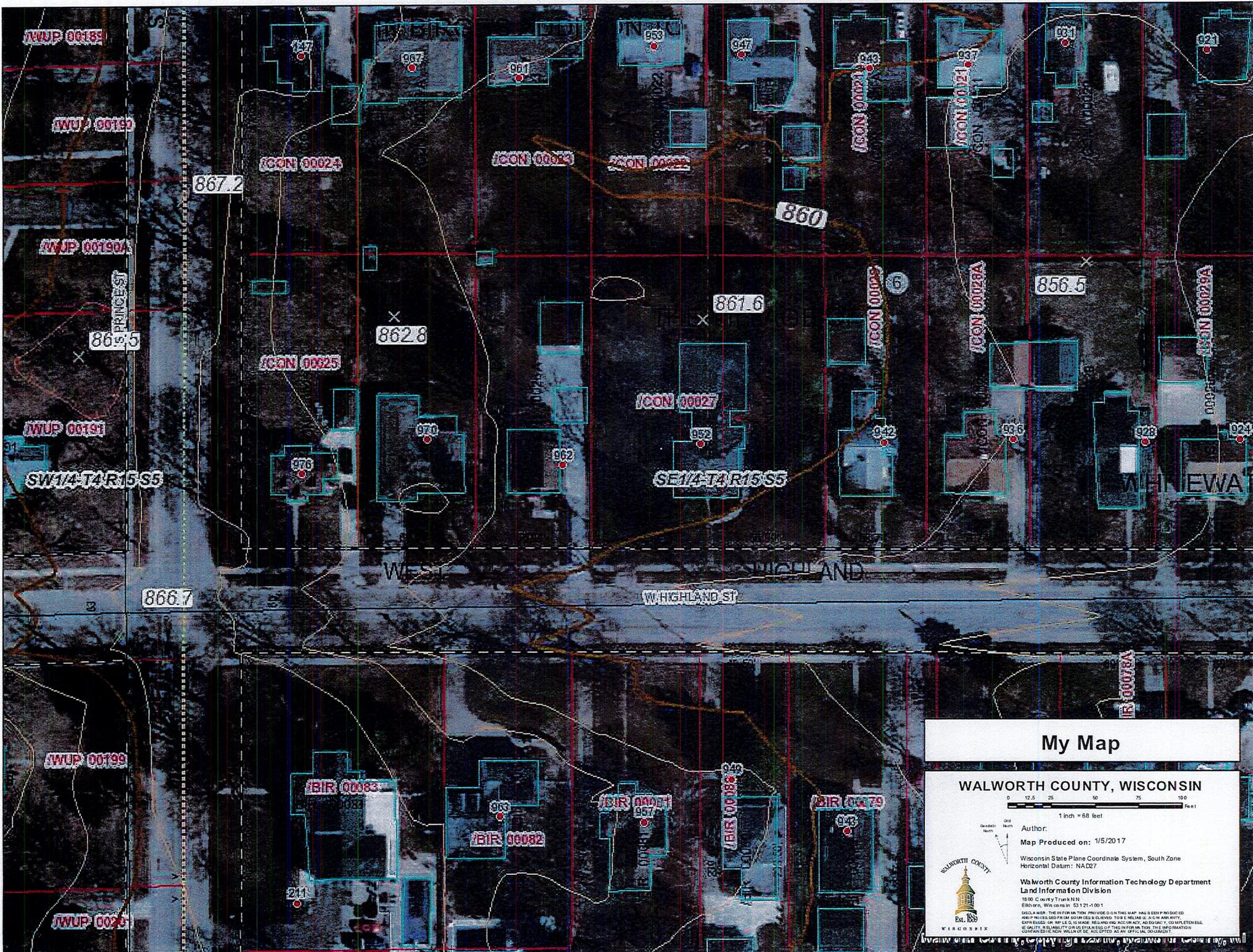


# Residential Architecture

- Modern Design:  
Wrightian
- Window bands  
under roof  
eaves
- Horizontal form
- Wide eaves

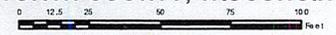


- Moknes House,  
c.1972
- 938 Highland St.
- Architect: Fritz Dreger



## My Map

**WALWORTH COUNTY, WISCONSIN**



Grid North

Author:  
Map Produced on: 1/5/2017

Wisconsin State Plane Coordinate System, South Zone  
Horizontal Datum: NAD27

Walworth County Information Technology Department  
Land Information Division

1500 County Trunk Rd N  
Elkhorn, Wisconsin 53121-1001



DISCLAIMER: THE INFORMATION PROVIDED ON THIS MAP HAS BEEN PROVIDED AS IS WITHOUT WARRANTY. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION. WALWORTH COUNTY IS NOT RESPONSIBLE FOR ANY DAMAGE OR LOSS OF DATA OR INFORMATION RESULTING FROM THE USE OF THIS INFORMATION. THE INFORMATION CONTAINED HEREIN SHALL BE ACCEPTED AS AN OFFICIAL DOCUMENT.

## Local Landmark Designation Nomination Form

### 1. Name

Historic Mr. and Mrs. Stephen Moksnes Residence

and/or common Moksnes/Epps House

### 2. Location

street & number 970 W Highland Street

city, town Whitewater

congressional district CG-05

state Wisconsin

zip code 53190

county Walworth

### 3. Classification

#### Category

- district  
 building(s)  
 structure  
 site  
 object

#### Ownership

- public  
 private  
 both

#### Public Acquisition

- in process  
 being considered

#### Status

- occupied  
 unoccupied  
 work in progress

#### Accessible

- yes: restricted  
 yes: unrestricted  
 no

#### Present Use

- agriculture  
 commercial  
 educational  
 entertainment  
 government  
 industrial  
 military

- museum  
 park  
 private residence  
 religious  
 scientific  
 transportation  
 other:

### 4. Owner of Property

Name Dr. Virginia Epps

street & number 970 W Highland Street

city, town Whitewater

vicinity of \_\_\_\_\_

state Wisconsin

zip 53190

### 5. Location of Legal Description

(In County Courthouse)

courthouse, registry of deeds, etc. Walworth County Government Center

street & number 100 W Walworth Street

city, town Elkhorn

state Wisconsin

### 6. Representation in Existing Surveys

Title \*There is no record of an existing survey of this property.

Date \_\_\_\_\_

federal  state  county  local

depository for survey records \_\_\_\_\_

city, town \_\_\_\_\_

state \_\_\_\_\_

# 7. Description

**Condition**

- excellent
- good

- deteriorated
- ruins

**Check One**

- unaltered
- altered

**Check one**

- original site
- moved (if so, date moved \_\_\_\_\_)

**Describe the present and original (if known) physical appearance** (see attached) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

# 8. Significance

(Continue on separate sheets if necessary)

**Period**

- prehistoric
- 1400-1499
- 1500-1599
- 1600-1699
- 1700-1799
- 1800-1899
- 1900-

**Areas of Significance-Check and justify below**

- archeology-prehistoric
- archeology-historic
- agriculture
- architecture
- art
- commerce
- communications

- community planning
- conservation
- economics
- education
- engineering
- exploration/settlement
- industry
- invention

- landscape architecture
- law
- literature
- military
- music
- philosophy
- politics/government

- religion
- science
- sculpture
- social/humanitarian
- theater
- transportation
- other (specify)

**Specific dates** 1970 -1971 **Builder/Architect** Peter Fritz Dreger

**Statement of Significance** (Give specific sources for all statements of fact.)

# 9. Major Bibliographical References

(see attached)

\_\_\_\_\_

\_\_\_\_\_

# 10. Geographical Data

**Acreeage of nominated property** .26 Acres

**Quadrangle name** 42088g6 Whitewater

**Quadrangle scale** 1:24,000

**UMT References** (Optional)

	<b>Zone</b>	<b>Easting</b>	<b>Northing</b>		<b>Zone</b>	<b>Easting</b>	<b>Northing</b>
<b>A</b>	_____	_____	_____	<b>B</b>	_____	_____	_____
<b>C</b>	_____	_____	_____	<b>D</b>	_____	_____	_____
<b>E</b>	_____	_____	_____	<b>F</b>	_____	_____	_____
<b>G</b>	_____	_____	_____	<b>H</b>	_____	_____	_____

**Verbal boundary description and justification** The residential lot on which the house is built is 66.99' by 171.85'.

The property is Lot 35 of the Congers Subdivision of Block 6 Birges Addition to the City of Whitewater.

\_\_\_\_\_

\_\_\_\_\_

## 11. Form Prepared By

**name/title** Patricia Blackmer, Chairman  
**organization** Whitewater Landmarks Commission **date** February 2, 2017  
**street & number** 445 W Center Street **telephone** 262-458-2178  
**city or town** Whitewater **state** Wisconsin

## 12. Municipal Data

Zoning District: R-2 Aldermanic District: 5  
Parcel Number: /con00026

Hearing Approved:	
Landmark Designated:	
Certified By:	
Date:	

## 7. DESCRIPTION

The Moksnes/Epps house is a contemporary/modern architecturally designed home located in a residential neighborhood of Whitewater on Highland Street. The architectural design of the house has been described as "Wrightian". The home is in good condition and retains its original architectural design. The material covering both the exterior and interior walls is rough sawn cedar in a horizontal board and batten style. A narrow band of windows near the roof line is present on the sides and front of the home. The rear of the home has large windows which allow a view of the backyard and its landscaping. The eaves of the home are oversized and located below a hip roof that has asphalt shingles. The foundation of the home is poured cement. There is a single carport which is attached to the house.

The architect has described the home as a split level, although the home appears to be on one level when viewed from the street. Entrance to the home is through an unobtrusive front door leading to a foyer that opens into the great room at the rear of the house. The home contains three bedrooms, the great room, a small kitchen, family room, two full bathrooms and a basement area used as a craft room by the present owner. (photos of the home accompany this nomination to show the architectural detail of the house)

## **Statement of Significance:**

1. The Moksnes/Epps House is one of a few existing homes in Whitewater of the “modern/contemporary design with a “Wrightian” influence.
2. The home was designed (circa 1970-1971) for Stephen and Billie Moksnes by Peter Fritz Dreger, an American architect who is licensed in Michigan, Minnesota, Texas and Wisconsin.
3. Dreger was employed by the architectural firm of Krueger, Shutter and Associates of 2615 University Avenue, Madison, WI at the time he designed the home. His employment with this firm spanned from 1969-1971.
4. The son of Herbert Dreger, Fritz was a local Whitewater talent who attended Whitewater College High and graduated from Whitewater High School in 1960. His family resided at Blue Spring Lake in Palmyra.
5. Dreger received his baccalaureate degree in Structural Architecture from the University of Illinois, Champaign/Urbana in 1965.
6. Dreger was initially employed as a draftsman by Helmut Ajango and Associates in Fort Atkinson from 1965-1967. He was instrumental in completing design work on the Fireside Restaurant in Fort Atkinson and the Gobbler Restaurant in Johnson Creek.
7. Dreger’s professional career continued with the Waterman, Fuge, Krause and Associates firm in Fort Atkinson where he was an architect from 1967-1969.
8. From 1971-1973 Dreger was employed by Bloomquist, Nelson and Associates in Iron Mountain, Michigan. In 1973 he established the architectural firm of Principal Dreger and Associates, Professional Corporation, Ironwood, Michigan.
9. Stephen and Billie Moksnes purchased the lot on Highland Street in Whitewater from Alda Tessene (Schroeder). They hired Peter Fritz Dreger to design the home for this lot keeping the cost in the range of \$35,000.
10. Dreger developed what he described in an interview as a “radical” design for the home by “turning the house around” so that the living room and dining room faced the back of the lot and the three bedrooms fronted on the street side. The house was a split level of rough sawn cedar board and batten walls on both the exterior as well as the interior. The foundation of the home was concrete. It featured narrow windows under the wide eaves and a hip roof of asphalt shingles. In addition, it featured a single carport.
11. In 1978, the Moksnes’ sought a building permit to remodel the interior of the home regarding the family room and the addition of a second full bathroom at an estimated cost of \$4,000.
12. The Moksnes’ occupied the home from 1971 until 1993 when they sold it to the second and current owner, Dr. Virginia Epps.

## **STATEMENT OF ARCHITECTURAL SIGNIFICANCE:**

The Moksnes/Epps house designed by American architect, Peter Fritz Dreger is one of two modern/contemporary homes with a “Wrightian” influence that exist in the city of Whitewater. According to Carol Cartwright Lohry, a noted Wisconsin Historic Resources/Preservation Consultant, the house qualifies for the National Registry and should be cited as a Local Landmark because of its unique design. The exterior design elements are original to the architectural plan. The current owner, Dr. E. Virginia Epps would like the house preserved as a Local Landmark to ensure its protection in a changing neighborhood.

## Major Bibliographical References:

Carol Cartwright, Architectural and Historical Survey of Whitewater, Wisconsin, Whitewater Landmarks Commission: City of Whitewater, Wisconsin, 2008.

Krueger, Shutter and Associates, Mr. and Mrs. Steve Moksnes Residence, blueprints (pages 1-6) designed by Peter Fritz Dreger, 1970-1971.

Walworth County Information Technology Department Land Information Division, Map of 970 W Highland Street, January 5, 2017.

Prabook, Peter Fritz Dreger Biography, <http://prabook.com/web/person-view.html?profield-674339>.

Email correspondence to Billie Moksnes from Pat Blackmer, Landmarks Chairman, October 14, 2016.

Accurate, Property Report Card, Prolorm Comprehensive Assessment, Parcel # /CON00026 at 970 Highland Street, Whitewater, Wisconsin.

Walworth County Ascent Land Records, Real Estate Tax Parcel, Survey History, 2016 Transcendent Technologies.

Yellow Maps, U.S. Topo Maps, Whitewater, Wisconsin, January 12, 2017.

Personal interview by Patricia Blackmer with Peter Fritz Dreger.

City of Whitewater Documents to include copies of:

1970 Building Permit

Request for Certificate of Occupancy, May 25, 1971

Zoning- Building Permit Application, February 15, 1978

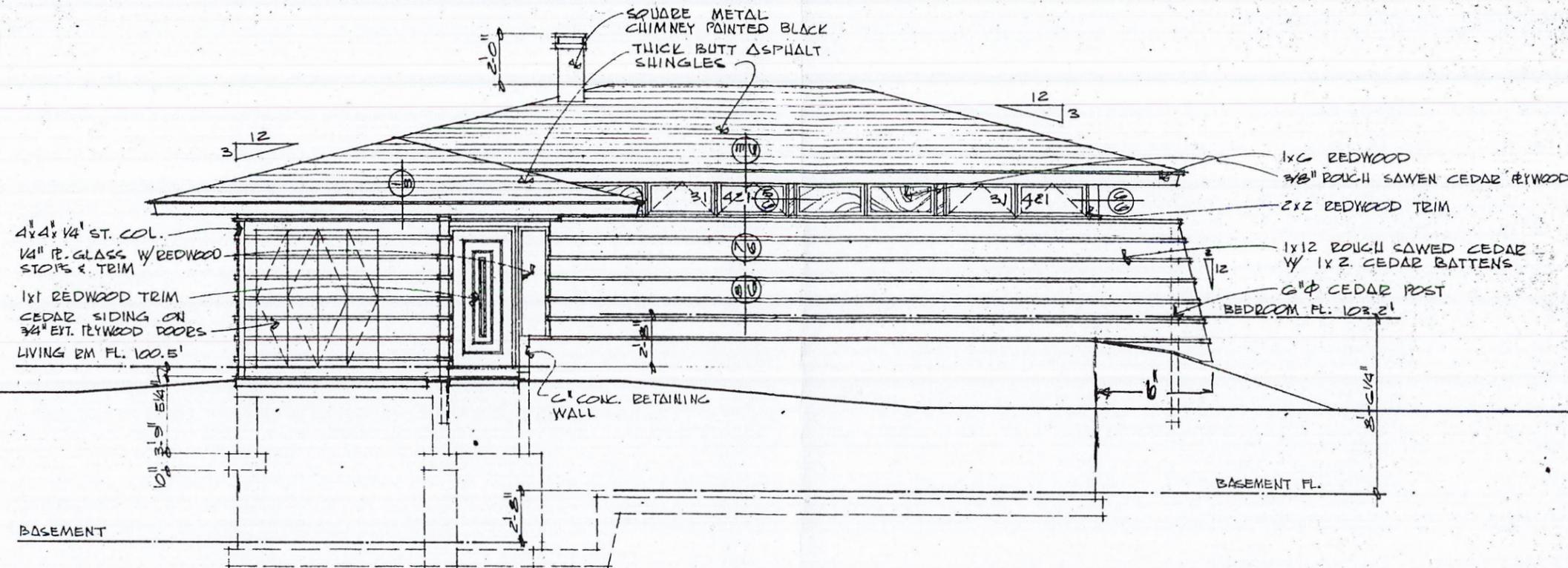
Sale of vacant lot to Moksnes from Tessene, May 13, 1970

Residential Appraisal Card: Building Permit Record: August 12, 1970

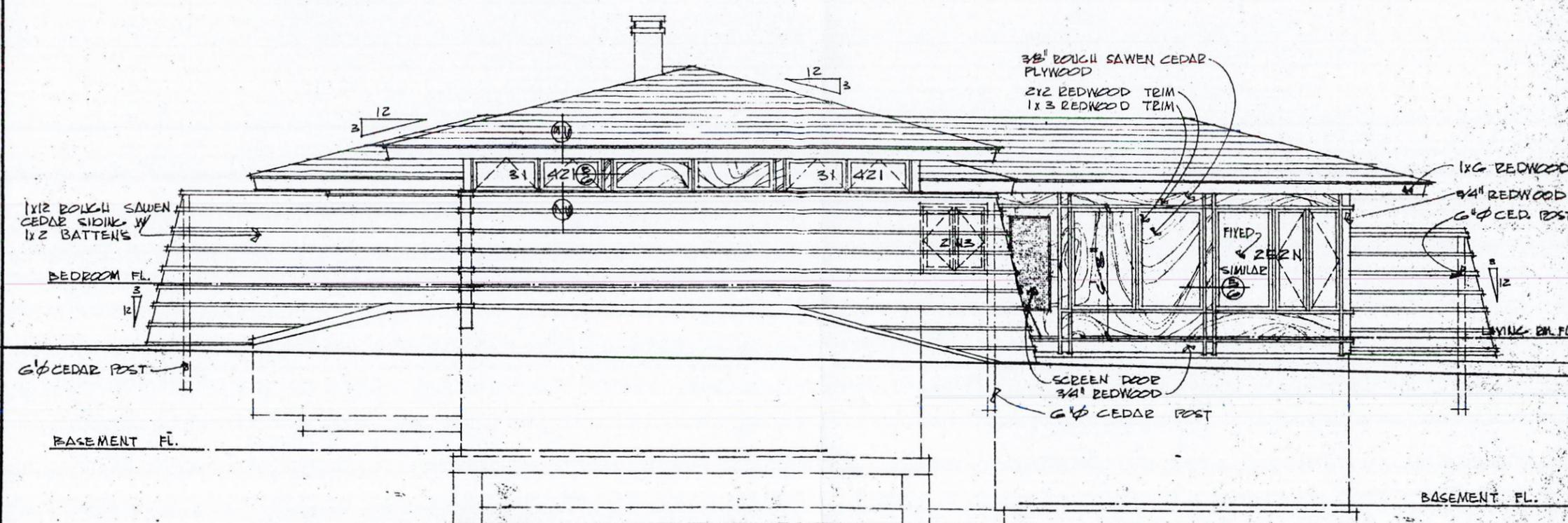
Residential Appraisal, 1978

Residential Appraisal, 1986

November 2016 Photographs of the Moksnes/Epps House by Patricia Blackmer



**SOUTH ELEV**  
SCALE: 1/4" = 1'-0"



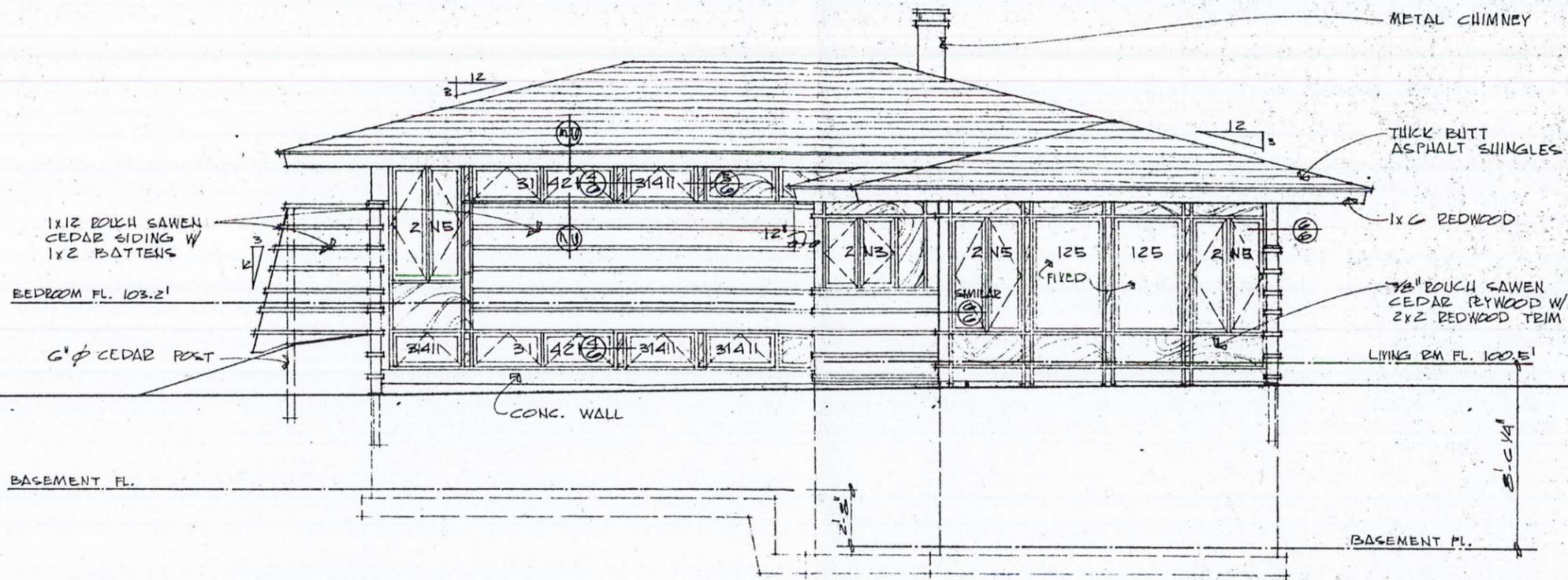
**EAST ELEV.**  
SCALE: 1/4" = 1'-0"

**4**

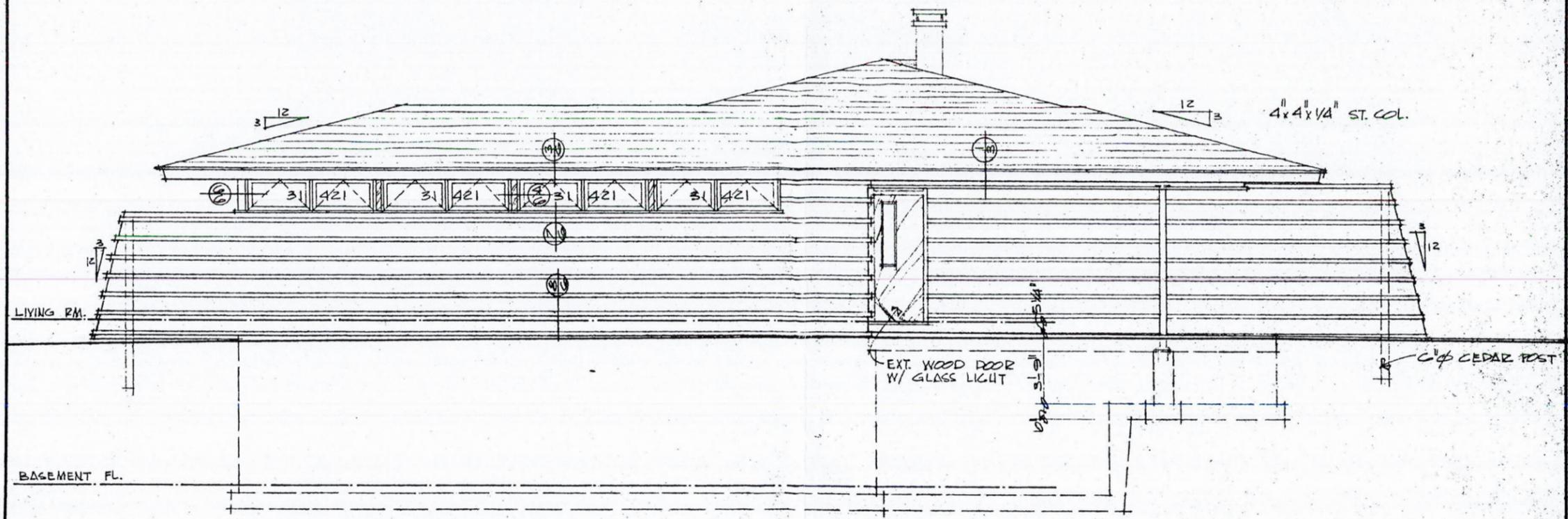
**MR. & MRS. STEVE MOKNES RESIDENCE**  
WHITEWATER, WISCONSIN

**KREGER SHUTTER & ASSOCIATES**  
MADISON, WISCONSIN 53705

2815 UNIVERSITY AVENUE  
MADISON, WISCONSIN 53706-1000



**NORTH ELEV.**  
SCALE: 1/4" = 1'-0"



**WEST ELEV.**  
SCALE: 1/4" = 1'-0"

**5**  
**MR. & MRS. STEVE MOKSNES RESIDENCE**  
 WISCONSIN  
**KRUEGER • SHUTTER & ASSOCIATES**  
 MADISON, WISCONSIN 53705  
 2618 UNIVERSITY AVENUE  
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