost its neighborly feel. Kids sell lemonade, chalk drawings cover the sidewalks, and new friendships are formed right on the front lawn.

Dilworth has everything needed to bring this to life. Our neighborhood layout, porch-friendly architecture, and community culture all support it. Local musicians, whether students or professionals, would have a unique and welcoming venue. Residents already host block parties and neighborhood gatherings, so the spirit is here. PorchFest could easily become an annual tradition that strengthens those ties even more. Of course, any event like this requires planning. We would need to coordinate with the city for permits, communicate with neighbors about volume and timing,

and ensure safety for all attendees. But these are all achievable goals, especially if we start small and build year by year.

In a time when connection can feel increasingly rare, PorchFest offers something refreshingly simple and human. It's affordable, joyful, and rooted in the values that have always defined Dilworth. Imagine a Saturday afternoon where you walk out your door and discover a jazz trio on your block, a singer-songwriter on the next, and your neighbors all around you enjoying the moment together. That's the power of PorchFest.



Virginia Highland Porchfest, May 2024

I'd love to see us take the first step. A small-scale launch next spring with 10 to 15 porches and a few local food or drink partners could be all we need to get the ball rolling. If you're interested in helping explore the idea, whether as a porch host, musician, volunteer, or curious neighbor, I'd love to connect.

The front porch has always been a symbol of hospitality and connection in this neighborhood. Let's bring it to life in the most joyful way possible.

You can reach out to Thomas at tgb.bennet@gmail.com.



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Preservation Easements

By Jennifer Baehr

Historic District Commission staff often fields questions about how to prevent demolition of historic properties. Neither National Register, nor local landmark or local historic district designations can stop demolition. In North Carolina, state law limits local governments to a 365-day waiting period before demolition can take place, but ultimately cannot prevent the demolition of a building. If a property owner is concerned about preventing future demolition of their home, preservation easements (also known as covenants) can be used to ensure the property is protected.

Preservation easements are legal agreements between a property owner and a preservation organization, like the statewide private non-profit, Preservation North Carolina, or to a public agency, like the Charlotte-Mecklenburg Landmarks Commission.

Preservation easements can be used to achieve specific goals of the owner and the mission of the easement holding organization or agency. In addition to preventing demolition, preservation easements can be used to maintain the current use of the property, limit subdivision of the land, and ensure alterations maintain the special characteristics of buildings, viewsheds and properties.

The duration of the easement is the choice of the property owner and the easement holding organization or public agency. However, most preservation easements are perpetual and bind both current and future property owners to protect the integrity and character of the property. The organization or public agency is granted the right to enforce the easement and to monitor the property, while the property owner retains the right to manage and care for the property, pays taxes on it, and may sell or lease the property.

The advantage of preservation easements is that they allow the owner to use their property just as they did before the easement was granted, but the future of the property is protected for as long as the easement is in place. Many easement donors have a strong connection to their historic property, it might be a home that has been in their family for decades, or a result of a restoration project undertaken by the donor that they want protected for many years into the future.

A property owner may also benefit from a preservation easement with savings in income taxes and property taxes. The property owner may be able to deduct the value of the easement as a charitable donation from their federal income tax, and the county tax assessor may take into account the reduction in value caused by the easement and should tax the property at its restricted value, rather than if development were unrestricted.

Preservation easements currently protect thousands of properties across the country, often bridging the gap when properties are not protected by local historic district or landmark designations. Preservation easements are an excellent tool to ensure the long-term protection of properties that are historically significant and range from single-family homes and historic landscapes/gardens to commercial structures and industrial building complexes. Some local examples of properties with preservation easements are 1912 Park Road and 1818 Euclid Avenue. The preservation easements on these properties are held by Preservation North Carolina.

If you are interested in learning more about preservation easements, please contact Charlotte Historic Preservation staff at charlottehdc@charlottenc.gov.

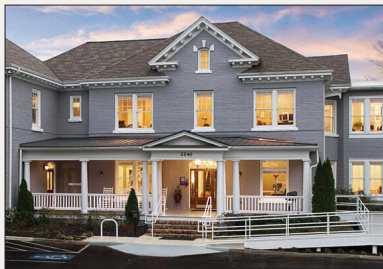


ONLINE

The Story Behind the House that Became Dilworth Center

In the heart of Dilworth Charlotte, where tree-lined streets and front porch conversations still define the pace of life, a defining moment in the neighborhood's modern history began—not with a grand development plan, but with a quiet house on Park Road.

That house still stands today. Not in its original spot, but still rooted in the community. It now serves as the home of Dilworth Center, a trusted presence in addiction treatment and recovery. But decades ago, it was the spark that lit a neighborhood movement. Get the whole story here: <https://dilworthcenter.org/the-story-behind-the-house-that-became-dilworth-center/>



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WELCOME TO THE 2025 DILWORTH HOME TOUR!

We are delighted to share the 51st Dilworth Home Tour with you.

You will find a broad array of homes representing the diversity of Charlotte's first "streetcar" neighborhood. The tour is presented by the Dilworth Community Association (DCA) and a portion of the Home Tour ticket sales go to support the DCA's Dilworth Cares recipient.



This year's Dilworth Cares recipient is the Dilworth Soup Kitchen & Food Pantry, a nonprofit striving to combat food insecurity in our community.

Tour Dates and Times:

Friday, September 12

6pm to 9pm

Saturday, September 13

10am to 4pm

Tour the homes in any order, at your leisure

Want to know more about the Dilworth Community Association?

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801 MT. VERNON AVENUE



This Dilworth home exudes luxury, comfort, and sophistication, seamlessly blending organic elements to create a welcoming yet refined retreat. Tom Holley of Crazy Janes has worked with the family once again to craft a property bursting with personality and unique character, highlighted by natural features such as the dining table meticulously cut from a single tree. This is the 3rd home the homeowners, Liz and Jason Burgess, have owned on this charming street (all in a row!), each with its distinct charm. The new construction boasts four spacious bedrooms, four full bathrooms, and a powder room in the main residence, complemented by an additional bedroom and full bathroom in the stylish garage apartment. Throughout their tenure on this street, the Burgess family has thoughtfully incorporated distinctive elements into each property. Step inside to discover stunning features like an indoor bar, a luxurious swim-up bar in the pool, and a rejuvenating sauna in the primary bathroom—perfect for relaxation. Their favorite communal spaces are the great room, dining area, and kitchen—designed as the heart of the home, embodying comfort, elegance, and organic warmth that invite you to relax and unwind. While this home isn't a typical historic Dilworth bungalow, it certainly exhibits desirable architecture and features that are widely admired and coveted.

825 E. WORTHINGTON AVENUE



It's surprising how much life can change when you find a place that truly feels like home. My journey to Dilworth began in 2011, after meeting my husband while living in a condo in Eastover. I never expected to fall for Dilworth, but after a few months on Worthington, the neighborhood's sense of community and charm completely won me over.

One of the main draws was the front porch—something new to me. Entertaining friends and neighbors there, while keeping the house private, quickly became a joy. The “front porch” culture here is uniquely warm and welcoming.

Our classic craftsman bungalow has undergone a transformation reflecting our needs and respect for its history. The renovation, from October 2024 to May 2025, expanded the house from three bedrooms and two bathrooms to four bedrooms and three and a half baths. We added a proper laundry room and half bath at the back, opened the kitchen for better flow, and turned the staircase into a stunning centerpiece. Upstairs, we moved the den to the back, expanded into the attic to create a suite for my daughter, and added a flexible “Peloton room” that serves as a yoga space and future office.

Personal touches abound, like the master closet's historic light fixture, which has followed me since 2000 and once hung in the Astoria Hotel before its demolition for the Empire State Building. We included hidden dining room doors for buffet storage and revamped the back patio and landscaping to create a lush, functional outdoor living area. Even the quirky Jetsons-style carport has grown on me—covered parking is a rare gem in Dilworth.

Our renovated craftsman isn't just a house; it's a living reflection of our journey, blending tradition, innovation, and the warmth of a neighborhood I now love deeply.

The house was recently renovated and the team was: Jess Hindman, architect; Wiebler Design II, GC; Jacqueline Wheeler, Interior Designer; Ground Control, Landscaper; Taylor Critcher, Landscape Designer; Byron York, Exterior Painter.

2131 CHARLOTTE DRIVE



Welcome to 2131 Charlotte Dr. When John Risinger moved to Charlotte from Chicago, he was searching for a neighborhood with warmth and charm, and Dilworth fit the bill perfectly as he was drawn to the unique character of the homes. In 2002, he purchased this beautiful home and immediately knew he belonged.

What attracted him most to this particular home was that it was reminiscent of his uncle's house in Oak Park, IL. The narrow plank wood floors and the inviting front porch were especially charming. Built in 1929, the house spans about 2400 square feet and features three bedrooms, two full bathrooms, and a half bathroom on the first floor. Over the years, it's been updated and remodeled, including a major renovation in 2008 that added a primary bedroom and turned a mother-in-law suite into a cozy family room; he also screened in the back porch in 2025. Interestingly, it was the only house on Charlotte Drive originally built with two stories.

The owner has heard stories from two people who either had their wedding or wedding reception there— one in the 80s and another in the 90s. John takes great joy in tending to the gardens and lawn, which reflect his passion for landscaping. His favorite spot in the home is definitely the back porch and hot tub, where he loves to relax and unwind.

2221 CHARLOTTE DRIVE



Hey neighbors! We're Meredith Heartfield and Alex Orvos, and we're so excited to share a peek inside our cozy home at 2221 Charlotte Dr. We moved in earlier this year—our first place as actual homeowners after living in Myers Park and, before that, Madison Park.

We totally fell for Dilworth's charm—the walkability, the friendly vibes, and just how easy it is to get to so many great spots. Our street and this front porch really sealed the deal for us. There's something about sitting out front, waving at folks as they stroll by, that just feels right. The house itself is a classic 1940 bungalow. It's about 1,360 square feet with 2 bedrooms and 2½ baths. Fun fact: it used to be a 3-bedroom, 1-bath, but somewhere along the way it was reimagined into its current layout. There was even a basement you could actually get to from inside the house—now the stairs are hidden under the washer and dryer in the hall closet. (If only walls could talk, right?) We've only been here a few months, so we're still figuring out our personal style, but I think we're leaning toward a colorful, modern-traditional look with lots of playful details. One thing we absolutely love: the big windows in the living room and kitchen that fill the place with light. Make sure you notice the two Lowcountry paintings—one in the main bedroom, the other in the living room—painted by local artist Liz Orvos, who just so happens to be Alex's mom! (You can check her out on Instagram, she's @lizorvosart.) The previous owners did a fantastic job updating the backyard, adding a privacy fence, and putting in that semi-circular driveway off Kenilworth. But our favorite hangout spot? Hands down, the front porch. There's just nothing like it.

2222 SARAH MARKS AVENUE



Lindsey moved into her home in Dilworth in February of 2016, but she is actually an original Charlottean, born at Presby. After school, she returned to Charlotte and moved around a bit – including a stint on Charlotte Dr. and a condo at 1315 East Blvd. She absolutely jumped at the chance to buy this charming home on Sarah Marks when it came on the market. She’s always had a soft spot for older homes with character. This one was built in 1925 and is either 1,800 or 1,900 square feet, depending on who you ask. It’s officially a 3-bed, 2-bath, but she converted one bedroom into a cozy formal dining room that fits her lifestyle much better. The house had some big renovations in the early ‘90s—the master bath was added, the kitchen expanded, and the attic became a bonus loft space. After Hurricane Michael in 2018, a tree came down and she moved out for about 9 months while everything was repaired. Luckily, the heavy trunk fell in the driveway between her home and the neighbors’, but the canopy poked through the roof from front to back! All the contractors and the insurance adjuster said it would’ve been much worse if this house hadn’t been so solidly built in the 1920s. When she moved back in, she took the opportunity to update the master bath, add hardwoods in the loft, and redo the side entrance with a proper landing and canopy. She also put in a brick walkway from the side around to the back. She started with a Myron Greer-inspired plan for the yard, but did most of the work herself over the years. The yard is small—which she loves—and because it’s so shady with all the gorgeous trees, she added turf so she didn’t struggle with grass. The big Magnolia on the corner technically belongs to the neighbors, but it really graces four properties, and everyone enjoys it. Her decorating style is pretty eclectic; almost everything in here has a story, even the newer pieces. Every piece of art has a memory attached to it. Her favorite spaces in the house? In order: the master bed and bath, the kitchen, the loft, and the den. “Living here in Dilworth, close to everything, is honestly a dream. Every corner of this house, inside and out, means something to me, and I’m grateful for every day I get to call it home.”

2209 SARAH MARKS AVENUE



Christy and Ben moved their blended family to Sarah Marks in 2020...and Covid hit! Christy was familiar with Dilworth already, having lived on Kenilworth and Lynway Dr previously; while Ben was new to Dilworth. However, an interesting fact is that, unbeknownst to them, Ben’s mom actually grew up next door... about 60 years ago. The house is 3220 square feet with 4 bedrooms, 3 full bathrooms, and 1 half bathroom. The original house was built in 1925 (front of the house) with a significant addition and renovation about 25 years ago, including expanding the back of the house (kitchen & family room) and finishing upstairs bedrooms. They added the garage a few years ago and completely redid the primary bathroom and office. The home’s architectural style is a historic bungalow, and their decorating style is transitional. Because they are avid cyclists, after a cycling trip to Italy, they asked a friend, the remarkable artist Jessica Singerman, to paint their favorite climb from the trip – The Stelvio. It hangs in the front living room and is seen as soon as you enter the house. Their family eats most meals at the kitchen counter – it is their gathering place – both relaxing and informal. They also love the primary bedroom, bathroom, and office upstairs. It is bright and airy, and it’s especially nice having the office off the bedroom, tucked away from the activity in the rest of the house.

THANK YOU

The 51st Annual Dilworth Home Tour is the result of hundreds of hours of effort by a handful of volunteers getting involved and contributing to the vibrant neighborhood that is Dilworth. The DCA would like to recognize those without whom there would be no Home Tour.

Special thanks to the Home Tour committee, chaired by Fran Miller. The committee has shouldered the lion's share of making the Tour happen: Keely Edwards, Courtenay Buchan, Mary Helen Davis, Carrie Frye, Jessica Revels and Katie Rhodes.

Thanks also to the Home Hosts including: Courtenay Buchan, Liz Lewis, Katie Rhodes, Ken Wittenour, Trey Williams, Cindy Zakary, Sarah Curme, Amanda Blackburn and Carrie Frye.

Thank you to our partners at the Dilworth Quarterly: Jody Jones, Mary Beth Sensabaugh and Wade Baker as well as Liz Lewis at the Dilworth Express.

A very special thank you goes to the homeowners, who graciously opened their homes to support the Dilworth Community. Thank you also to the sponsors, ticket vendors, and the 150+ volunteers without whom none of this would be possible.

DILWORTH COMMUNITY ASSOCIATION

The Dilworth Community Association (DCA) was founded in the late 1960's as the Dilworth Community Development Association (DCDA). The DCDA was formed to prevent the further deterioration of Dilworth that began in the early 1960's and to encourage a focus on inner city neighborhoods. In 2014, the board voted to change the name to the DCA, dropping the word Development.

Initiatives the Association has taken on include housing code enforcements, zoning and land use modifications, and the preservation and rejuvenation of the neighborhood's homes and buildings.

In 1973, the neighborhood held its first Dilworth Jubilee to celebrate the diversity of Dilworth.

The Home Tour was started the same year as an outgrowth of the Jubilee. It has been an annual event showcasing the unique architecture and history of the area ever since.

Dilworth Cares, the DCA's philanthropic committee, chooses a charitable organization and sponsors that charity for two years. Some of the organizations we assisted in the past include Charlotte Family Housing, Freedom School Partners, the Dilworth Soup Kitchen and the New Dilworth Elementary and Sedgefield Middle School.





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Dilworth Welcomes New Ice Cream Destination

Seemingly Overzealous offers an indulgent and inclusive ice cream experience

By Nina Rose

Handcrafted with allergy-friendly flavors, Seemingly Overzealous scoops up homemade delicious ice cream for Dilworth diners. Located at 224 East Blvd, this new ice cream shop is tucked inside of



a cozy bungalow surrounded by bright-colored orange umbrellas and adorned with a mural by local artist, Brett Twokat, attracting the community to its doors in the heart of Dilworth.

Homegrown in the Queen City, Seemingly Overzealous has planted new roots in Dilworth to complement the existing establishments in Camp North End and Plaza Midwood.

"Dilworth is our third shop in the Charlotte area," said Garrett Tichy, co-owner of Seemingly Overzealous.

"After opening in the Plaza Midwood neighborhood, we fell in love with being a neighborhood ice cream spot. There's something really special about becoming a place that people love and visit regularly because it's so close to home. Watching families walk or bike in, grab ice cream, play Connect 4, and just hang out has made the new Dilworth location feel like home."

Here's the scoop

Responding to the city-wide demand for allergy-friendly options, Seemingly Overzealous delivers the taste of homemade ice cream for every palate. From the ice cream to the cones and toppings, these cool & creamy indulgent treats are dairy-free, gluten-free, and egg-free (even some flavors are soy-free too!) offering a safe haven for allergen-friendly customers.

"We're fully dairy, egg and gluten free, and that opens the doors to so many people that haven't had a full ice cream shop experience,

possibly ever," said Tichy. "The goal is ice cream for all without sacrificing the experience or product."

The menu boasts more than a dozen flavors that surprise and delight Dilworth diners, along with exciting seasonal offerings.

Seemingly Overzealous' Dilworth shop elevates the ice cream outing into an immersive experience — delicious, playful, fun and inclusive for all taste palates.

Their popular flavor lineup includes beloved favorites like Dream Boat (dreamy orange creamsicle with flecks of fresh orange zest), Never Tear Us Apart (smooth and sweet bougie butter pecan) or AirBnB Catsitting (creamy concoction of toasted coconut with nutty notes of almond)

along with the \$3 mystery "Love is Blind" special scoop served 'blind' for customers to guess the flavor with no samples or hints.

The Ice Cream Sammies and waffle cones are allergy-friendly too and are freshly made in-house. The ice cream's crunchy companion, the waffle cone, tastes like a homemade cookie, providing the perfect crunch at the end of a sumptuous scoop.



Neighbors line the steps for the grand opening of Seemingly Overzealous in June



Seemingly Overzealous opens third location in the heart of Dilworth at 224 East Blvd.

The cherry on top

When you step inside the shop, Seemingly Overzealous delivers a nostalgic experience that brings you back in time. From classic arcade games and gumball machines to table top games like Etch-A-Sketch, Lite-Brite and Hungry Hungry Hippos, Seemingly Overzealous weaves the historic charm of Dilworth into its retro atmosphere, bringing back old memories, while creating new ones in the neighborhood.

Seemingly Overzealous' Dilworth shop elevates the ice cream outing into an immersive experience — delicious, playful, fun



Surrounded by bright-colored orange umbrellas, Seemingly Overzealous is adorned with a mural by local artist, Brett Twokat, attracting the community to its doors in the heart of Dilworth.

and inclusive for all taste palates. Follow the line from the sidewalk up the steps, indulge in a dreamy dessert, and chat with neighbors in the sunshine. Discover what's new in the neighborhood and scoop up happiness in Dilworth, one cone at a time.

Seemingly Overzealous: 224 East Blvd. | seeminglyoverzealous.com | 704-322-3125

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.



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A Pearl in Our Midst

When the Land Use Committee first reviewed the rezoning request by Atrium Health in 2021 for what is now The Pearl – an innovation district anchored by the Wake Forest University School of Medicine – it followed closely on the heels of the Atrium Health CMC Main expansion. At the time, we approached the petition as we do others: evaluating building heights, setbacks, streetscapes and traffic, all with the neighborhood's best interests in mind.

It quickly became clear, however, that this project was different. The Pearl represents a transformational opportunity – not just for Dilworth, but for Charlotte and the broader region. It is designed to drive inclusive economic growth, attract global talent and foster innovation across health, education and technology sectors.

The following overview was provided by Rachel Gogal Badillo, communications lead for The Pearl.

The Pearl Innovation District – A Brief Overview

Physical Address: Center for Education: 915 Pearl Park Way, Charlotte, NC 28204
Research Building 1: 905 Pearl Park Way, Charlotte, NC, 28204
Square Footage (to date): ~643,000 square feet of space between the two buildings
Opened Date: June 2, 2025

Expected Jobs Created (at full build out): 11,500
Expected Annual Economic Impact: \$811 million
Public Investment to Date (local & federal): \$79 million
Website Link: <https://www.thepearlclt.com/>

What is an Innovation District?

The mission of an innovation district is to serve as catalyst, connector and convener to foster inclusive growth, discovery and impact through innovation and serendipitous collisions.

About The Pearl:

The Pearl, anchored by Wake Forest School of Medicine, is a 38+ acre mixed-use development that will include education, retail, apartments, hotel and community space, as well as health science research facilities. The Pearl was made possible through a partnership between Atrium Health, Wexford Science + Technology, Ventas and Wake Forest University School of Medicine.

The four key benefits of The Pearl:

- **Enhance Healthcare Education:** Charlotte was the largest city in the country without a four-year medical school – one of the cornerstone projects of The Pearl is the establishment of the second campus of Wake Forest University School of Medicine. This prestigious institution's presence in Charlotte will significantly enhance healthcare education in the region.
- **Stimulate Economic Growth:** At its core, The Pearl is an engine for inclusive economic growth and development, which will invigorate Charlotte's economy through job creation. By attracting startups, established businesses, researchers, educators and entrepreneurs from various sectors, it creates a dynamic ecosystem where ideas can flourish.
- **Advance Scientific Research, Beginning with MedTech:** Local surgeons will have access to state-of-the-art facilities and international expertise without having to travel abroad. This not only enhances their skills but also improves patient outcomes through more efficient and less invasive procedures.
- **Build Charlotte's Future Talent Pipeline:** The introduction of a new youth STEM program at The Pearl – and the establishment of an Early College – underscores its commitment to fostering future generations of innovators. By providing young minds with access to high-quality science, technology, engineering and mathematics education, this initiative aims to spark curiosity and creativity from an early age.

The Pearl's History:

The Pearl campus is located on land that was once Brooklyn, a predominantly Black, self-sustaining community with diverse families, active businesses, schools and places of worship. During the 1960s and 1970s, Brooklyn was impacted by Charlotte's

first wave of "urban renewal," displacing thousands of neighborhood residents. To pay homage and respect to this community, we created the Purposeful Walk informational installation, to remind guests who visit The Pearl of the past, as they build for the future.



About the Education Building:

The Education building is called Howard R. Levine Center for Education – named after the prominent, philanthropic Levine family – and houses Wake Forest University School of Medicine Charlotte, Carolinas College of Health Sciences, early college programs in partnership with Charlotte-Mecklenburg Schools and a future STEM Lab focused on middle and high school education.

The inaugural class of Wake Forest University School of Medicine Charlotte (C/O 2029) started in early July and has 49 students.

About the Research Building 1:

Research Building 1 (otherwise known as 905 Pearl Park Way) is anchored by IRCAD North American, an international-renowned surgical training center, with six other sites globally. IRCAD North American attracts industry, startups, funders and public/private partners, centering Charlotte and the Pearl as a national center of excellence in medical device and imaging technology. The building also houses Siemens Healthineers, a medical technology company that specializes in diagnostic imaging systems. Additional tenants and strategic partners of 905 Pearl Park Way include Styker, Boston Scientific and Medtronic.

Wexford Science + Technology – our development partner – also shares space here for their Connect Labs, creating mixed-use communities for academic medical centers and research institutions.

Contact: AVP, Communications – Rachel Gogal Badillo (rachel.gogal@advocatehealth.org)





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Merchant News, September 2025

Compiled by Mary Beth Sensabaugh

Kudzu Bakery & Market



Kudzu Bakery & Market is excited to join the Dilworth community and welcome y'all to try our "Simply Divine" baked goods and more. Kudzu was founded over 30 years ago in Georgetown, SC by Stacy and Joey Rabon, who approached the bakery concept with a homemade look and taste. Coming out of our kitchen include must-haves like Key Lime Pie & half-baked Cheese Biscuits, pies, cookies, brownies, cakes and a variety of frozen take-and-bake options sure to please the whole family. Grab-n-go sandwiches are perfect for our busy neighbors in need of a quick lunch. Lastly, our retail wine section and curated selection of elevated kitchen gifts round out Kudzu as your new favorite bakery & market. Come check us out at 2442 Park Rd., opening in August!

Carolina Patio Furniture

Carolina Patio Furniture is Charlotte's source for premium, factory-direct outdoor furniture. As the manufacturer, we cut out the middleman to offer unmatched value on high-quality, weather-resistant patio sets built to last. Whether you're furnishing a porch, poolside or backyard, our collections blend comfort, style and durability. We proudly offer a 30-day risk-free trial period — if you don't love it, we'll take it back. And with our lifetime service warranty, you can enjoy your outdoor space with total peace of mind. Visit our Charlotte showroom at 2438 Park Rd and experience the difference of shopping direct from the factory.



Famous Toastery Dilworth

The Montoya Family — Carlos, Fernando, Patricio and Ana — are proud to be the new franchise owners of Famous Toastery Dilworth! We landed in Charlotte just two years ago, and we've completely fallen in love with the city, its wonderful people and of course, the vibrant

Dilworth area. As a family-operated and family-friendly (and yes, dog-friendly!) restaurant, we're excited

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to welcome you with the same delicious recipes you love, made fresh and from scratch with high-quality ingredients. We've also launched an exciting new catering menu featuring enhanced flavors and new recipe favorites, perfect for any occasion. Our amazing new crew is passionate about hospitality and committed to giving you the best experience every time you visit. Don't forget to try our fresh-squeezed orange juice, mimosas, Bloody Marys and handcrafted cocktails!

In Search Of ...

DQ Contributors & Writers

Dilworth Quarterly is (always) seeking volunteer contributors for the publication. Please reach out to express interest or for more information.

Features Writer

Do you have an eye for what makes a good neighborhood story? Have the skills and time to pen a 500-750-word feature article (and take some photos) one to four times a year? We'd love to talk!

'Merchant News'

Are you interested in covering the Merchant News beat — in which we highlight new business and changes to existing businesses — or contributing 100-150-word submissions for the section?

Committee Connections

If you're a member of a DCA committee, we'd love to have you share some brief updates about your activities.

If you are interested in any of these opportunities, email:

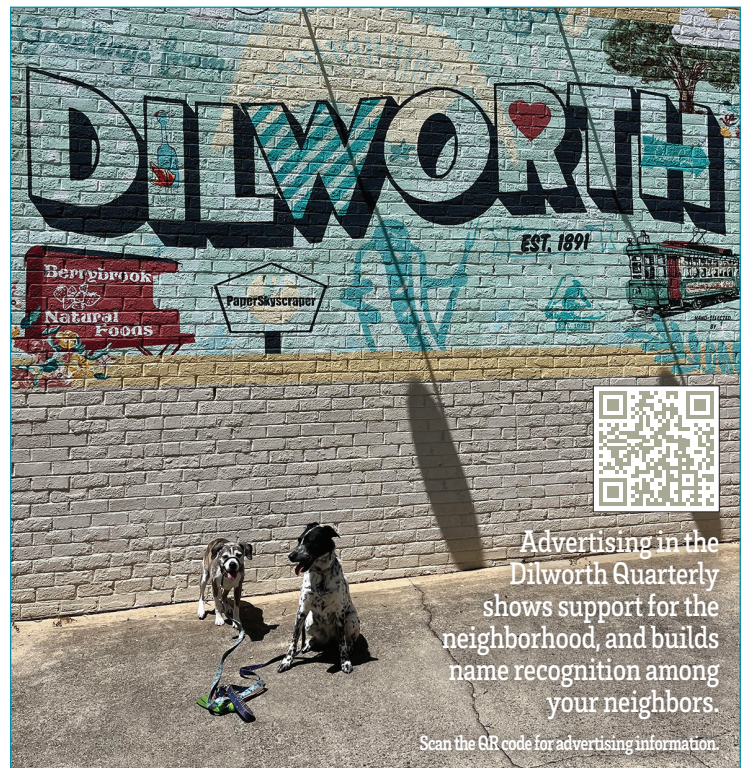
halcyonma@gmail.com

Tom Sykes Rec Center Schedule

Scan the QR code for a complete program schedule



The Tom Sykes Recreation Center features myriad programs, classes, and workshops for people of all ages. Its amenities include multipurpose rooms and a gymnasium. The center, located on Dilworth Elementary's Latta campus, is within walking distance of Latta Park.



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

Scan the QR code for advertising information.

Turn Out The Lights!



Latta Park is widely hailed as one of the best spots in the county for birding, mostly during spring migration but also during the summer breeding season. The birds are drawn to the mature forest canopy and the habitat it provides, namely the insects they need to fuel their arduous journey and feed their young.

The native oaks in Latta Park are host plants for over 500 species of butterflies and moths.

While adult birds might prey on many insect species, they rely almost exclusively on the soft, protein-packed caterpillars of these butterflies and moths to feed their chicks.

Given that we have upwards of 3,000 moth species in NC and only 175 butterfly species, protecting habitat for moths is critical for the survival of our songbirds.

The current sodium vapor lights are fairly wildlife-friendly due to their soft, warm yellow color. Unfortunately, they are failing and Duke Energy is replacing them with a haphazard assortment of LED bulbs that are much brighter and on colder blue end of the spectrum.

Not only are these new LED bulbs an aesthetic departure from more historically appropriate lighting, they create a glare that can actually make

spaces less safe. They also have a negative impact on nocturnal wildlife.

Among insects in particular, female fireflies aren't able to see the males flashing to entice them into mating. Moths are drawn to the lights and die prematurely without reproducing, meaning there are fewer caterpillars that are so crucial to songbirds. Mammals, birds and amphibians are also directly impacted by inappropriate lighting.

In general, for wildlife, the less nighttime lighting, the better. In our own yards, that means turning off outdoor lights or replacing them with motion lights, which can actually be a better deterrent for crime. In cases where constant lighting is necessary, like paths in Latta Park, the goal is to use the lowest wattage and warmest color possible.

As an article in the July/August edition of Smithsonian Magazine says, "A world without insects is a world without birds. It's a silent spring."

You can often find the Dilworth Naturalists — Terry Loeb, Nancy Nicholson and Ruth Ann Grissom — cultivating native plants, battling invasives, netting bumblebees, watching birds and photographing insects in their gardens and Latta Park.

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Dilworth puts the 'neighbor' in neighborhood. It's a tight-knit community where people wave to you from their front porch as you walk by. Where you're likely to get invited to a neighborhood party. And where you and your family will always feel at home.

With the right mix of relaxed spirit, easy access, and eclectic home styles, it's easy to fall in love with Dilworth.

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Dilworth Community Association

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Charlotte, NC 28236-6023

A photograph of Libby Gonyea, a woman with long brown hair, smiling and sitting on a light-colored sofa with a green cushion. She is wearing a black blazer over a black shirt and blue jeans. The background is a simple interior setting with a dark door and a white wall.

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