In 1966, the present day Aging in America was born from the consolidation of two vital, established communities for the aged in New York City: St. Luke’s Home for Aged Women and The Peabody Home. The legacy of these organizations lives on over a century and a half later with an unwavering commitment to serving the needs and interests of the elderly population of New York with compassion and dignity.
Peabody Home builds structure at 1000 Pelham Parkway

1929

St. Lukes Home and Peabody Home merge and incorporate as Morningside House

1966

Morningside House Nursing Home Company, Inc. is formed

1972

Residents moved into the new buildings on Pelham Pkwy

1974

Special Alzheimer's Unit opens

1977

Morningside House purchases Mother Butler High School at 1500 Pelham Pkwy

1979

Morningside House becomes Aging in America, Inc.

1982

Morningside House Nursing Home and Aging in America expand into Community Services

1990’s

Aging in America as a Parent Corporation forms four additional subsidiaries

2000

Aging in America builds Hertlin House on Long Island

2001

Aging in America sells building at 1500 Pelham Pkwy

2010

Morningside House Nursing Home is sold

2014

Aging in America, strategically partners with others to provide innovative programs and services to seniors
A Brief History of St. Luke’s Home for Aged Women
The Aging in America mission began in 1852 with the Reverend Dr. Isaac Tuttle, Rector of St. Luke’s Church. He rented a room for a congregant in a home near the church who was elderly and sick and unable to care for herself.

He realized very quickly that this woman wasn’t alone and that there were many disadvantaged women in his neighborhood who had fallen on hard times.

Dr. Tuttle rented the entire building at 543 Hudson Street in Manhattan, launching St. Luke’s Home for Indigent Christian Females which was incorporated on January 17, 1854. Through the charity of the Reverend’s Episcopal congregation, shelter and fuel were provided. Friends and visitors supplied the food.

The building capacity proved to be inadequate and in 1859, the Home acquired a new facility at 487 Hudson Street, right next door to the church. Although this space was soon enlarged, the demand for more space was so great that in 1872, a new Home with residential facilities for 74 ladies was built at 89th Street and Madison Avenue.

By 1894, the Trustees of St. Luke’s Home for Indigent Christian Females again realized the Home’s space was insufficient as applications increased and the need for supportive care became evident.

Bishop Henry C. Potter of the Episcopal Diocese of New York, who served as President of the Board of Trustees from 1854 to 1907, proposed construction of a new facility near the Cathedral of St. John the Divine. Through his dedicated efforts, a brand new residence was created at 2914 Broadway and opened on November 25, 1899.

In 1900, the facility was rechristened St. Luke’s Home for Aged Women. Within two years, the Home had 87 residents. St. Luke’s admitted only members of the Episcopal Church from the New York City Diocese (Manhattan, Bronx and Staten Island) until 1966. Operations continued at the 2914 Broadway location until the 1974 opening of Morningside House Nursing Home.
A Brief History of The Peabody Home
The other institution which gave birth to Aging in America had its beginning in July of 1874.

A group of men and women concerned with the welfare of “so many aged persons of respectability and refinement who through misfortune have been thrown dependent upon the world” incorporated The Peabody Home and Reformed Relief Association of the City of New York. This was the first free, non-sectarian home for the aged in New York City.

The original house on Lexington Avenue and 33rd Street in Manhattan sheltered 15 women. It was named for the English-born George Peabody who had made his fortune in this country by partnering with Junius Spencer Morgan (father of J.P. Morgan) in 1854 to form Peabody, Morgan & Co. The former UK merchant bank Morgan Grenfell (now part of Deutsche Bank), international universal bank JPMorgan Chase and investment bank Morgan Stanley can all trace their roots to Peabody's bank. Peabody was one of the first of the notable philanthropists. Although the Home had received no endowment from the Peabody estate, the Trustees hoped that citizens of New York would show their appreciation for his generosity by supporting the only charitable institution in the city to bear his name.

In 1880, the Home moved to a large frame building on Boston Road in the Bronx, which had comfortably lodged 25 elderly women. By the end of the century, however, even this facility proved too small. As a result, in 1902, the Home moved to a large brick building on Boston Road at 177th Street where it served 33 women. The elevated trains put into operation not long after this move made the location untenable due to the noise and vibration from the rails.

In 1929, the name of the Home was changed to the Peabody Home for the Aged and Indigent Women. At about this time, generous gifts allowed for the building of the structure at 1000 Pelham Parkway. This facility, suburban in character and with spacious grounds, accommodated 50 women and continued in operation until the 1974 opening of Morningside House Nursing Home.

In 1945, the facility shortened its name to The Peabody Home and pioneered the Non-Resident Aid Program. This Program was planned to help the elderly live independently in their own homes while assuring them that their needs there would be met. It also made it possible for them to move into The Peabody Home when they could no longer safely continue living in the community.
A Brief History of Morningside House
In the early 1960’s, the Board of Trustees of St. Luke’s Home for Aged Women, The Peabody Home, and Home for Old Men and Aged Couples, a third home, realized that their current facilities were insufficient to continue to offer complete and adequate care for the aged.

All three Boards were considering constructing new facilities where residential services and extended nursing care of the highest quality could be provided for the aging community in New York City.

St. Luke’s Home for Aged Women and Home for Old Men and Aged Couples had been carrying on talks focused on consolidation while The Peabody Home was negotiating a hospital affiliation with St. Luke’s Hospital.

St. Luke’s Hospital suggested that all three facilities merge in order to realize an affiliation with them and construct one cooperative institution to serve the future needs of the elderly population.

When the vote on the formal consolidation was taken, however, the Members of Home for Old Men and Aged Couples voted NOT to consolidate with the other two entities. This necessitated additional proceedings by St. Luke’s Home for Aged Women and The Peabody Home which resulted in a consolidation on January 14, 1966 named Morningside House.

St. Luke’s Home for Aged Women for many years owned a block front on Amsterdam Avenue, facing the Cathedral of St. John the Divine. This site, intended for a new facility, proved too small to accommodate the large Home deemed so necessary by the new organization.

As a result, the corporation began to purchase additional property adjacent to the Amsterdam Avenue site and shortly afterward was able to buy the two lots on 111th Street and the two on 112th Street behind the Amsterdam Avenue block front. Renowned architect, Philip Johnson was engaged to prepare architectural plans for a facility.
Over the next several years, Morningside House undertook the very difficult task of relocating the tenants from the apartment buildings on this site. This was finally accomplished and three of the buildings were demolished. At this point, in the summer of 1970, the remaining three buildings were occupied by squatters. After a protracted struggle and in view of the many social, economic and political problems caused by this impasse, it became evident to Morningside House that if it were to build, it would have to do so on land it alone controlled. The site selected was The Peabody Home land at 1000 Pelham Parkway in the Bronx. This property consisted of two parcels separated by Lurting Avenue. One parcel contained The Peabody Home and the other parcel was a vacant lot. The Manhattan location was abandoned and taken over by New York City.

Mr. Johnson’s original design for the Manhattan location was not suitable for the Bronx location. The previous architectural plans were discarded (having cost approximately $900,000), and Philip Johnson proceeded to design a 386-bed facility divided into two buildings on the two parcels on either side of Lurting Avenue. After a lengthy survey of how to finance the new facility, it was decided to apply for a New York State Housing Finance Agency mortgage. This application was accepted and as part of the mortgage requirements the new facility had to be owned and operated by a “nursing home company.” Accordingly, Morningside House caused the incorporation of Morningside House Nursing Home Company, Inc., in April, 1972. Under Morningside House’s sponsorship, the Nursing Home Company completed the financing arrangements and the mortgage closing took place in November 1972.

Construction had already started, before the mortgage closed and took place in two phases.

One entire building (known as B Building) was constructed on the vacant parcel. On the parcel where the Peabody facility was located, a portion of the A Building was built right up to the Peabody wall. On August 26, 1974, the residents from St. Luke’s Home and The Peabody Home were moved into the new Morningside House building. Also at this time the Morningside House Nursing Home took in the residents of the Home for Old Men and Aged Couples on a temporary basis while their new home was constructed on the site of the old. The Morningside House Nursing Home also took in, on a permanent basis, the residents of the Association Residence which was closing. After the move, the second phase of construction, namely the demolition of the Peabody facility and the completion of the A Building over the former Peabody site, was completed on January 13, 1976. The St. Luke’s Home facility in Manhattan was sold to Columbia University.
The Nursing Home Company

The newly completed facility consisted of two separate buildings divided by Lurting Avenue, one of which was a 147-bed skilled nursing facility and the other a 239-bed health related facility. Both buildings were connected by an underground tunnel. An intensive period of moving in and adjustment took place. Despite Morningside House’s protest, the ratio of skilled nursing to health related beds was mandated by New York State which believed more health related beds would be needed. This State assumption was incorrect and within a year of the facility’s full completion, Morningside House filed an application to convert one health related floor to skilled nursing. Over time, admissions were increasingly older and sicker such that by the latter part of the 1980s, the ratio of skilled nursing to health related beds had been completely reversed.

Two other significant milestones in the advancement of the Home were:

1. The specialization in the care and treatment of residents with Alzheimer’s Disease and related dementias (in 1977, the fifth floor of B Building became one of the first units in the country designated for the care of ambulatory Alzheimer’s residents).

2. Its designation as a “teaching nursing home” through its affiliation with Albert Einstein College of Medicine providing the Home with research capabilities for investigating numerous health problems of the elderly.
A Brief History of Aging in America®, Inc.
Throughout the period 1974-1976, the original corporation, Morningside House, continued to hold the balance of its endowment fund (most of which had come from its legal predecessors, St. Luke’s Home for Aged Women and The Peabody Home). The Corporation’s only staff were certain senior members of the Nursing Home Company’s staff. The two Boards of Directors were identical.

By 1977, the Board felt that it had achieved its goal of a new nursing facility and that it should now turn its attention to developing community-based programs and educational materials and programs. Drawing on the knowledge gained from operating the Nursing Home, for several years, the Corporation sponsored a large number of educational programs covering a broad range of topics relating to the care of the elderly. Simultaneously, a wide variety of community-based programs for assistance to the elderly were developed over the next ten years with the result that by the start of the 1990s, the organization was operating such programs as:

- **Employment services for the elderly, with or without disabilities**
- **Social services**
- **Respite and permanent residential facility**
- **Research and Continuing Education**
- **Intergenerational programs**
- **In-Home services including meals-on-wheels (serving up to 1,600 meals per day), transportation, and shopping/escort assistance**
- **Senior Center and Satellite services, including hot lunch programs**
- **Training programs in computer-based word processing**

By 1978, it became clear that the Corporation could no longer be run out of the Nursing Home. Fortuitously, a parochial school named Mother Butler High School, at 1500 Pelham Parkway, sponsored by the Sisters of the Sacred Heart had closed and in 1978, the religious order which owned the school leased it to Morningside House for one year. In 1979, Morningside House purchased the school property and based all of its home and community-based programs there.
By 1982, the two similar corporate names, Morningside House and Morningside House Nursing Home, understandably caused significant confusion. To mitigate this, the name of Morningside House was changed in that year to Aging in America, Inc. On May 22, 1990, Aging in America was registered under the Trademark Act of 1946 in the U.S. Patent and Trademark Office. Over the years, permission has been given for use of the Aging in America name for national gerontological conferences.

During the 1980s, Morningside House Nursing Home and Aging in America concentrated not only in improving their quality of care, but was devoted to providing a continuum of services for aging persons, which included new and innovative programs.

With this in mind, an adult day health care program for persons suffering from Alzheimer’s disease and related dementias opened in 1986. This program, located in Aging in America’s building at 1500 Pelham Parkway, grew rapidly to its full capacity. In 1989, a similar program, located at Hawthorne in Westchester County, was started.

In 1991, a Long Term Home Health Care Program was started by the Nursing Home for 110 clients. In 1999, the capacity was increased to 200. This diversion from nursing home placement required that all Long Term Home Health Care Program clients qualify for nursing home placement in order to receive home care services. Many of these clients received home care services through the Morningside at Home Licensed Home Care Services Agency.

From 1991 through 1996, the Nursing Home was the Receiver for United Presbyterian Residence, initially a 602-bed nursing facility in Woodbury, Long Island. Under the receivership, construction was completed on a 70-bed addition that had been started prior to the start of the receivership. The facility was reinvigorated from the previous poor conditions to that of being code compliant. In 1996, United Presbyterian Residence was sold to a proprietary operator.

On January 7, 2000, Aging in America created four new subsidiaries, all of which are non-profit, non-sectarian organizations. Together, Aging in America Community Services, AIA Supportive Services (“Haverstraw Place”), Morningside at Home, and The Methodist Retirement Community Development Corporation (“Hertlin House”) – along with Morningside House Nursing Home - were providing services to over 5,000 seniors and their families per year. Programs ranged from independent housing with services, to rehabilitation and skilled nursing care, to social and medical adult day health care and to home and community-based long-term care services.
On November 9, 2010, Aging in America sold the building located at 1500 Pelham Parkway to Inwood Opportunity, LLC. At that time, Aging in America Community Services ceased operations of the community-based programs located in that building. Interestingly, the 1500 Pelham Parkway property is currently the site of an Icahn Charter School.

Aging in America developed and built Hertlin House, a non-profit rental housing option with 120 apartments that opened on August 4, 2003. Hertlin House offered seniors in and around the Lake Ronkonkoma area of Long Island an exceptional retirement lifestyle that redefined independence. It was built on land donated by Aging in America Board Member Lillian A. Hertlin who chose to live at Hertlin House after seeing it completed and resided there until her death in 2011 at the age of 96. Due to the downturn of the economy and difficulty in securing long-term financing, on December 19, 2012, Aging in America sold Hertlin House to Ventas, Inc. Presently, “Atria Hertlin Place” continues to offer an independent retirement lifestyle for today’s active older adults.

On July 18, 2014, Aging in America sold Morningside House and all of its programs and the Morningside at Home Licensed Home Care Services Agency and Assisted Living Program to Cassena Care.


Today, Aging in America participates in the operation of “Haverstraw Place” under its subsidiary, AIA Supportive Services. Haverstraw Place offers 89 units of affordable apartments in Rockland County, with senior support provided by Aging in America’s on-site Service Coordinator.

The Future

Our goal is to keep serving the needs of the elderly population for another century and a half. With your continued support, we will be able to continue our mission.