

Great War Association, Inc.
Site Regulations
for the
Caesar Krauss Great War Memorial Site
G8 Approved: November 26, 2017
(Article II Revised October, 2023)

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PREFACE

Enclosed herein you'll find the Site Regulations for the Great War Association. These are not new, merely the latest revision of regulations the GWA has used in some form for most of its existence. The regulations are in typical pseudo legal language and format. They tell you what you can and cannot do; this is understandable to most members, as there needs to be some form of site development rules to ensure authenticity and safety. What they really don't tell you is why the rules are as they are. This preface is intended to backfill and contextualize that aspect for greater membership understanding.

On the whole, these regulations are in place to manage risk; risk to the membership and risk to the organization as a whole. As an organization we face numerous risks, both physical and otherwise, on a regular basis. Physical risks are easy to comprehend; organizational risks are often less apparent to members who have not shared the burden of operating the GWA as part of its administration. Legal, fiscal or other operational risks can shut down our ability to have events as readily as physical risks. Decision making with respect to these risks is done regularly and continually as part of what the G-8 and its supporting elements do throughout the year, not merely at event time.

Site development is a critical factor in the continued growth and well-being of the GWA; continued investment by units and members in our site is a health status indicator for the GWA and is encouraged but needs to be controlled via our risk management practices. These regulations are part of those practices. Development and application of these regulations do produce questions and concerns from members, answers that are not always readily apparent from the regulations alone.

GWA members often wonder: if a project they intend is authentic and feasible, why would it be rejected as not being in accordance with the Site Regulations? They wonder if it is our property, why can't we do whatever we please? One particular answer is that there are building requirements imposed by the township on any such construction within the township, which are triggered for different types of structures and size. If your structure is recognizable as a certain type and above a certain size threshold, permits would be required. Permits are often followed by inspections and, potentially, increased tax implications, all of which the GWA wishes to avoid. To that end these regulations are written, beyond our own safety and authenticity needs, to ensure that we do not induce unwarranted or unwanted scrutiny from local authorities.

These regulations are not intended to limit the enjoyment of the GWA members or units in using the site; they are instead intended to preserve it for the organization as a whole. They are not intended to favor or penalize any one unit but instead to ensure that the risks of any one proposed project will not produce unacceptable risk to the organization on the whole.

Accusations of favoritism are at times leveled when one project is denied when another unit had in years past had a similar project approved. The GWA in its developmental past has made numerous mistakes, ones that we've had to live with. But a good organization learns from its mistakes and endeavors mightily not to repeat them. Membership should be aware that as part of that learning process, past practices do not indicate future performance. We shall not repeat our previous mistakes.

The regulations are to some degree a living document; they will be amended and revised as the GWA and the circumstances we operate under evolve. The processes by which the regulations are applied will be streamlined to produce the greatest ease of use we can manage. And the greatest latitude that the GWA administration feels it can allow without creating unacceptable risk levels to the Site, the membership and the continued operation of the GWA will be permitted. However, be aware that some projects, however sound from an authenticity standpoint, may not be permitted. While we are emulating the 20th century at the Newville site, we are still subject to 21st century concerns and the well being of the GWA on the whole is paramount and outweighs that of any individual unit or member.

OBJECTIVE

The Great War Association ("GWA") Site Regulations are intended to regulate, develop and maximize the use of the Caesar Krauss Great War Memorial Site ("Site") in a way that allows GWA members to safely recreate a typical section of the Western Front in 1918 in an historically accurate manner, in order to experience a fuller understanding of the Great War for all GWA members now and in the future.

PURPOSE

These Site Regulations set the context for authentic growth, development, and maintenance of the Site. They consist of a series of interrelated sections, which regulate the GWA's land use, needs, challenges, and opportunities.

They address the authenticity, safety, and maintenance of the Site to meet all the requirements of the GWA. Specifically, the Site Regulations include goals, objectives, and policies to:

- Guide authentic growth and development of the Site (such as general location, designs, construction, and necessity of land uses)
- Discourage or prohibit unauthentic, unorganized, and unauthorized Site development.
- Manage Site resources, such as existing GWA structures, memorials, parking lots, roads, facilities and other property.
- Enhance the Site's historically authentic character by establishing reasonable and historically documented standards.
- Identify necessary site infrastructure based on projected event attendance and membership growth
- Meet membership expectations regarding important site infrastructure issues and other site issues which may arise.

ARTICLE I: DEFINITIONS

- "Construction" is defined as any additions, modifications, or improvements including digging made to any new or existing trenches, revetments, or structures on the GWA Site, or any of the same on adjacent property which is built, owned or used by GWA members while participating in GWA events.
- "Site" is defined as the property owned by the GWA and recorded at the Cumberland County Clerk's Office.

ARTICLE II: SITE COMMITTEE AND SUBCOMMITTEES

- The Site Committee is a standing committee of the GWA as established by Section 29 of the GWA Bylaws. Its responsibilities are enumerated in Section 33 as follows: "The Site Committee shall authorize all construction work to ensure its authenticity. The committee shall also oversee the layout of parking areas and any modern or non-period camping areas or construction. The committee is Co-Chaired by the Allied Representative and Central Powers Representative."
- The Site Committee shall be composed of two subcommittees, one to oversee construction on the Allied side and the other to oversee construction on the Central Powers side. The Allied subcommittee shall consist of the Allied Representative, the Allied Combat Commander, the Allied Trench Master(s) and the Allied Sector/ Company Commanders. The Central Powers subcommittee shall consist of the Central Powers Representative, the Central Powers Combat Commander, the Central Powers Trench Master(s), and 3 members equivalent to allied sector/ company commanders on the CP side (to be chosen by CP Rep). The full Site

Committee shall consist of all of the above. The GWA Vice President shall also be a member of the full Site Committee to oversee any safety related concerns.

- The full Site Committee shall rule and oversee construction on all GWA common areas such as No Man's Land, parking lots, roads, memorial field, modern camping areas, common structures and site facilities. The full Site Committee shall also rule and oversee construction of above ground structures.
- The subcommittees shall rule and oversee construction, on their respective side, of structures specific to the Allied or Central Powers combat zone, defined as the area from the forward trench back to structures behind the rear roads that support and barrack each side.
- New construction for any non-combat units such as the Salvation Army, Deutsches Rotes Kreuz and the like shall fall under the jurisdiction of the subcommittee for the respective side.
- These Site Regulations may be amended as necessary by majority vote of the full Site Committee and shall take effect upon ratification by the G-8.
- The full Site Committee shall maintain a document that contains up-to-date sample building and revetment plans and guidelines that reflect wartime styles and include historical reference and guides to period construction techniques. This document shall be made available to the membership in electronic format. A current copy shall be attached as Appendix B to these Site Regulations.
- The Site subcommittees shall maintain electronic copies of all approved construction projects pertinent to their subcommittee.

ARTICLE III: THE TRENCH MASTERS

- The Trench Masters are appointed by each respective side's G8 Representative and Combat Commander. Trench Masters may serve an unlimited number of terms.
- The Trench Masters shall review and respond to all GWA Construction Applications (Appendix A), inspect all site construction to ensure compliance with the Site Regulations, regularly inspect the site, and make the Site Committee and G-8 aware of any Unit that is not in compliance with these Regulations.
- The respective Trench Master may request that a committee or designees be appointed to assist with the obligations and duties of the Trench Master. The respective Representative and Combat Commander must approve any such appointment. Any assistants so appointed shall not have approval authority; approval authority is solely the responsibility of the actual Trench Masters.
- The Allied and Central Powers Trench Masters are encouraged to work together during the performance of their duties.
- Individual units shall not use the term "Trench Master" as a title for individuals within their unit, in order to avoid confusion at the Site in the performance of work.

ARTICLE IV: APPROVAL FOR CONSTRUCTION

- The process for approval of construction shall be governed by the regulations, guidelines and procedures contained in this section.

- Any unit intending to begin construction or renovation on the Site is required to obtain approval from the appropriate Trench Master (or full Site Committee where applicable) prior to commencement. The Trench Masters have the authority to approve or deny all GWA Construction Applications.
- Units seeking approval for construction must submit the GWA Construction Application (Appendix A) either by electronic copy or hard copy to the appropriate Trench Master.
- The application must include project description; location on the Site; complete drawings and plans for construction, excavation and materials; and additional information as required on the application form. Historical documentation for similar structures is desirable.
- Applicants will receive confirmation of receipt within five days by the Trench Master(s). The Trench Master(s) shall notify the applying unit within four weeks from the date of submission of the application whether the proposed construction complies with the Site Regulations contained in Article VII below, providing all queries from the Trench Master(s) in regards to the application have been answered.
- If applicants fail to respond to such queries from the Trench Master(s), then the application may be delayed indefinitely.
- If the application is approved by the Trench Master, the applicant will be notified accordingly and construction may begin.
- If the application is not complete or does not meet the requirements of these regulations, the Trench Master shall deny approval. He may work with the applicant to develop an application that conforms to the regulations. The applicant shall have 30 days to revise and resubmit the GWA Construction Application.
- No work on the Site shall begin until an application has been approved. Approved applications are only valid for one year from the date of approval. Extensions must be requested before the date of validity expires and must be approved by the Trench Master. In all cases construction must be completed within two years of date of approval or may be considered abandoned and subject to GWA action.
- If construction has not begun by the expiration date of the approved application, a new application must be submitted.
- No individual or unit member of the GWA shall submit any application for permits or other such documents to the township, county or commonwealth.

ARTICLE V: APPEALS

- Any application for construction denied by the Trench Master(s) may be appealed to the applicable Site subcommittee (or full Site Committee where applicable). The appeal must be submitted within two weeks of the notice of denial. After that time, an appeal will not be considered. The Site subcommittee (or full Site Committee where applicable) has the authority to deny the appealed application or reverse the decision and approve the appealed application.
- Any application for construction denied by the Trench Master(s) and Site subcommittee (or full Site Committee where applicable) has no recourse for appeal.

ARTICLE VI: REGULATION ENFORCEMENT

- If the construction does not comply with an approved application or these regulations, the controlling unit shall make changes to conform to these Regulations or remove and fill in the construction at the unit's expense. The unit shall have one year from the date of receiving notice from the Trench Master or Site subcommittee (full Site Committee where applicable) to bring the construction into compliance. If the construction is not in compliance within the one-year period, or good cause is not shown as to why it was not corrected, the Site subcommittee (full Site Committee where applicable) may recommend an appropriate cause of action to the G-8. The decision of the G-8 shall be final.
- The Trench Masters shall perform safety inspections of all existing construction regularly. Construction found to have major structural damage shall not be used for any purpose until repairs are made and have passed a new inspection by the Trench Master. During events these areas may be flagged as being off-limits until repairs are made. Structures found to have minor structural damage must be repaired by the following event. All major repairs shall require approval by submitting a new Construction Application. If the changes are not made, then the disposition of the construction shall be determined by the Site subcommittee.
- Construction is considered to be abandoned by a unit if (1) it is unused by the assigned unit for two years or more; or (2) belonged to units that have dissolved or are permanently banned from the GWA. Abandoned construction shall be destroyed, scrapped, reassigned to other units, or used in some other manner as deemed appropriate by the Site subcommittee.
- Units who proceed with construction without the approval of the Trench Masters shall be reported to the full Site Committee for further disciplinary action.
- Failure to comply with these Regulations or the site decisions made by the Trench Masters, the Site subcommittees, full Site Committee, or the G-8 shall be grounds for the G-8 to (1) remove or fill-in the construction that is in violation, and/or (2) bar the violating unit or individual members from participation in events at the Site until repairs or changes are made to the satisfaction of the G-8.

ARTICLE VII: SITE CONSTRUCTION AND DEVELOPMENT

- **General Construction Regulations**
 3. Construction shall conform to common practices used on the Western Front between 1914-1918 as established through well documented research that utilizes appropriate primary sources such as trench maps, tactical documents and field manuals of the period.
 4. All materials used for construction shall be similar in visible appearance to materials used on the Western Front between 1914-1918. All modern materials and markings shall be covered or hidden from view. Any modern materials not used on the Western Front between 1914-1918, including but not limited to plywood, shall be covered by facing boards, sandbags, earth, etc.

5. All construction shall have adequate bracing, adequate size timbers and timber spacing to ensure construction safety. Applications may be rejected for safety reasons.
6. All enclosed construction shall have the structural integrity to support the weight and pressure of the surrounding soil to withstand rigorous use during events.
7. Temporary cover or roofing may only consist of period looking canvas.
8. Wire shall be of barbed configuration. Barbed wire shall be put in place using appropriate historical designs such as "Pigtails", "Knife Rests", "Spanish Riders", etc. and shall only be permitted if they are an authentic design using appropriate construction methods and materials.
9. Removal of trees on the Site requires the permission of the full Site Committee. Members are encouraged to remove brush from the site and may do so without prior Site Committee approval. Small trees under 3 inches in diameter, such as Locust, Ailanthus, Pine and similar pionier species shall be considered brush for the sake of these Regulations.
10. Cinder or concrete blocks shall not be used for any exterior exposed construction unless the exterior surface is parged (coated with mortar) to conceal the use of modern masonry.
11. Period construction and engineering standards used timbers and materials that were twice as strong as the minimum required for their purpose. All current construction should be planned in a similar manner.
12. Sand bagging, digging by hand, wiring, clearing by hand, and other actions which take place during events shall be permitted without prior Trench Master(s) approval.
13. Chain link or modern fencing materials shall not be used in any construction.
14. All enclosed construction (e.g. bunkers) must be equipped with at least one smoke detector, one fire extinguisher and one carbon monoxide detector in both the kitchen and sleeping quarters when wood stoves are present. All other structures containing a wood stove must be equipped with a fire extinguisher.
15. Any visible metal panels must be corrugated metal sheets. Metal panels without corrugations and with modern ribs are not permitted unless completely hidden.

- **Front Line Construction**

1. Trenches and Revetments

- Individual units shall be assigned specific sectors of front trench line by the respective Combat Commander in conjunction with the respective Trench Master and they shall be expected to maintain and/or revet these sections. The Trench Masters shall supervise this construction for historical accuracy and strength. A sector shall be considered abandoned per Article VI, Section C.
- Sectors of front trench line which are unassigned, not maintained by the assigned unit, or are abandoned by an assigned unit shall fall under the direct control of the Combat Commanders. The Combat

Commanders shall make recommendations to the Site subcommittee for development or maintenance of unoccupied trench sections.

- All trenches must be constructed with a minimum depth of 6 feet (before top edge sand bagging). In those areas where digging to 6 feet cannot be achieved due to rocky soil content, where practical, the front lip of the trench should be built up to the required depth using sand bags. Fill dirt or shale should then be placed in front of the sand bag parapet so as to present no visible target to enemy gunners.
- The width of trenches at knee level (approximately 20 inches or the height of the firing step) shall be no less than 3.5 feet wide and shall not exceed 5 feet in width at this level. The width of the top of the trenches shall not exceed 8 feet in width.
- Sand bags placed in visible locations should be made of (un-dyed) burlap or authentic material that can be documented. Authentic looking substitutes such as U.S. mil-spec burlap bags, which quickly fade to a raw burlap, are acceptable.
- There is a maximum limitation of 3 visible sandbags above the lip of the trench.
- Revetting should be constructed with bracing or wire anchoring systems to prevent their walls from caving in. Wire anchoring systems must be buried underground for safety reasons. Fire steps must also be provided in all frontline trenches.
- Every unit is to provide at least one trench ladder for each forward trench bay or 25 feet of assigned trench.
- "Skids" or pallets may not be used as duckboards or revetting unless they are altered to have uniform spacing of boards and they no longer resemble modern skids.

2. Front Line Enclosed Structures

- Only Living/Shell Proof Dugouts and Funk Holes may be built within the trench system. In rear areas other less survivable structures can be built based on documentable designs as long as they meet these general guidelines.
- All enclosed front line structures shall be buried with earth on at least 3 sides unless an exception is granted by the appropriate Trench Master.
- The frames of all enclosed front line structures must be designed so that they are reinforced in every direction with butted or lapped braces of sufficient strength to resist the pressure of back-fill and constructed to support the weight of top fill.
- Front line enclosed structures shall have adequate timber sizes and spacing to support the particular structure. Engineering directives made by the Trench Master(s) in the application process regarding these structural issues must be followed. Units may seek recommendations from the GWA Design Guide (Appendix B).
- All roofing shall have adequate timber support including anticipated snow loading in winter, be covered with appropriate materials and be

weatherproof. Engineering directives made by the Trench Master(s) in the application process regarding these roofing issues must be followed. Units may seek recommendations from the GWA Design Guide (Appendix B).

- All underground structures shall be waterproofed with rubber roofing. The respective Trench Master must approve the proper mil thickness of rubber roofing.
- Construction shall provide for adequate drainage. Modern drainpipes under the structure are acceptable if properly concealed.
- All buried structures shall be vented at the far end of the bunker from the door to provide air circulation. A minimum of one 4-inch vent pipe for every 400 square feet of floor space is required. The respective Trench Master may waive the vent requirement of this subsection if the structure is at high risk for moisture damage.
- Fireproof materials such as corrugated tin should be placed between the stove and any wooden walls or beams. All stove piping, which passes through wooden walls or ceilings, shall be of double wall flue type or suitable fire-safe construction where the pipe passes through the structure. Stovepipes should not exit into the trench system if possible.

3. Living/Shell/Bomb Proof Structures: "Bunkers" and "Dugouts"

- Living/Shell/Bomb Proof Structures shall be situated and constructed so that there will be earth back-fill or earth filled sandbags covering the structure's roof, unless the bomb proof roof is being used for access to designated areas by tractors or mowers. In addition, the entire Living/Shell/Bomb Proof Structure with covering will not project above the surface of the surrounding terrain.
- All Living/Shell/Bomb Proof Structures shall be constructed to provide the appearance of shell proof cover of earth, and/or sandbags, and heavy timbers.
- Applications for additional Living/Shell/Bomb Proof Structures in the front line may not exceed 400 square feet floor space.

4. Funk Holes

- Funk Holes are small crude structures in the trench lines. Funk Holes shall not exceed 6 feet in width or depth and a maximum ceiling height of 5'5".
- The entrance is typically a large canvas opening as opposed to a wooded door and the open end may not face the enemy.

5. Machine Gun Emplacements

- All Machine gun emplacements (or nests) in the front line shall be constructed so as to blend in with the surroundings.
- A machine gun emplacement (not a bunker) should not protrude above the trench line or if not part of the trench line should not be easily identifiable from the opposing enemy side.

6. Machine Gun Bunkers

- A machinegun-fighting bunker is defined as any permanent structure from which a machine gun can be fired through an embrasure with front, side and overhead protection for the entire crew.
- Machinegun fighting bunkers, as opposed to cave shell/bomb proofs or positions for mobile machine gun personnel, due to authenticity reasons will be limited in number and carefully sited to serve both survival and tactical needs.
- Allied Trenches: Machine gun fighting bunkers must only be constructed in the second line of the trench system.
- Central Powers: A limited number of machine gun fighting bunkers may be located in the frontline. Authentic locations and numbers of location should be determined by the Central Powers Combat Commander and Trench Master.
- Embrasure openings for machine guns and other small arms weapons may not be more than 12 inches from top to bottom and should conform to methods of concealment and protection used in the Great War.
- Machine gun fighting bunkers may not protrude more than four feet above the surrounding terrain and will, within this total, provide the appearance of at least three feet of earth and sandbags and/or timbers for shell protection on top (i.e., maximum one foot embrasure + three feet of shell protection = 4 feet total height). The walls including the embrasure will also give the appearance of at least three feet of shell proofing.

7. Entrenched Mortar/Artillery Positions

- The respective Combat Commander shall determine the location of entrenched artillery positions. Units may determine the location of their own mortar emplacements but must be approved by the Combat Commander before new construction is started.
- Revetments to the position must be approved by the Trench Master.

• **Rear Line Construction**

1. Rear Line Structures

- Any bunker construction must comply with Section B, Part 3 above. Applications for additional Living/Shell/Bomb Proof Structures in the rear line must be approved by the appropriate Site subcommittee and may not exceed 600 square feet floor space.
- Any construction in the rear area of either line that will be visible to the enemy's trenches must be approved by the full Site Committee (e.g. observation tower).

2. Period Tented Camp Sites

- The full Site Committee shall designate an Allied and Central Powers period camp site, which shall be mowed and maintained by the GWA.
- No permanent Construction shall be permitted in such a designated area without the permission of the full Site Committee.
- During events, only documented period appropriate temporary structures shall be permitted.

3. Period Permanent Camp Sites

- The full Site Committee may designate areas as Allied and Central Powers period permanent camp sites, which shall be mowed and maintained by the GWA.
- The full Site Committee shall locate such sites out of view from enemy trenches. The full Site Committee is encouraged to consolidate units' period permanent campsites if historically appropriate.
- All Construction in such a designated area shall require the same approval for construction as laid out in these Site Regulations.
- The full Site Committee shall recommend to the G-8 proposed locations, designs, etc. on a case by case basis after the full Site Committee has an opportunity to review all appropriate documentation.

4. Training Areas

- The appropriate Site subcommittee shall designate Allied and Central Powers training areas for use during events at the discretion of the Combat Commanders. Such areas shall be mowed and maintained by the GWA.
- Any proposals of construction in such areas shall be submitted directly to the appropriate Site subcommittee.

5. Above Ground Structures

- As of June 17, 2017 all structures at the site should be built underground or dug into existing terrain features. Above ground structures are discouraged. Any above ground structure requires the approval of the full Site Committee.
- Any above ground structure that may require a building permit from local government or jeopardizes the GWA tax standing is not permitted. Currently 100 square feet is the stated limit for structures that do not require a permit.
- Any above ground structures must not be visible from the front lines and must have the roof camouflaged.
- Above ground structures are prohibited from being constructed in any combat zone.
- Placement of above ground structures shall be determined so as to minimize the visibility of said structures. Utilization of terrain features and other natural landscape features shall be used to maximize concealment and limit visibility of said structure.

ARTICLE VIII: SITE MAINTENANCE

• GWA Structures

6. Farmhouse/Barns

- The existing farmhouse must be maintained by its assigned users to be structurally safe, as well as to appear battle worn and rustic. Plans for any physical changes to the farmhouse must be approved by the full Site Committee.

- Units using the farmhouse for events are expected to participate in the upkeep and repair of it. Units may be charged a fee for using the house, or by contract or arrangement by the G8.
- The existing barn foundation may not be disturbed or pillaged for materials.

2. Registration Shed

- The Registration Shed shall be used solely for GWA purposes and may not be used by individual units, without the expressed permission of the G-8.

• **Site Infrastructure**

1. General Area

- Parking Lot
 - The area designated by the full Site Committee as the Parking Lot shall be laid out to maximize parking space.
 - Members using the parking lot shall park within designated areas during events.
- Non-period Roads
 - Non-period Roads shall be maintained in drivable condition, free from substantial potholes.
 - The full Site Committee may designate an appropriate speed limit and add or remove signs and speed bumps if deemed necessary.
- Historical Area
 - Wells
 - All water wells shall be maintained by the GWA to provide the membership with access to water during events.
 - Wells shall be of a period appropriate design. The full Site Committee shall authorize the installation of additional wells if necessary.
 - Latrines
 - All latrines be maintained by the GWA to provide the membership with access to such facilities during events.
 - Latrines shall be kept in a sanitary fashion, and serviced at the expense of the GWA.
 - The full Site Committee shall recommend to the G-8 the installation of additional latrines if necessary. When recommending the installation of additional latrines, the full Site Committee shall consider (1) necessity based on the number of latrines compared to the average number of members attending events, (2) the location, prioritizing first, the impact on the historical environment, and second, membership convenience, and (3) that it is accessible to the service provider.

- Every step shall be taken by the GWA to ensure that the modern appearance of latrines is concealed to a degree that does not take away from the period environment.
- Period Roads/Signs
 - Period roads shall be maintained in reasonably drivable condition, however they are only intended for modern traffic outside of event schedule.
 - During events, period roads may only be used by authorized period appropriate traffic and necessary emergency vehicles. The period road found in No Man's Land, shall not be used during events, except in the case of an emergency requiring access for emergency vehicles.
 - Signs placed in Historical Area shall be of period design.
- No-Man's Land
 - Major additions and/or changes to roads, saps, shell-holes, and mine craters in No Man's Land shall be determined by the full Site Committee.
 - Changes to No-Man's Land which take place in the normal course of an event, such as laying wire, sand bagging, digging by hand is permitted if authorized by the respective Combat Commander and is conducted in a period correct manner.
- The Memorial Garden
 - The Memorial Garden, which includes the cannon, the grave markers, the Caesar Krauss Memorial and the parade grounds as covered in the Memorandum of Understanding (MOU) between the GWA (Great War Association) and the GWF (Great War Foundation) shall be considered common member grounds. The GWF is responsible for the maintenance and upkeep of the Memorial Garden.
 - No construction (building, fence, barrier or other obstruction) shall be permitted within the Memorial Garden, unless temporary in nature as necessitated by circumstances such as casualty, condemnation, current construction or repair of structures.