

Region Plan is a six-minute webisode about William Penn’s original plan for Philadelphia and the surrounding region. To help your students get the most from this webisode, you will find below:

- A **list** of vocabulary words that you may want to teach/review prior to showing the webisode.
- A student **note-taking sheet** to help keep students focused during the webisode. The words from the vocabulary list are in italics.
- During the showing of the webisode (at 4 minutes, 37 seconds), you may want to pause and have students do a quick **map activity** comparing Penn’s plan to the region today. How many names on Penn’s map also appear on today’s map?
- After showing the webisode, have students review their notes and complete a **“T-Chart”** listing examples of William Penn’s business ideas and successes on one side and his business challenges and failures. Then, as your study of William Penn and the founding of Pennsylvania continue, ask students to determine whether William Penn should have considered Pennsylvania a commercial success.
- An **answer key**.

Vocabulary List

Proprietor – owner of land or a business

Surveyor - someone whose job is to measure and examine an area of land

Commercial – concerned with buying and selling

Appease – to calm or make less angry by giving something desired

Tract – a defined area of land

Inducement – something given to make a person want to do something

Earmark – something set aside or reserved for a particular plan or purpose

Stock company – a company whose ownership is divided among people who own shares

Tannery – a place where animal skins are turned into leather

Manor – a large country house on a large piece of land


Lavish - luxurious

Haphazard – having no plan or order



Region Plan: Note-Taking Sheet

1. In _____ Pennsylvania's founder and *proprietor*, William Penn, commissioned Thomas Holme, *Surveyor General*, to create a plan for the _____.
2. Two decades earlier, following their *commercial* war against the Dutch, the _____ captured lands around the Hudson and Delaware Rivers. England would control the _____ coast in the New World.
3. Penn's father, Admiral William Penn, had left his son an estate that included a _____ debt owed by King Charles II.
4. Relationships mattered: the Admiral's with the _____ and young Penn's with James the Duke of York, the King's _____. Through those relationships, Penn secured a _____ for land.
5. For England it was a two--fer: the monarchy *appeased* a growing political force, the _____, while securing a new trading partner for English merchants.
6. Penn wanted to name the colony Sylvania, meaning _____, but King Charles made that call—"Pennsylvania," to honor his loyal friend, the Admiral. For the principal _____ city, young William chose the name Philadelphia, one of the _____ churches referenced in the Book of Revelations, a place of good will and brotherly love.
7. Holme's _____ plan defined large *tracts* of land beyond the boundaries of the city. The map was printed on seven large sheets then used to advertise land sales in _____. It conveyed a sense of the great sweep of opportunity that Pennsylvania represented. Starting with the Lower Counties (New Castle, Kent *and* Sussex) that later became _____, Holme defined the boundaries of three counties—Chester, Philadelphia and Bucks.
8. As an *inducement* & promotional tool, Penn set aside _____ acres for Quaker settlers from Wales and called it the Welch Tract, but his hopes for a community there never took root.
9. Another of Penn's promotional tools was the *earmarking* of tracts as townships, reserved for specific groups. For a group of _____ Quakers from Germany he created German Township and sold it to Francis Daniel Pastorius. West Towne, Radnor, Haverford, Dutch, Plymouth and Moreland are other examples of tracts reserved for groups Penn hoped to lure.



10. Holme's plan for the city of Philadelphia, the famous _____ pattern, created relatively equal sized square lots, each of which would hold _____ private home. Of course, we know how that turned out. Purchasers cut alleyways and subdivided those lots to make _____ from their investment.

11. Though Penn was not that focused on commerce he did reserve the largest parcel of land in the colony for the Society of Free Traders, a *stock company* comprised of _____ investors organized by Penn. They developed sawmills, glasshouses and *tanneries*, but the society later went bankrupt. Society Hill takes its name from that enterprise.

12. Penn insisted on a huge reserve of property for his family and estate. Several *manors* were carved out of the plan. At Pennsbury in Bucks County, _____ acres along the Delaware supported a rather *lavish* lifestyle for the Penn family. Along the northern boundary of the city, _____ feet wide from the Delaware to the Schuylkill, Springettsbury Manor survived in the Penn family until late into the _____ century. Other Manors on the plan include Rockland in New Castle, Springfield, Highlands (in Bucks), Gilberts in what today is Montgomery County, and William Penn Jr.'s manor, Williamstadt.

13. Penn created a simple but ingenious deal to attract the First Purchasers to his colony. He intended to sell _____ shares, each comprised of _____ acres of agricultural land in the counties, a smaller parcel in the Liberty lands to the north of the city, and a lot in the city: an excellent investment offer. These sales, Penn hoped, would turn the King's debt to his father into _____ for himself.

14. In the farthest reaches of Bucks County, no development appeared on the plan. Why? Because the Lenape, driven _____ by Penn's settlements and frustrated by failed negotiations, made it clear to Penn and ambitious settlers that they would not be welcome there. Severe consequences awaited those who tried.

15. In the final analysis, Penn's sophisticated vision for development of his colony was unique among the American colonies, but it lacked one critical element: _____. Those would come much later and in *haphazard* fashion.

Ultimately, Philadelphia was Pennsylvania's center and the idea for other urban settlements fizzled. But we identify the plan even today as the foundation on which the evolution of this region, Greater Philadelphia, is based.



Map Activity

What place names do you recognize on this map and what are they called today?

Name on old map	Name used today

What are some towns or counties you know of today that do not appear on the old map?



As you review your notes from the webisode, find examples to fill in each column below.

Business Ideas & Successes	Business Challenges & Failures


Overall, do you think that William Penn became wealthier or more impoverished through his *proprietorship* (ownership) of Pennsylvania?



Answer Key

Region Plan: Note-Taking Sheet

1. In 1687 Pennsylvania's founder and *proprietor*, William Penn, commissioned Thomas Holme, *Surveyor General*, to create a plan for the **colony**.
2. Two decades earlier, following their *commercial* war against the Dutch, the **British** captured lands around the Hudson and Delaware Rivers. England would control the **Atlantic** coast in the New World.
3. Penn's father, Admiral William Penn, had left his son an estate that included a **16,000 pound** debt owed by King Charles II.
4. Relationships mattered: the Admiral's with the **King** and young Penn's with James the Duke of York, the King's **brother**. Through those relationships, Penn secured a **charter** for land.
5. For England it was a two-fer: the monarchy *appeased* a growing political force, the **Quakers**, while securing a new trading partner for English merchants.
6. Penn wanted to name the colony Sylvania, meaning **woods**, but King Charles made that call—"Pennsylvania," to honor his loyal friend, the Admiral. For the principal **port** city, young William chose the name Philadelphia, one of the **7** churches referenced in the Book of Revelations, a place of good will and brotherly love.
7. Holme's **regional** plan defined large *tracts* of land beyond the boundaries of the city. The map was printed on seven large sheets then used to advertise land sales in **London**. It conveyed a sense of the great sweep of opportunity that Pennsylvania represented. Starting with the Lower Counties (New Castle, Kent and Sussex) that later became **Delaware**, Holme defined the boundaries of three counties—Chester, Philadelphia and Bucks.
8. As an *inducement* & promotional tool, Penn set aside **40,000** acres for Quaker settlers from Wales and called it the Welch Tract, but his hopes for a community there never took root.
9. Another of Penn's promotional tools was the *earmarking* of tracts as townships, reserved for specific groups. For a group of **Dutch** Quakers from Germany he created German Township and sold it to Francis Daniel Pastorius. West Towne, Radnor, Haverford,



Dutch, Plymouth and Moreland are other examples of tracts reserved for groups Penn hoped to lure.

10. Holme's plan for the city of Philadelphia, the famous **grid** pattern, created relatively equal sized square lots, each of which would hold **one** private home. Of course, we know how that turned out. Purchasers cut alleyways and subdivided those lots to make **profit** from their investment.

11. Though Penn was not that focused on commerce he did reserve the largest parcel of land in the colony for the Society of Free Traders, a *stock company* comprised of **200** investors organized by Penn. They developed sawmills, glasshouses and *tanneries*, but the society later went bankrupt. Society Hill takes its name from that enterprise.

12. Penn insisted on a huge reserve of property for his family and estate. Several *manors* were carved out of the plan. At Pennsbury in Bucks County, **10,000** acres along the Delaware supported a rather *lavish* lifestyle for the Penn family. Along the northern boundary of the city, **1,000** feet wide from the Delaware to the Schuylkill, Springettsbury Manor survived in the Penn family until late into the **18th** century. Other Manors on the plan include Rockland in New Castle, Springfield, Highlands (in Bucks), Gilberts in what today is Montgomery County, and William Penn Jr.'s manor, Williamstadt.

13. Penn created a simple but ingenious deal to attract the First Purchasers to his colony. He intended to sell **100** shares, each comprised of **500** acres of agricultural land in the counties, a smaller parcel in the Liberty lands to the north of the city, and a lot in the city: an excellent investment offer. These sales, Penn hoped, would turn the King's debt to his father into **cash** for himself.

14. In the farthest reaches of Bucks County, no development appeared on the plan. Why? Because the Lenape, driven **north** by Penn's settlements and frustrated by failed negotiations, made it clear to Penn and ambitious settlers that they would not be welcome there. Severe consequences awaited those who tried.

15. In the final analysis, Penn's sophisticated vision for development of his colony was unique among the American colonies, but it lacked one critical element: **roads**. Those would come much later and in *haphazard* fashion.

Ultimately, Philadelphia was Pennsylvania's center and the idea for other urban settlements fizzled. But we identify the plan even today as the foundation on which the evolution of this region, Greater Philadelphia, is based.



Map Activity

What place names do you recognize on this map and what are they called today?

Name on old map	Name used today
<ul style="list-style-type: none"> • German Township → 	<ul style="list-style-type: none"> • Germantown
<ul style="list-style-type: none"> • Radnor Township → 	<ul style="list-style-type: none"> • Radnor
<ul style="list-style-type: none"> • Haverford Township → 	<ul style="list-style-type: none"> • Haverford
<ul style="list-style-type: none"> • Plymouth Township → 	<ul style="list-style-type: none"> • Plymouth Meeting
<ul style="list-style-type: none"> • Marple → 	<ul style="list-style-type: none"> • Marple-Newtown
<ul style="list-style-type: none"> • Penns-Berry → 	<ul style="list-style-type: none"> • Pennsbury
<ul style="list-style-type: none"> • Manor of Moreland → 	<ul style="list-style-type: none"> • Upper Moreland/Lower Moreland
<ul style="list-style-type: none"> • Liberty Lands → 	<ul style="list-style-type: none"> • Northern Liberties
<ul style="list-style-type: none"> • Ridly Township → 	<ul style="list-style-type: none"> • Ridley Township
<ul style="list-style-type: none"> • Chester Township → 	<ul style="list-style-type: none"> • Chester
<ul style="list-style-type: none"> • West Town → 	<ul style="list-style-type: none"> • Westtown
<ul style="list-style-type: none"> • Manor of Springfield → 	<ul style="list-style-type: none"> • Springfield Township
<ul style="list-style-type: none"> • Newcastle, Suffolk, and Kent Counties → 	<ul style="list-style-type: none"> • Newcastle/Suffolk/Kent Counties in Delaware
<ul style="list-style-type: none"> • Chester/Philadelphia/Bucks Counties in PA → 	<ul style="list-style-type: none"> • Chester/Philadelphia/Bucks Counties in PA (note: there is no Montgomery County on the old map)

What are some towns or counties you know of today that do not appear on the old map?

Answers will vary



T-Chart

As you review your notes from the webisode, find examples to fill in each column below.

Business Ideas & Successes	Business Challenges & Failures
<ul style="list-style-type: none"> ● Was able to get a charter for land because King Charles II owed his dad money ● Used large maps to advertise in London ● Tracts “earmarked” for specific groups to lure them to PA (such as Germantown) ● Ingenious idea to sell 100 shares that each had agricultural land, a parcel in the Liberty lands, and a lot in the city—an excellent investment offer ● Plan was foundation of the evolution of the region and Philadelphia became the main center 	<ul style="list-style-type: none"> ● 40,000 acres set aside for Quakers from Wales, but it failed ● Reserved largest parcel for the Society of Free Traders—developed many businesses, but it went bankrupt ● No development in Bucks County because of Lenape threats ● Roads were lacking

Overall, do you think that William Penn became wealthier or more impoverished through his *proprietorship* (ownership) of Pennsylvania?

Answers will vary, however, you may want to tell students that Penn ended up in debtor’s prison back in England at one point due to sloppy management and lack of oversight of employees, one of whom embezzled from Penn’s enterprises in Pennsylvania. He died penniless, in spite of his family owning a great deal of land in the colony that later became the Commonwealth of Pennsylvania.