



Staff Report

Meeting Date: June 16, 2026

Planner: Jesse Sheets, Planner II

APPLICATION SUMMARY

Project Name: Landmark Designation Nomination for the Pray-Parsons House

Case Number: LD25-0001

Application Types: Designation of a Local Historic Landmark

Location: 6777 Southridge Lane

Applicant: Dr. Mary Therese Anstey

Owners: Sally H. Parsons Trust

Applicant Request: To designate the property at 6777 Southridge Lane, also known as the Pray-Parsons House, a local Littleton historic landmark.

PROCESS:

Per Littleton's Unified Land Use Code Section 10-9-8.4, historic landmark designations involve a staff review followed by a recommendation from the Historical Preservation Commission to the Littleton City Council. The process requires two neighborhood meetings and concludes with a public hearing where the City Council makes the final determination.

LOCATION:

6777 Southridge Lane is located southwest of West Ridge Road on Southridge Lane in the Barts Brae subdivision of the Ridgewood neighborhood of Littleton.



Figure 1: 6777 Southridge Lane outlined in blue

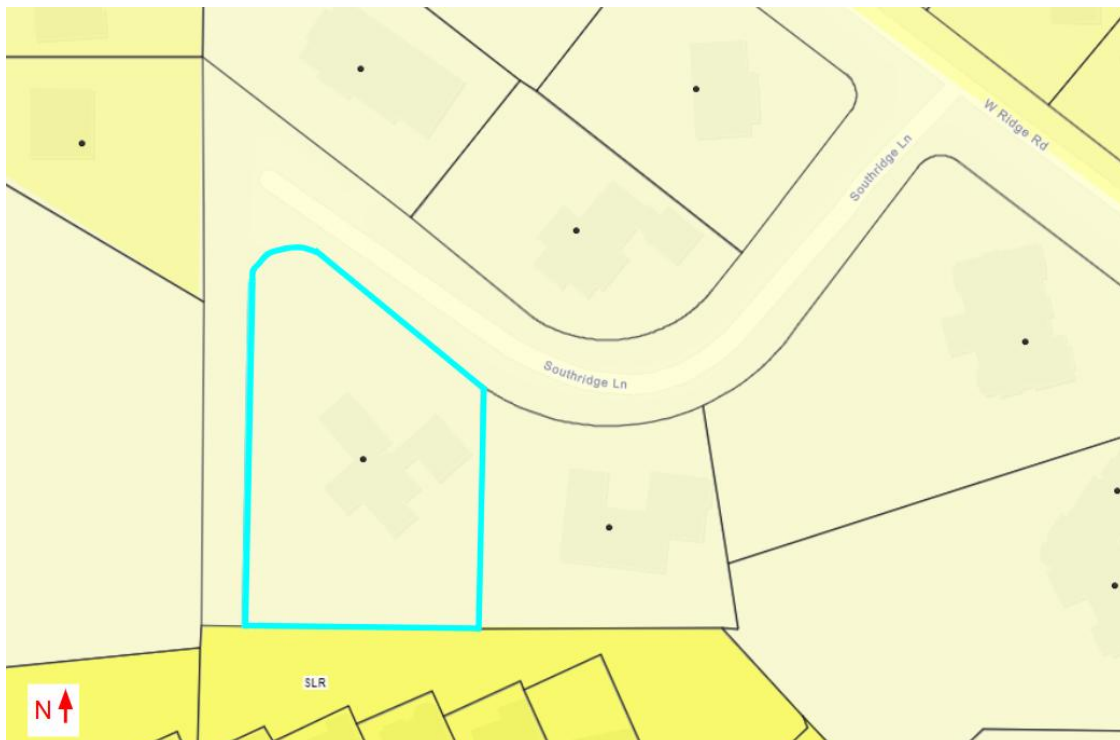


Figure 2: 6777 Southridge Lane, outlined in blue, has a zoning of Large-Lot Residential (LLR)

PROPERTY HISTORY:

1962	House designed by architect Bruce Sutherland is constructed by Clyde Mannon and purchased by Lloyd and Carrel Pray
1968	Bob and Sally Parsons move into the home with their family
1973	Sally Parsons is elected to the Littleton City Council
1977	Sally Parsons becomes Littleton's first female mayor, serving a 2-year term
1983	Completing her mayoral service, Sally returned to the city council serving until 1983
2025	Property owner initiates landmark designation application
2026	Sally Parsons continues to reside in the home at 6777 Southridge Lane to this day

PUBLIC NOTICE:

A public hearing date was agreed upon by the applicant and Director for the HPC hearing per Section 10-9-8.4.D.2. The city mailed notice of the public hearing to owners and residents adjacent to and within 700 feet of the property. Notice of the public hearing was posted on the subject property and at city locations in advance of the scheduled public hearing.

PROPERTY DESCRIPTION:

The Pray-Parsons House is located at 6777 Southridge Lane in Littleton, within Arapahoe County. The Modern Movements home incorporates Usonian design elements and was constructed in 1962. The house sits on a small cul-de-sac in the Barts Brae subdivision. Architect Bruce Sutherland designed the house and worked with builder Clyde Mannon on the property. The spacious house is virtually unaltered, in pristine condition, and spans 3,820 square feet. The expansive 0.62-acre lot features not only mature landscaping (grass lawns, a mixture of deciduous and evergreen trees, and multiple large flower beds) but also stunning views of the Front Range mountains. The name Pray-Parsons House refers to the only two families who have owned and resided in the home over its sixty-three-year history.



Figure 3: View of the front façade of the home from Southridge Lane looking to the southwest

APPLICATION DETAILS:

The applicant has applied for and requests approval of *local historic landmark designation* for the property at 6777 Southridge Lane. This designation will only impact the property at this address; it is not for a historic district which would affect multiple properties.

APPROVAL CRITERIA AND ANALYSIS:**ULUC Section 10-9-8.4.D.3 HPC Review**

The ULUC establishes a framework for the preservation of local heritage, ensuring that every landmark designation is rooted in thorough analysis and public transparency. The Director of Community Development serves a role in this review process by providing the historic preservation commission with a preliminary evaluation of all proposed designations.

1. Prior to the hearing, the Director shall review the proposed designation and provide the following information to the HPC with respect to:
 - i. Its consistency with the goals and policies of the Comprehensive Plan;
 - ii. The proposed landmark or historic district's significance and criteria, as defined in Section 10-8-3.2, *Criteria*;
 - iii. For a proposed historic district, the suggest period of significance and list of contributing and non-contributing properties within the district;
 - iv. Other planning considerations as may be relevant to the proposed designation; and
 - v. Public comments received regarding the proposed designation.
2. The Director shall provide written comments and recommendations regarding the proposed designation to the HPC before the hearing according to the timing of the general packet submittal.

ANALYSIS FOR 10-9-8.4.D.3*I. Consistency with the goals and policies of the Comprehensive Plan*

The proposed designation is consistent with the goals and policies of the Littleton Comprehensive Plan. By designating this property, the City furthers its commitment to preserving more areas and structures with distinctive historic value and character, along with identification of potential new historic districts and landmarks.

II. The proposed landmark or historic district's significance and criteria, as defined in Section 10-8-3.2, Criteria;

The property meets the necessary criteria for landmark status as outlined below.

III. For a proposed historic district, the suggest period of significance and list of contributing and non-contributing properties within the district;

Not applicable as the application is for a proposed designation and not a historic district.

IV. Other planning considerations as may be relevant to the proposed designation; and

The property maintains a high level of integrity, with no major exterior alterations since 1962.

V. *Public comments received regarding the proposed designation.*

As of the date of this report, no public comments have been received.

Based on the review of the criteria and the property's historical and architectural significance, the Director recommends approval of this landmark designation for the Pray-Parsons home. This recommendation is being provided to the HPC in conformance with Section 10-9-8.4.D.3 of the ULUC and in writing through this report.

ULUC Section 10-8-3.2 Criteria to Determine Eligibility for Landmark Designation

ULUC Section 10-8-3.2 establishes the eligibility criteria for the designation of a historic landmark. To qualify as a historic landmark, a building must meet the age, significance, and integrity conditions set within this code section. The criteria for age, significance, and integrity have been met.

A determination for eligibility for [Landmark](#) designation typically applies to the entire [lot](#), lots, or area of property upon which the Landmark is located, and may include structures, objects, or landscape features not eligible for Landmark designation located on the same lot, lots, or area of property. Individual properties shall be at least 40 years old and meet one or more of the following eligibility criteria to be considered for designation within Section 10-8-3.2.B.1.a of the ULUC. The applicant has provided information showing that the Pray-Parsons House meets the eligibility criteria for landmark designation.

B.1.a.2. Connection with persons significant in history. Resources may be determined to be significant if they are associated with the lives of persons or groups of persons recognizable in the history of the community, state, or nation whose specific contributions to that history can be identified and documented. This also includes a resource that represents an association with a notable person or the work of a notable person.

This property is historically significant for its association with Sally Parsons, Littleton's first female mayor and a pivotal figure in the city's development. While the period of significance for the initial two criteria is 1962, the home's primary historical importance spans from 1973 to 1983. This decade encompasses Parsons' influential tenure on the City Council and her service as Mayor.

B.1.a.3. Distinctive characteristics of a type, period, method of construction, or artisan. Resources may be determined to be significant if they embody the identifiable characteristics of a type, period, or method of construction; represent the work of a craftsman or architect whose work is distinguishable from others by its characteristic style and quality; possess high artistic values or design concepts; or are part of a recognizable and distinguishable group of resources. The property or structure may meet this criteria if it:

- i) Exemplifies specific elements of an architectural style or period;*
- ii) Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally, or locally;*
- iii) Demonstrates superior craftsmanship or high artistic value;*
- iv) Represents a style that is unique to the city;*
- v) Represents an innovation in construction, materials, or design; or*
- vi) Represents a built environment of a group of people in an era of history.*

The home displays characteristics of the Modern Movement in architecture and features elements of Usonian design. Further, the home is a documented work of a regionally significant architect, Bruce Sutherland, and builder, Clyde Mannon. Both are recognized regionally for their

contributions to Modern architecture in the Denver metropolitan area and are linked to the development of the Arapaho Hills historic district in Littleton.

The applicant must then demonstrate the nomination meets one or more of the eligibility criteria listed within the ULUC Section 10-9-8.4.

ULUC Section 10-9-8.4 Designation of Historic Landmarks and Districts

Under 10-9-8.4.C General Decision Criteria of the ULUC, Landmark Designation application may be approved, approved with conditions, or denied based on the following criteria for a consensual designation:

1. Consensual Designation. If the owner(s) of the property...consent to designation, a recommendation shall be based on the following considerations:

- a. ***It has value as a reminder of the cultural or archeological heritage of the nation, state, or city;***

Not applicable. The significance and the historical value of the property is not directly related to the cultural or archaeological heritage of the nation, state, or city.

- b. ***The location is a site of a significant national, state, or local event;***

Not applicable. The historic significance of this property is not related to an event that occurred on the site.

- c. ***It identifies with a person or persons who significantly contributed to the development of the nation, state, or city;***

The property meets this criterion through its direct association with Sally Parsons, a transformative figure in Littleton's civic history. As the city's first female mayor, Parsons resided at this location during the height of her public service. Her tenure on the City Council and as Mayor (1973–1983) was marked by a broad range of initiatives that fundamentally shaped the city's modern built environment. Because the property served as her primary residence during her most productive years of leadership, it stands as the principal physical landmark of her legacy.

- d. ***It identifies as the work of a master builder, designer, or architect whose individual work has influenced the development of the nation, state, or city;***

The home was designed by architect Bruce Sutherland, was built by Clyde Mannon in 1962, and features Usonian design elements. Both individuals were influential in the Modern Movement within the Denver area and worked on homes within the Arapahoe Hills historic district in Littleton as well. The home maintains its historic integrity, having had no major exterior renovations since being constructed. This criterion appears to be met.

- e. ***It has value as a building that is recognized for the quality of its architecture, and that retains sufficient elements showing architectural significance;***

Not applicable. The architectural significance of the building relates more to the movement it is associated with, rather than the individual architectural components and their significance.

f. It displays characteristics of an architectural style of a period;

As previously noted, and outlined in the attached nomination, the design of the house is representative of the Modern Movement in architecture and incorporates Usonian design elements into the home. This criterion appears to be met.

g. It has character as a geographically definable area possessing a significant concentration of sites, buildings, objects, or structures united by architectural style, by a plan, or by physical development; and

Not applicable. This application is to protect a single property rather than a district.

h. It has character as an established and geographically definable neighborhood united by culture or past events.

Not applicable. This application is to protect a single property rather than a district.

STAFF RECOMMENDATION:

Staff find that the Landmark Designation for the 6777 Southridge Lane, the Pray-Parsons House, meets the approval criteria in Littleton Unified Land Use Code Section 10-9-8.4.C. Staff recommend approval of Ordinance 15-2026.